

Village of Ellsworth



Photographer: Thomas Mann

Master Plan 2017 Update

Prepared by:
Village of Ellsworth Planning Commission

Planning assistance provided by:
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Village of Ellsworth

Master Plan Update

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Village Council: 06-12-2017

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Village of Ellsworth Master Plan Update

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CHAPTER 1

INTRODUCTION

Location and Regional Context

The Village of Ellsworth is located within the geographic boundaries of Banks Township in the northwest Antrim County. Antrim County is located in the northwest region of Michigan's lower peninsula. According to the 1990 Census, the Village of Ellsworth comprises 0.72 square miles of the County's 476.9 square mile area. Geographically, the Village is located wholly within one government survey township (Township 32 North, Range 8 West). The greatest distance from the northern boundary to the southern boundary is slightly greater than one mile, and the distance from east to west distance is approximately one mile.

The Village of Ellsworth was incorporated as a village late in its history. In 1902, the election board of Banks Township was organized. In March 1938, the citizens voted 50-6 to petition the Township Board of Supervisors to incorporate the village. A special election was held on the proposal for incorporating the village and the election of the members of Charter Commission, in November 1938.

The Village of Ellsworth is bounded on all sides by Banks Township. The Village of Ellsworth is approximately 16 miles from Bellaire, the county seat. Figure 1-1 illustrates the Village's proximity to a number of communities in Michigan.



Photographer: Thomas Mann

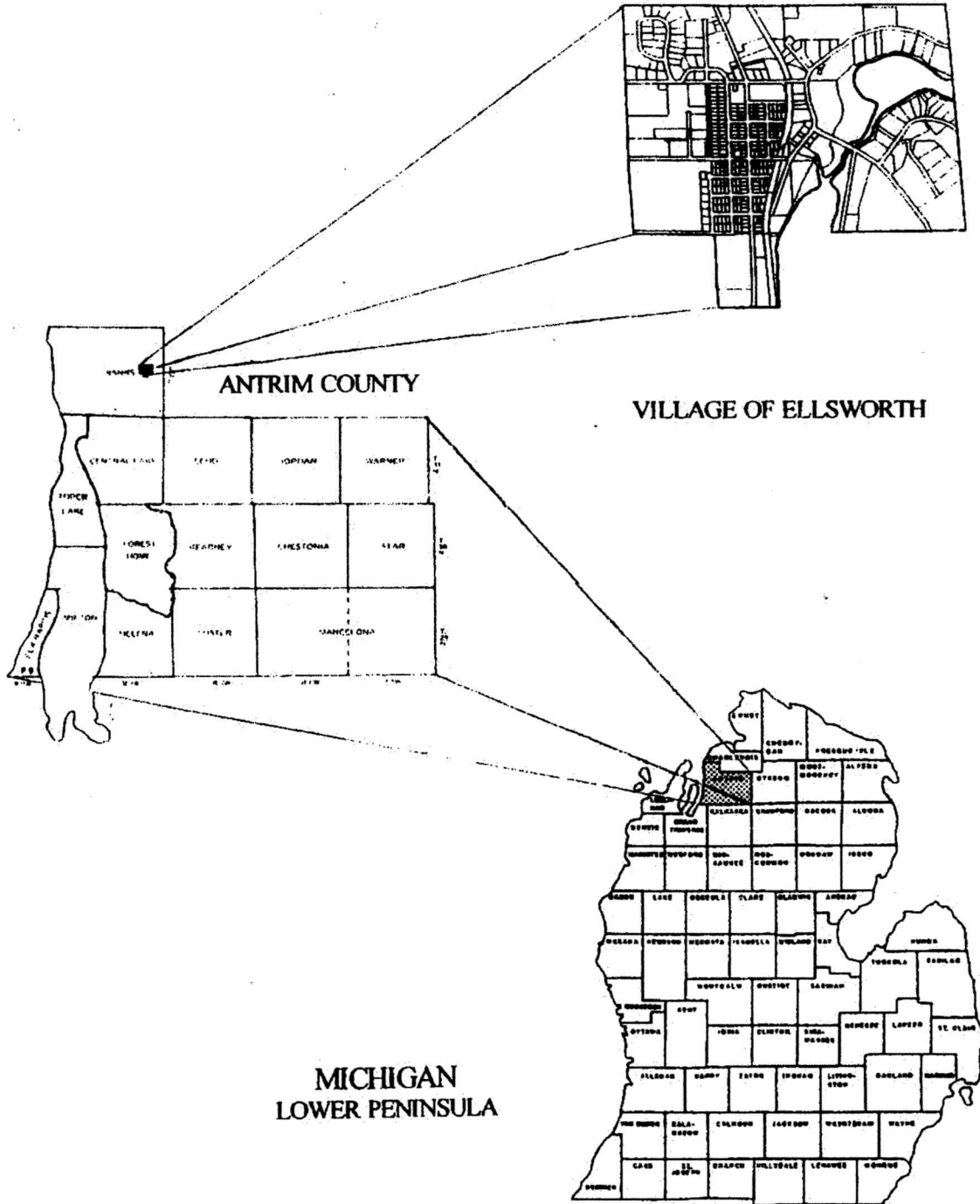
Historical Context

Early settlers came to the area between the 1870 and 1881, but very little is known about these people. Documented history of people residing in the area starts in 1881. Initially, logging was the major industry for the area. In 1892 the Village of Ellsworth consisted of 25 residences and had 30 families living in the community. The arrival of the railroad in 1892 significantly impacted Ellsworth. The Village of Ellsworth, located on the railroad which ran from Traverse City to Petoskey. When the railroad spur between Bellaire and East Jordan was discontinued in 1962, materials for the East Jordan Iron Works were shipped by rail to Ellsworth and then trucked to East Jordan. The Village was served by through rail traffic until the mid 1970s. The railroad tracks have since been removed and much of the land transferred.

Ellsworth's early rail access provided a means of transporting timber and timber products. Lumbering and timber related industries created the early business boom in Ellsworth with the operation of sawmills, a shingle mill and a broom handle manufacturing facility.

Figure 1-1

**Locational Map
Village of Ellsworth**



In the early 1920s the canning plant located on Ellsworth Lake began operating to meet the canning needs of region's agricultural production. In 1926, naturally flowing springs were discovered and consequently incorporated as the water source for the canning operation.

The canning plant continued in operation until it closed during the summer of 1970. The Morweld Steel plant, which manufactured travel trailers, steel wheels, practice bombs and guardrails, was the next manufacturing business to occupy the waterfront property. The property was subsequently transferred to the International Disc Corporation which continued in operation until the early 1980s.

This property which had served as the economic backbone of the community for many years, became the proverbial albatross around the Village's neck. After the confirmation of contaminated materials on the site, the site was vacated and the buildings allowed to deteriorate. The site sat derelict for eleven years after the Environmental Protection Agency revealed the contamination problems. The physical cleanup of the site occurred in 1995 and 1996. Part of the site reclamation, included future plans for the site to be a community park. Since the environmental cleanup, Ellsworth Community Park was established in 2008. The park includes a labyrinth, which was funded with assistance from a Natural Resources Trust Fund grant and built by volunteers and donated labor.

Historic Structures

Since many of the early structures were wood construction, numerous buildings were destroyed by fire over the years. The following are some of the remaining historic buildings in the Village of Ellsworth:

Community Facilities and Churches:

Banks Township Hall

Christian Reformed Church

Wesleyan Church

Good Samaritan

Businesses:

House on the Hill

Matter of Taste

Hastings Funeral Home

Historical Society Building

Front Porch

Ellsworth Farmer's Exchange Cooperative

Jeff's Garage

Homes:

Ellsworth House

Skow House

Stone House on Hill Street

Schools

Ellsworth has traditionally served as an educational center with the schools playing a significant role throughout history. Today the Ellsworth Community Schools operate an elementary school (K-6) and a high school (7-12) which are centrally located in the Village. Additionally the community is served by the Ebenezer Christian School, a private school (K-8) located on White Street in Ellsworth. These facilities serve as both physical and social focus for the community.

The Status of Planning and Zoning in Village of Ellsworth

The Village of Ellsworth has a locally adopted Master Plan and administers its own Village Zoning Ordinance. The initial Master Plan was adopted in 1996 and the first Zoning Ordinance in 1997. Since Michigan law requires that a Zoning Ordinance correspond with a current adopted Master Plan, maintaining an up-to-date plan is the an important step in maintaining an enforceable Zoning Ordinance. The Village Council established a Planning Commission in January 1995.

CHAPTER 2

SOCIAL AND ECONOMIC CHARACTERISTICS

Population

According to the U.S. Census Bureau, the population for the Village of Ellsworth in 2010 was 349 persons (167 male - 182 female). The Village consists of 0.72 square miles of land as compared to 45 square miles for Banks Township and 476.9 square miles for Antrim County.

In discussing the population, it is important to note that the 2010 Census figures focus on permanent residents. Figures presented by the 2010 Census do not reflect the actual number of persons residing in the Village during the summer months. This situation can be seen throughout much of northern Michigan. The Census tally, taken on April 1 does not count residents who winter elsewhere. According to the 2010 Census data, the Village of Ellsworth has 14 percent of their total housing as seasonal, recreational or occasional use homes as compared to Banks Township's much higher rate of 30.8 percent and Antrim County's rate of 36.5 percent seasonal housing. With this in mind, it can be assumed that the regional resident population increases during the summer months.

In 2011, the Michigan State University Land Policy Institute and Networks Northwest completed the Northwest Michigan Seasonal Population Analysis, as part of the Northwest Michigan Regional Prosperity Initiative and the Framework for Our Future: A Regional Prosperity Plan for Northwest Michigan. The study identifies seasonal residency distribution in northwest lower Michigan by county. The counties included in the study are Emmet, Charlevoix, Antrim, Leelanau, Kalkaska, Grand Traverse, Benzie, Manistee, Wexford, and Missaukee. According to the study, Antrim County has the highest percentage of population that is seasonal (15%), the highest number of people living in seasonal homes, and hosts 15% of bed and breakfast occupants in the region, which is the third highest percentage. Most seasonal residents visit during the summer months of June, July, and August. This high seasonal fluctuation has the potential to impact the economy in Antrim County. In addition, the influx of seasonal residents puts greater demand on infrastructure and public services during the summer months.

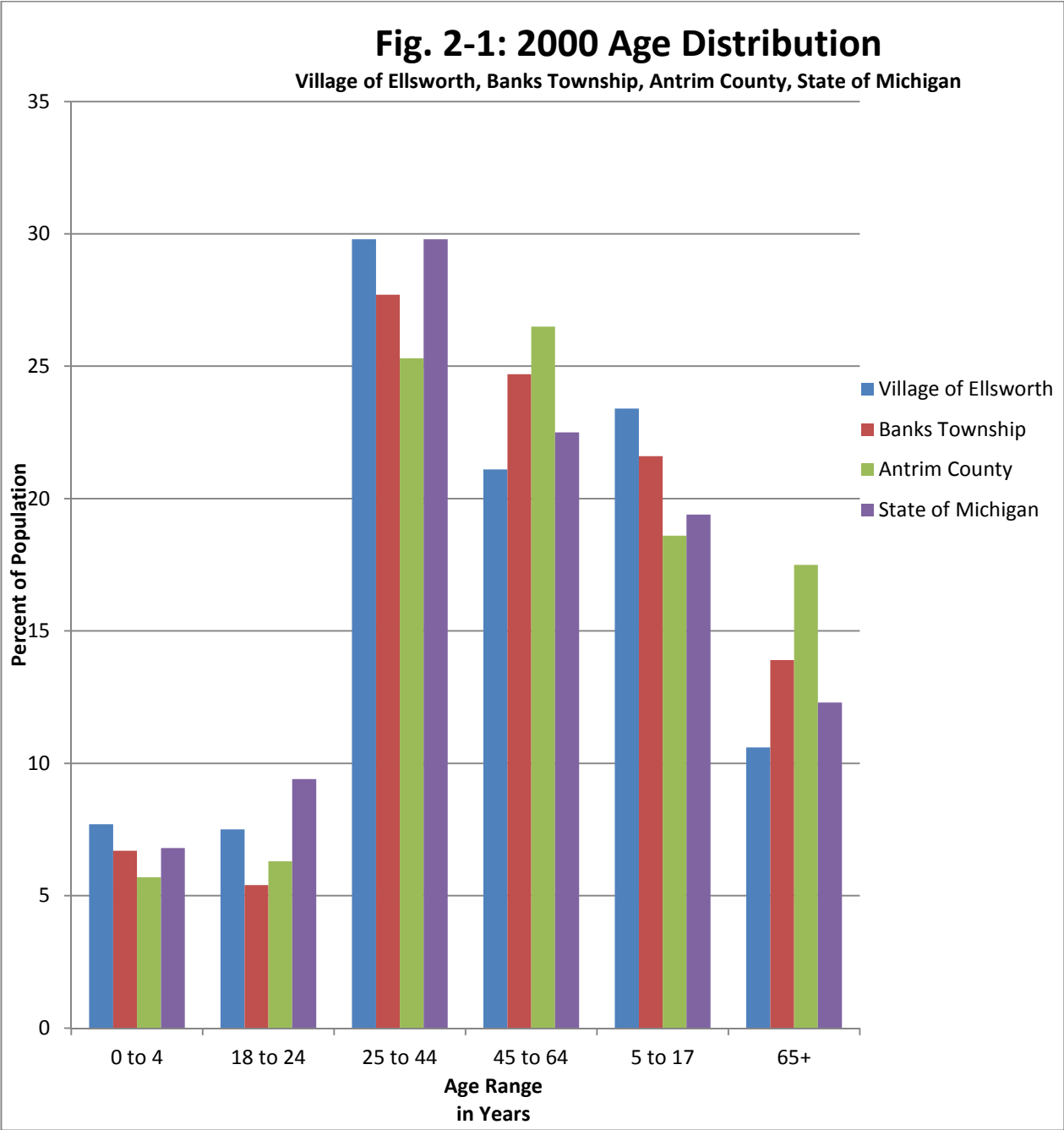
Age Distribution and Racial Make-Up

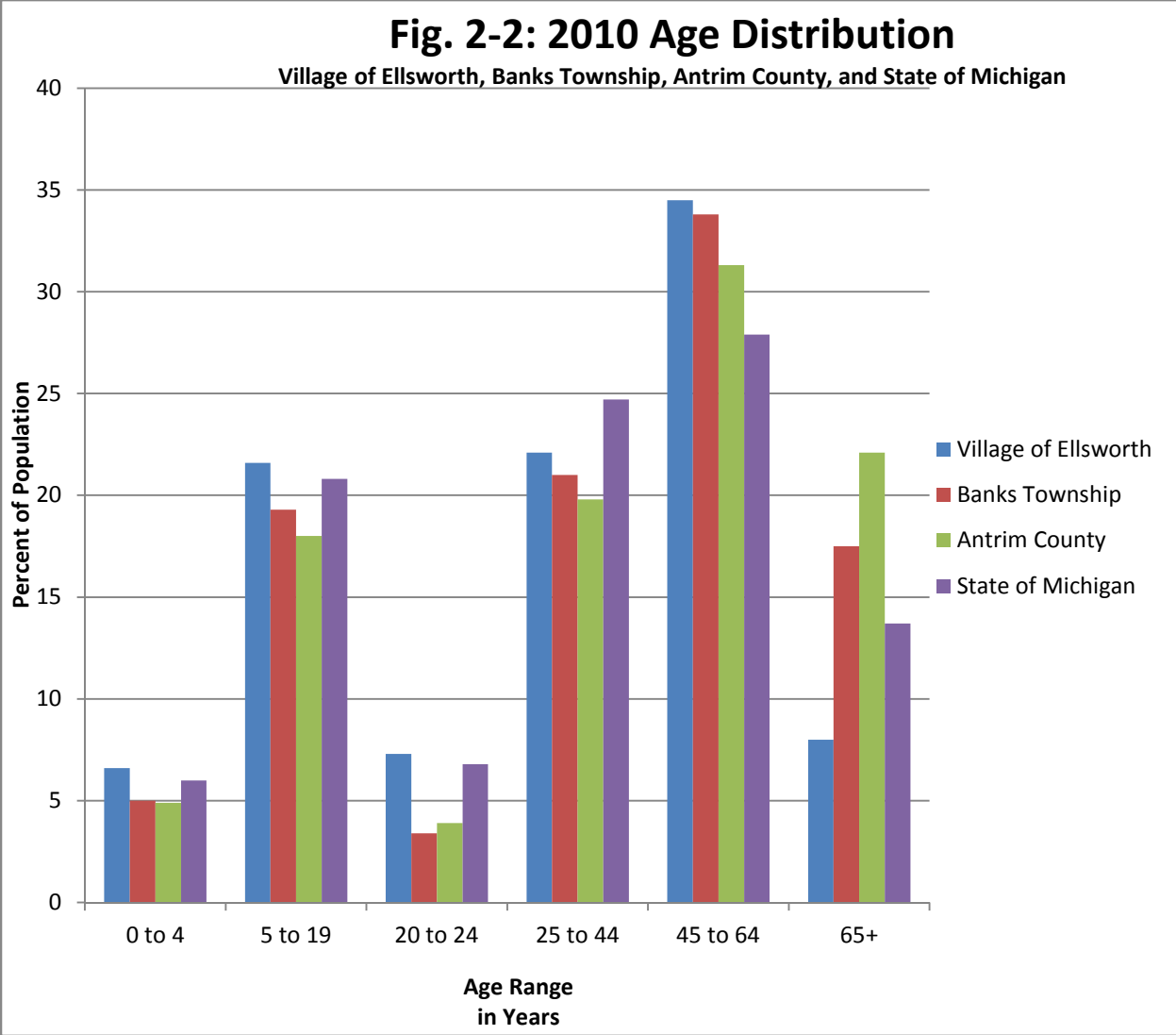
Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining what, if any, special needs specific resident groups might have.

Figures 2-1 and 2-2 compare the age distribution of the Village, Banks Township, Antrim County and State of Michigan. The greatest percentage, 16.9 percent of the Village population is in the 55-64 age bracket, followed by 15.5 percent in the 45-54 age bracket and 12.6 percent in the 35-44 age category. The Village age distribution is slightly lower than that of the Township and the County. The median age in the Village at 40.7 compared with 42.8 in Banks Township, 48.9 in Antrim County and 39.3 for the State as a whole. In all the areas mentioned, the median age increased from the 2000 to 2010 census, showing a shift to an older population.

Racial make up of the population for the Village of Ellsworth is remarkably homogeneous. Of

the 349 persons in the community in 2010, 339 were White, and 2 were Black, 3 were of a different, unspecified race, and 5 were of mixed race.





Households and Disability Status

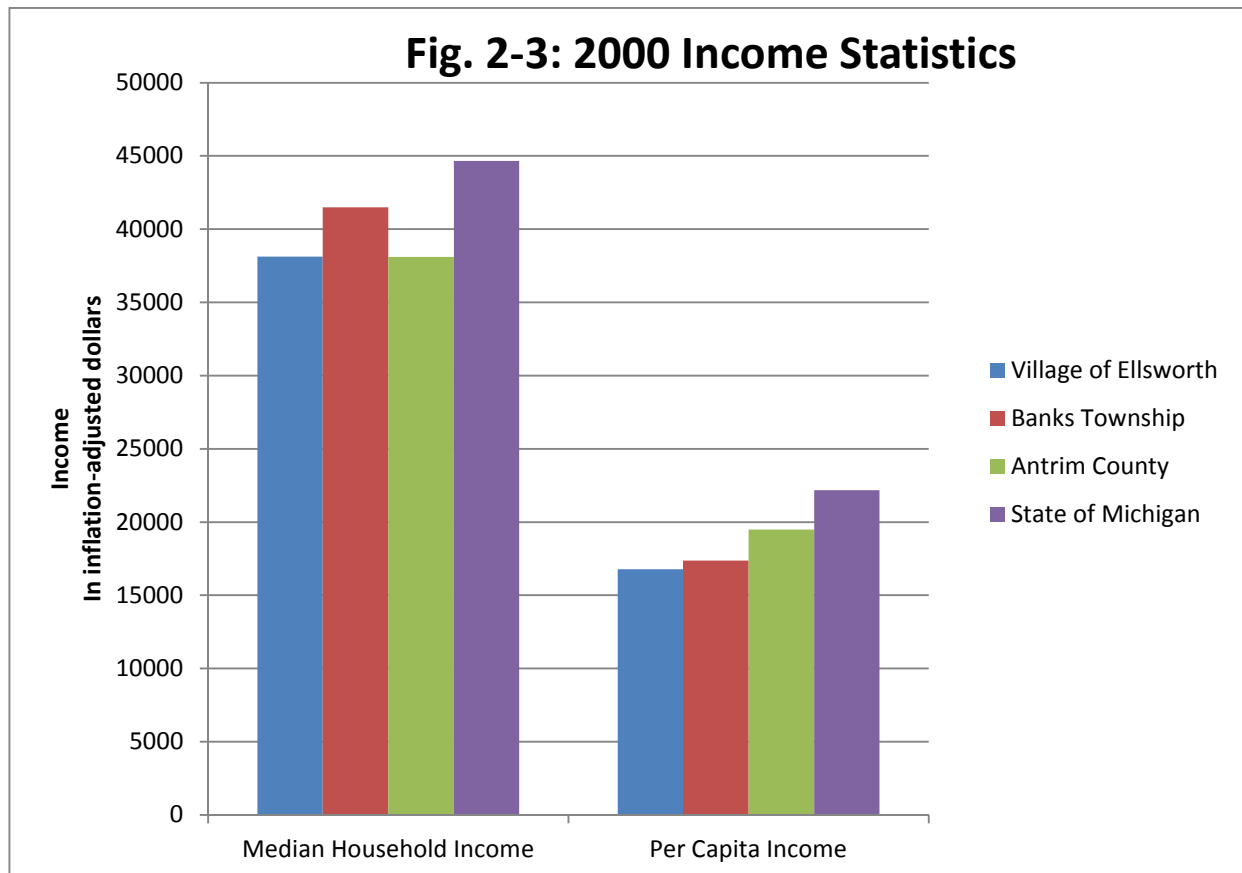
Census data from 2010 shows a total of 142 households in the Village of Ellsworth, of which 100 are family households and 42 are non-family households. The Census defines household as an occupied housing unit, so it could be either renter- or owner-occupied. A family household consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit. The householder is the person in whose name the housing unit is rented or owned. Fifteen percent of the family households are headed by females, with no husband present, and most (seventy-three percent) of those women have children. The Village has an average of 2.42 persons per household and Banks Township has 2.48, as compared to 2.36 and 2.49 persons per household for the County and State, respectively.

For tracking disability status, the 2010 Census breaks the civilian population (non-institutionalized) into three different age categories: 5-17 (student age), 18-64 (working age) and 65 or greater (post working age). The US Census Bureau, 2012 American Community

Survey 5-Year Estimate data show 30 residents (representing 12.1 percent of the civilian working age population) who have a disability. Of that number, 16.7 percent are employed. Of the student age population in Ellsworth, 4.9 percent are listed as having a disability, and 45.1 percent of the post working age population in Ellsworth are listed as having a disability.

Income, Education and Employment

Income statistics for the 2010 Census reflect information from the 2009 calendar year, because the Census was taken in April of 2010. Generally speaking, income levels for northern Michigan fall below those found in the State as a whole. Figures 2-3 and 2-4 compare income statistics for the Village of Ellsworth, Banks Township, Antrim County and the State. Median household income in Ellsworth increased 23% in the ten year period between the 2000 and 2010 census and rose above that of Banks Township during that time period. However, per capita income in Ellsworth remained lower than that of the Township, County, and State at the time the last census was taken. Table 2-1 shows 2010 income statistics.



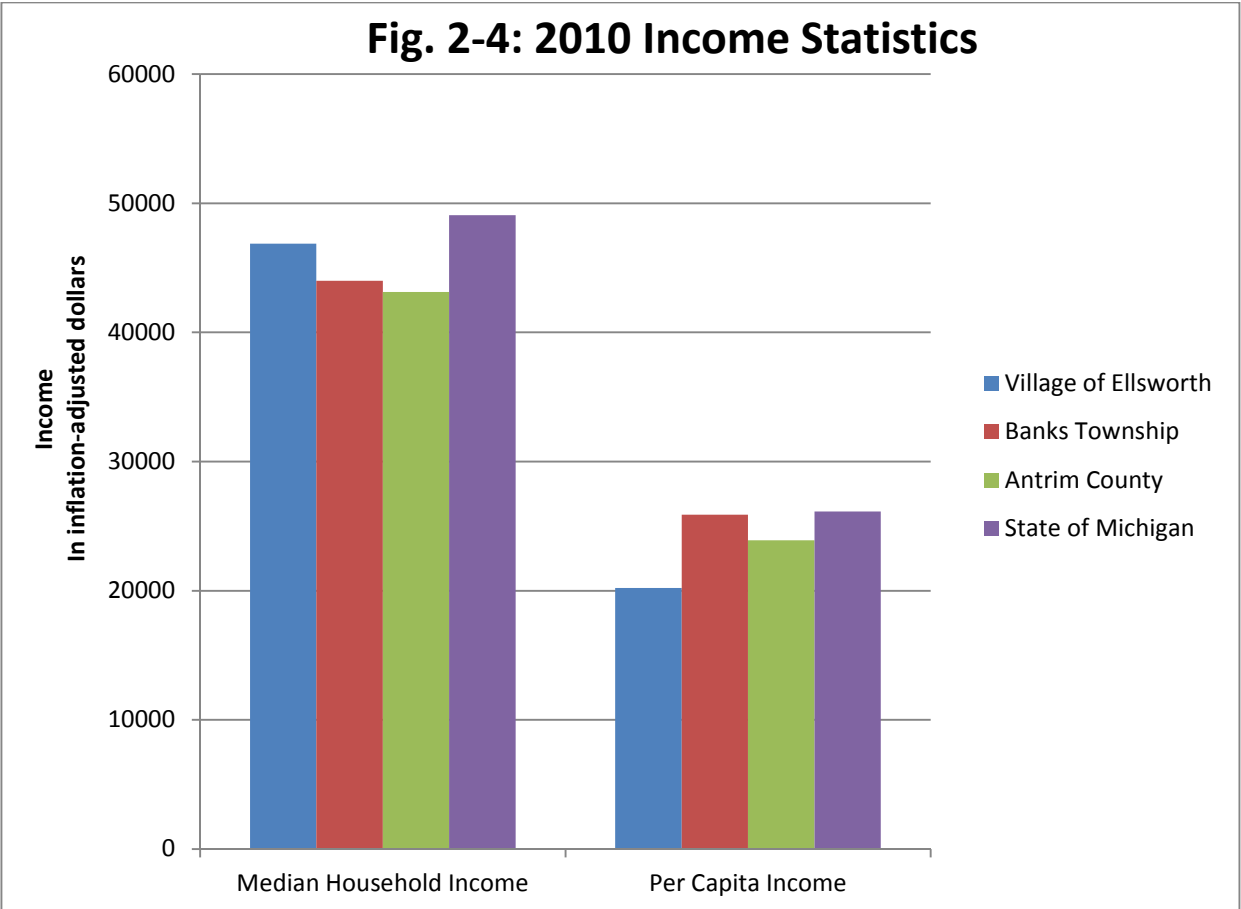


Table 2-1 Income Statistics Village, Township, County, and State 2010		
Governmental Unit	Median Household Income (US dollars)	Per Capita Income (US dollars)
Village of Ellsworth	46,875	20,222
Banks Township	44,010	25,887
Antrim County	43,123	23,912
State of Michigan	49,087	26,143

Education is one important factor in analyzing the capabilities of the local work force. Educational attainment is tracked by the U.S. Census Bureau. Statistics from the 2010 Census indicated that 93.6 percent of residents in the Village were high school graduates or higher, as compared to 89.5 percent in Antrim County and 88 percent in the State as a whole. Village residents with a bachelor's degree or higher made up 21.1 percent of the population in 2010. The County and State had 23.3 percent and 25 percent college graduates, respectively.

The Michigan Department of Technology, Management & Budget, Office of Labor Market Information publishes monthly and annual employment data. Employment data on the civilian labor force is presented below in Table 2-2, comparing Antrim County with the State of Michigan for the years 2010-2012. The unemployment rate for northern Michigan continues to

be somewhat higher than that of the State as a whole.

Table 2-2						
Civilian Labor Force Comparisons						
	Antrim County			State of Michigan (in 1,000s)		
	2010	2011	2012	2010	2011	2012
Labor Force	10,563	10,170	10,016	4,799	4,687	4,671
Employment	8,875	8,815	8,855	4,194	4,198	4,244
Unemployment	1,688	1,355	1,161	605	489	427
Unemployment Rate	16%	13.30%	11.60%	12.60%	10.40%	9.10%
Data not seasonally adjusted Source: Michigan Department of Technology, Management & Budget, Office of Labor Market Information						

Much of the statistical information about economics and employment in the Ellsworth area is available only on a county or state level basis. In order to obtain information on employment within the Village itself, members of the Planning Commission conducted a survey of local employers in the winter of 2016. The Employment Estimate 2016 for the Village of Ellsworth (Table 2-4), is based on an update of the 2006 survey of local employers.

As Table 2-3 shows, total estimated employment within the Village limits is 185 jobs. This is less than the number of Village residents between 20 and 64 (203 persons), according to the last census. The largest employer is the school system; consequently the Government/Civic Organizations category makes up the largest employer category. Not far behind, the second largest employer category is Bars/Restaurants/Lodging.

Table 2-3
EMPLOYMENT ESTIMATE 2016
VILLAGE OF ELLSWORTH

Name/Type of Business	Year Round			Seasonal			TOTAL
	Full Time	Part Time	Yr-rd Total	Full Time	Part Time	Seasonal Total	
<i>RETAIL</i>							
Vollmer Used Cars	1	0	1	0	0	0	1
Ellsworth Auto Repair	1	0	1	0	0	0	1
Ellsworth Farmers Exchange	26	0	26	0	0	0	26
Jeff's Garage	2	1	3	0	0	0	3
RETAIL TOTALS	30	1	31	0	0	0	31
<i>PERSONAL/PROFESSIONAL</i>							
Charlevoix State Bank	1	0	1	0	0	0	1
Hasting's Funeral Home	2	0	2	0	0	0	2
Frontier	1	0	1	0	0	0	1
North Country Vet	8	1	9	0	0	0	9
Forest Hill Adult Foster Care	2		2	0	0	0	2
PERSONAL/PROFESSIONAL TOTALS	12	1	13	0	0	0	13
<i>BAR/RESTAURANT/LODGING</i>							
Front Porch Ministry	2	11	13	0	1	1	14
Gold Nugget Bar & Grill	3	8	11	0	0	0	11
The House on the Hill	2	0	2	0	9	9	11
A Matter of Taste	3	20	23	0	0	0	23
Mi Farm Market	3	0	3	3	0	3	6
BAR/REST./LODGING TOTALS	13	39	52	3	10	13	65
<i>BUILDING TRADES / MANUFACTURING</i>							
Preferred Waste 2	3	0	3	0	2	2	5
BUILDING TRADES / MANUFACTURING TOTALS	3	0	3	0	2	2	5
<i>GOVERNMENT / CIVIC ORGANIZATIONS</i>							
US Postal Service	3	0	3	0	0	0	3
Ebenezer Christian School	5	0	5	0	0	0	5
Ellsworth Community Schools	25	14	39	0	0	0	39
Village of Ellsworth	1	2	3	1	0	1	4
Banks Township	0	14	14	0	0	0	14
Churches	2	1	3	0	0	0	3
Moms and Tots	0	2	2	0	0	0	2
Good Samaritan	1	0	1	0	0	0	1
GOVERNMENT / CIVIC TOTALS	37	33	70	1	0	1	71
GRAND TOTAL	95	74	169	4	12	16	185

Housing Stock and Property Values

Housing stock for the Village of Ellsworth is primarily owner-occupied, with renter-occupied housing making up only 27.5 percent of the total housing units. However, the percentage has gone up since 2000, when it was less than 20 percent. In 2010, median rent for the Village was \$908, which showed substantial increase from the median of \$513 in 2000. The 2010 median rent for Banks Township was \$694, \$663 for Antrim County and \$723 for the State of Michigan.

One comparative measure of the local housing stock is housing value. The median value of owner-occupied year-round housing units for the Village of Ellsworth from the 2010 Census was \$135,500, which is slightly lower than the median value for Banks Township at \$135,800 and significantly lower than Antrim County and State of Michigan median housing values, \$156,500 and \$144,200 respectively.

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. Table 2-4 shows SEV for the Village in 2008, 2009, and 2010.

There was a slight nine percent decrease in the Village's total SEV between 2008 and 2010. In comparison, Banks Township experienced an 18 percent decrease in the total SEV during this time period.

TABLE 2-4:
State Equalized Valuation by Property Class
VILLAGE OF ELLSWORTH

	2008 SEV	2009 SEV	2010 SEV
TOTAL REAL PROP.	8,569,327	8,648,706	7,804,602
Personal Property	284,000	252,600	227,199
TOTAL SEV	8,853,327	8,901,306	8,031,801

CHAPTER 3
NATURAL RESOURCES

Climate

The climate is one factor which contributes to the appeal of the Village of Ellsworth as a rural residential community. The Village'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 inland communities of northwestern Michigan. The average date when temperatures drop to freezing in the fall is typically several weeks later than those areas further inland, with the first frost in the Village occurring as late as the beginning of October.

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

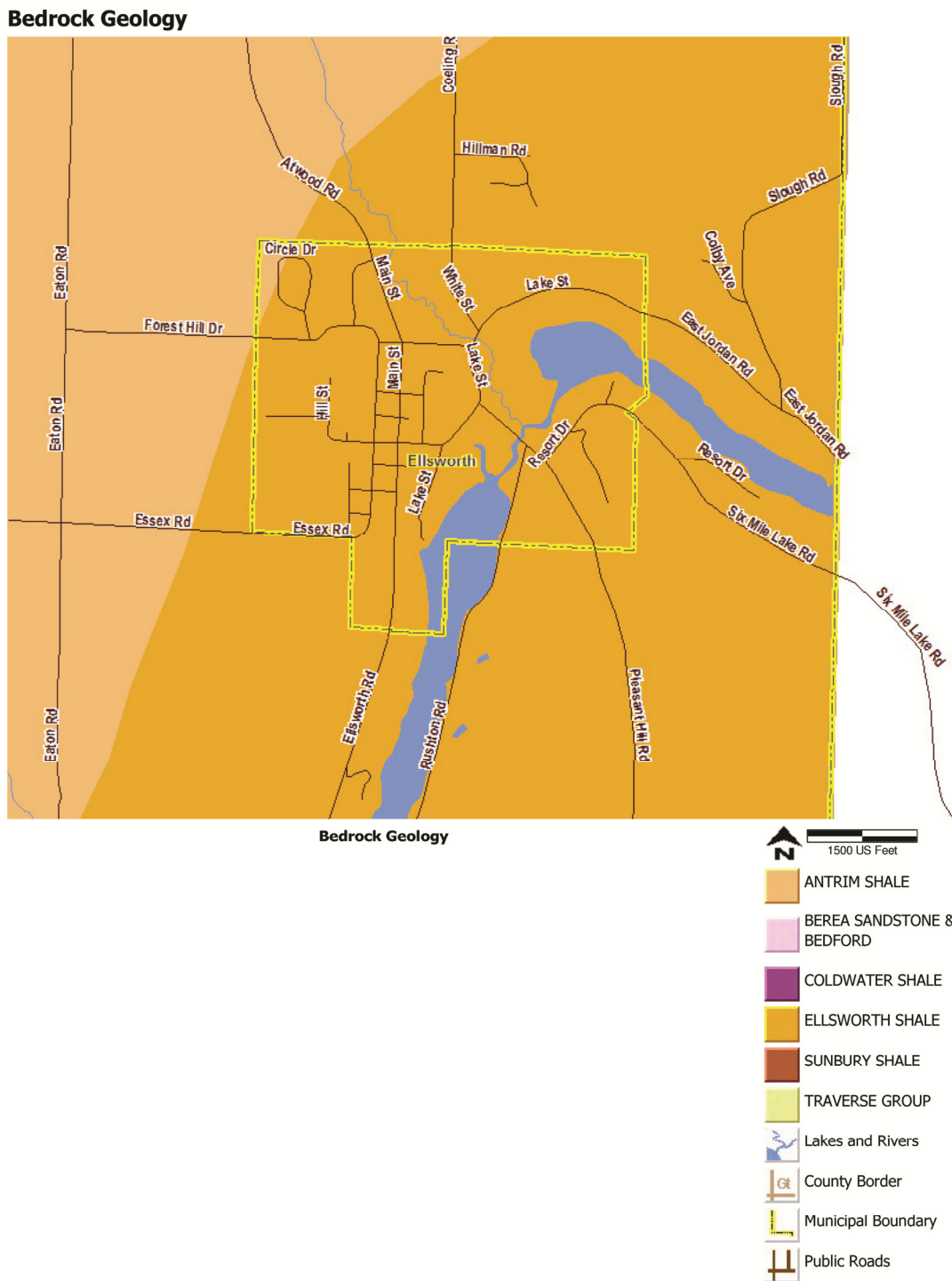
TABLE 3-1: Average Annual Weather Statistics ANTRIM COUNTY	
January average minimum temperature ¹	12.6 F
January average maximum temperature ¹	31.9 F
July average minimum temperature ¹	54.9 F
July average maximum temperature ¹	81 F
Average annual rainfall ²	26.1 inches
Average annual snowfall ³	79.3 inches
SOURCES: ¹ Michigan State University Extension Daily and Seasonal Normals (1971-2000), East Jordan Station, ² Michigan State University Enviroweather, Kewadin Station, ³ National Oceanic and Atmospheric Administration (NOAA) National Climatic Data Center (NCDC) Climate Data, East Jordan Station	

Geology

According to geologists, the bedrock underlying the Village of Ellsworth was laid down during the Mississippian and Upper Devonian ages of the Paleozoic Era. The bedrock in the Village is Antrim and Ellsworth shale. Antrim shale is the gas bearing formation in which the gas is trapped by the impermeable layer of Ellsworth shale above. The presence of Antrim shale in Mancelona and around the region has led to extensive gas exploration and drilling. Steep outcrops of Ellsworth shale occur along the banks of Ellsworth Lake. Geologists believe glacial erosion is responsible for the exposure of the shale outcrops in this region.

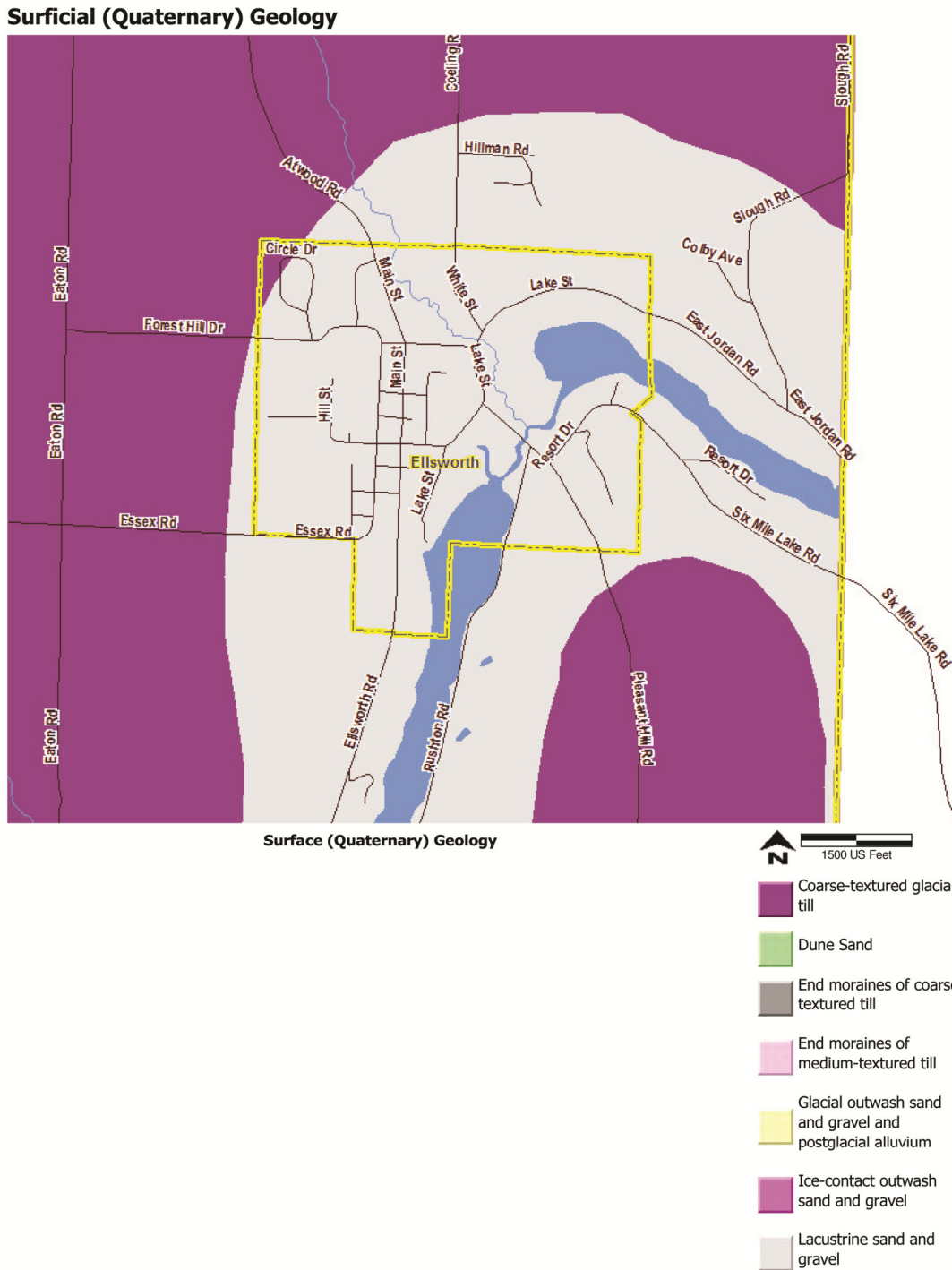
According to geologists, the surface geology of the Village was formed 10,000 to 12,000 years ago by glacial activity. Numerous advances and retreats by the glaciers resulted in the locally complex pattern of erosion and deposition. The drainage channels scoured by the glaciers resulted in depressions oriented linearly from the northwest to the southeast. Ellsworth is dominated by lacustrine sand and gravel. Also found in a small part of the northwest corner, coarse-textured glacial till, composed of unsorted sands and gravels were left by the glaciers. Along the lakes the geological composition is primarily. This type of sand and gravel occur typically as former beach and near offshore deposits of the glacial Great Lakes.

Figure 3-1



Source: Geological Survey Division, Department of Environmental Quality, Accessed through Antrim County website antrimcounty.org

Figure 3-2



Source: Michigan Geographic Data Library, Center for Geographic Information, Accessed

through Antrim County website, antrimcounty.org

Topography

Slope is an important development consideration associated with topographic features. Steep roadway grades, septic field failures, soil erosion and excavation costs are some of the difficulties associated with severe grades. Figure 3-3 shows the various slopes found within the Village. Areas of moderate and extreme slopes (greater than 12 percent), which are a constraint for potential development, are shown in tan and orange. More than one quarter of the Village is on slopes which are greater than 12 percent.

Development in areas with severe slopes and ravines should be restricted. If development is permitted, sensitive site planning should be required along these slopes to prevent 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 that use should be determined before development occurs.

Figure 3-3 shows the distribution of soil types throughout the Village. Greater than 51 percent of the soils in Ellsworth are in the Emmet-Montcalm complex. These soils are well drained and moderately well drained soils on gently sloping to steep slopes.

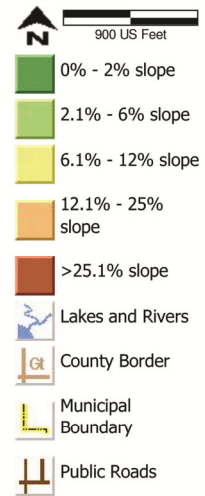
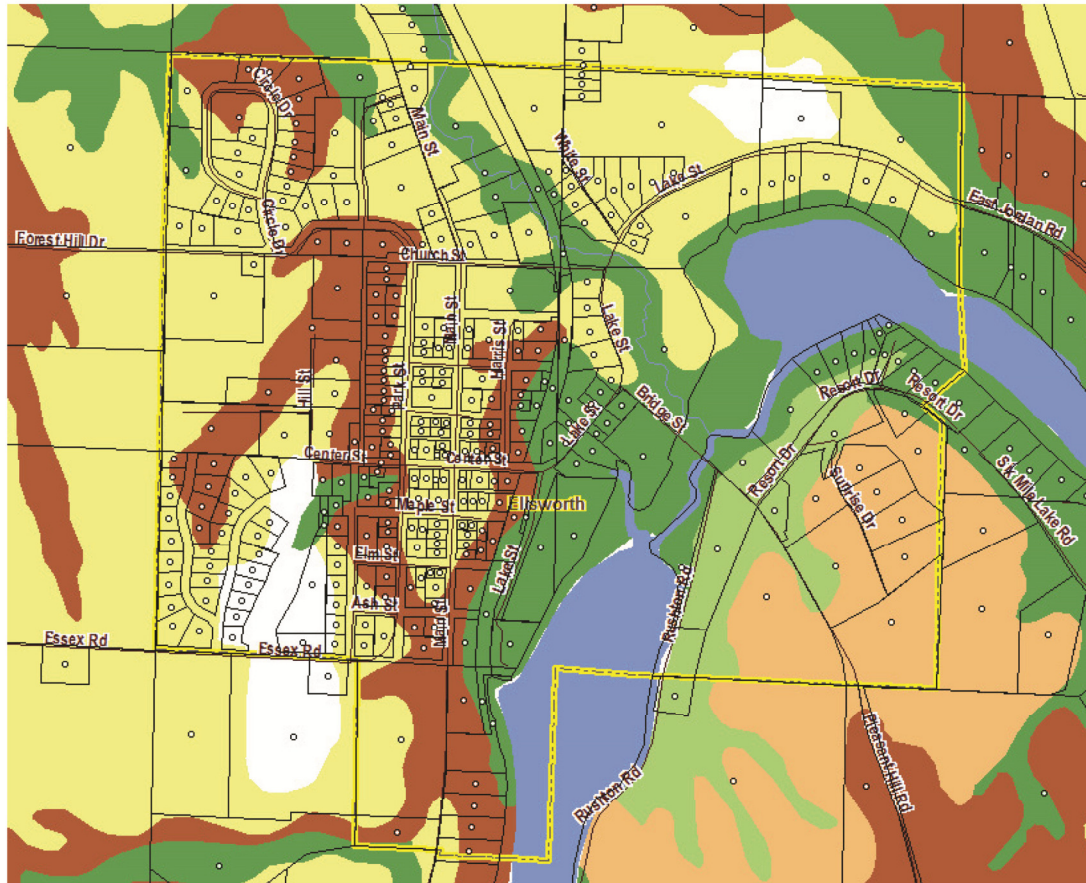
Approximately 19 percent of the soils in Ellsworth are hydric (wetland) soils and an additional 55 percent are identified with hydric inclusions, see Figure 3-4. Soils identified as having hydric inclusions are soil types which may have some wetland areas, but can not be determined by soil type alone. Soils identified as having hydric inclusions must be field checked to verify whether or not wetland areas exist there or not.

Figure 3-5 identifies areas with soil limitations for septic systems. 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.

Figure 3-3

<http://www.antrimcounty.org/maps/mapprint.htm>

Slope



Source: Michigan Geographic Data Library, Center for Geographic Information, Accessed through Antrim County website, [antrimcounty.org](http://www.antrimcounty.org)

Figure 3-3

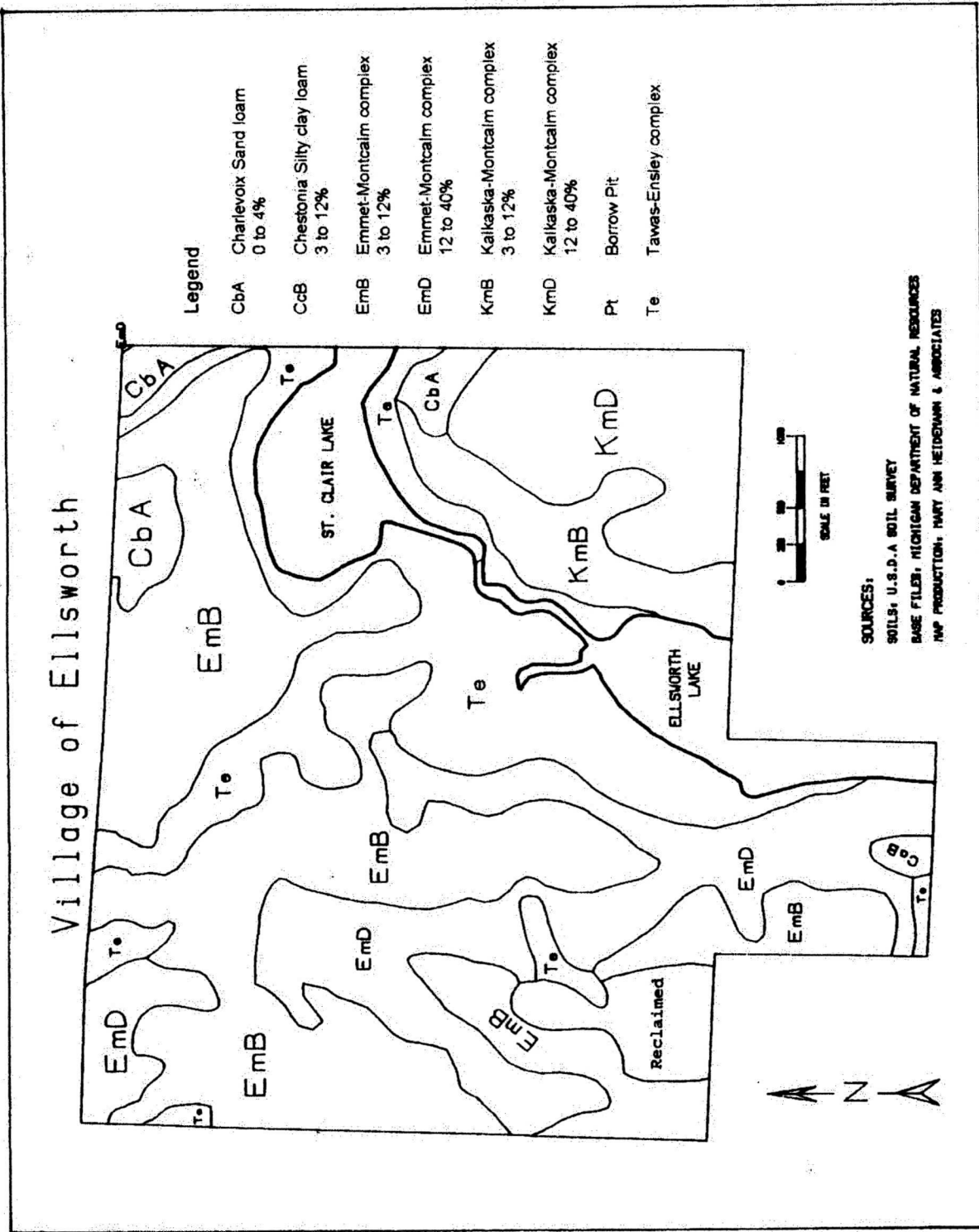


Figure 3-5

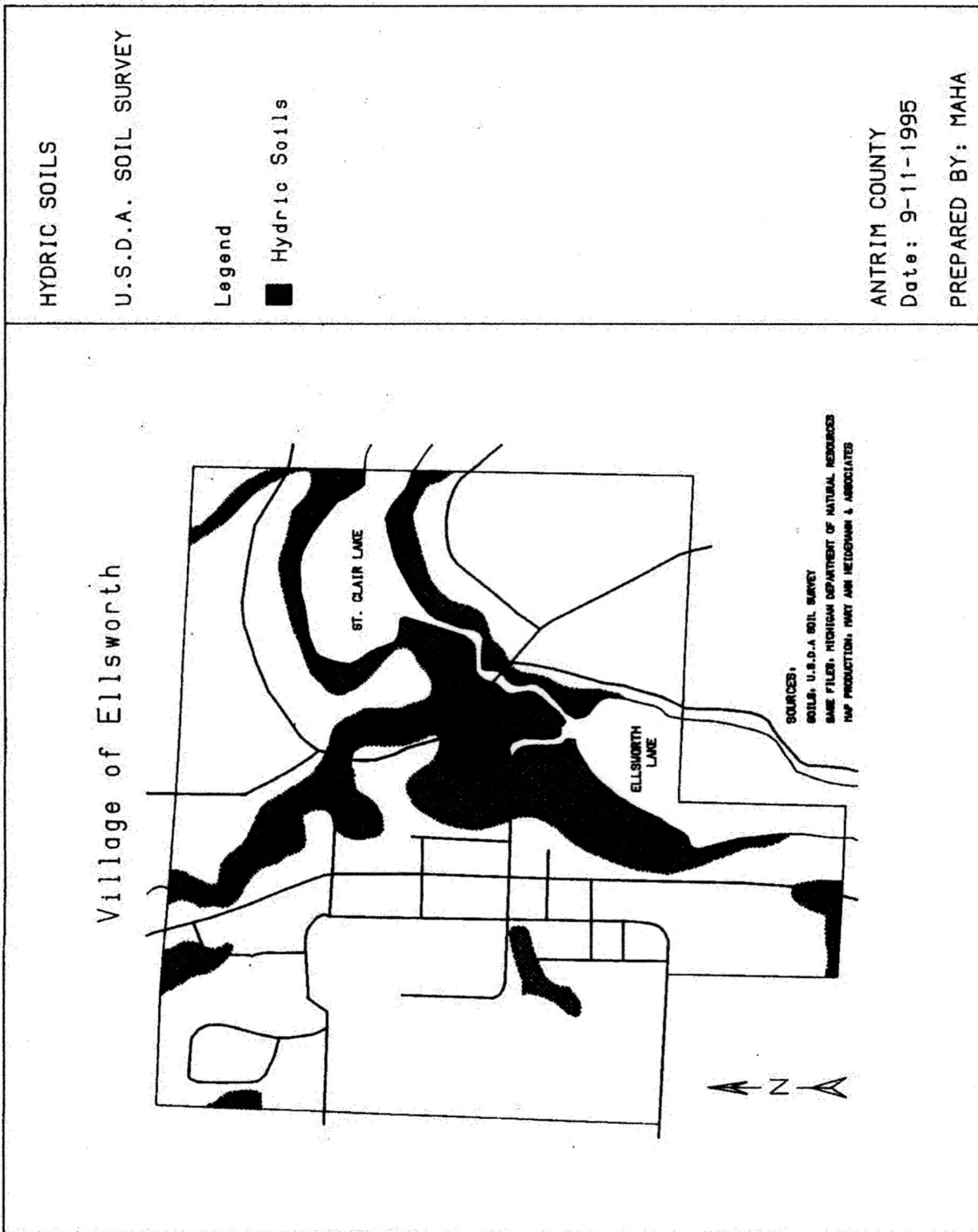
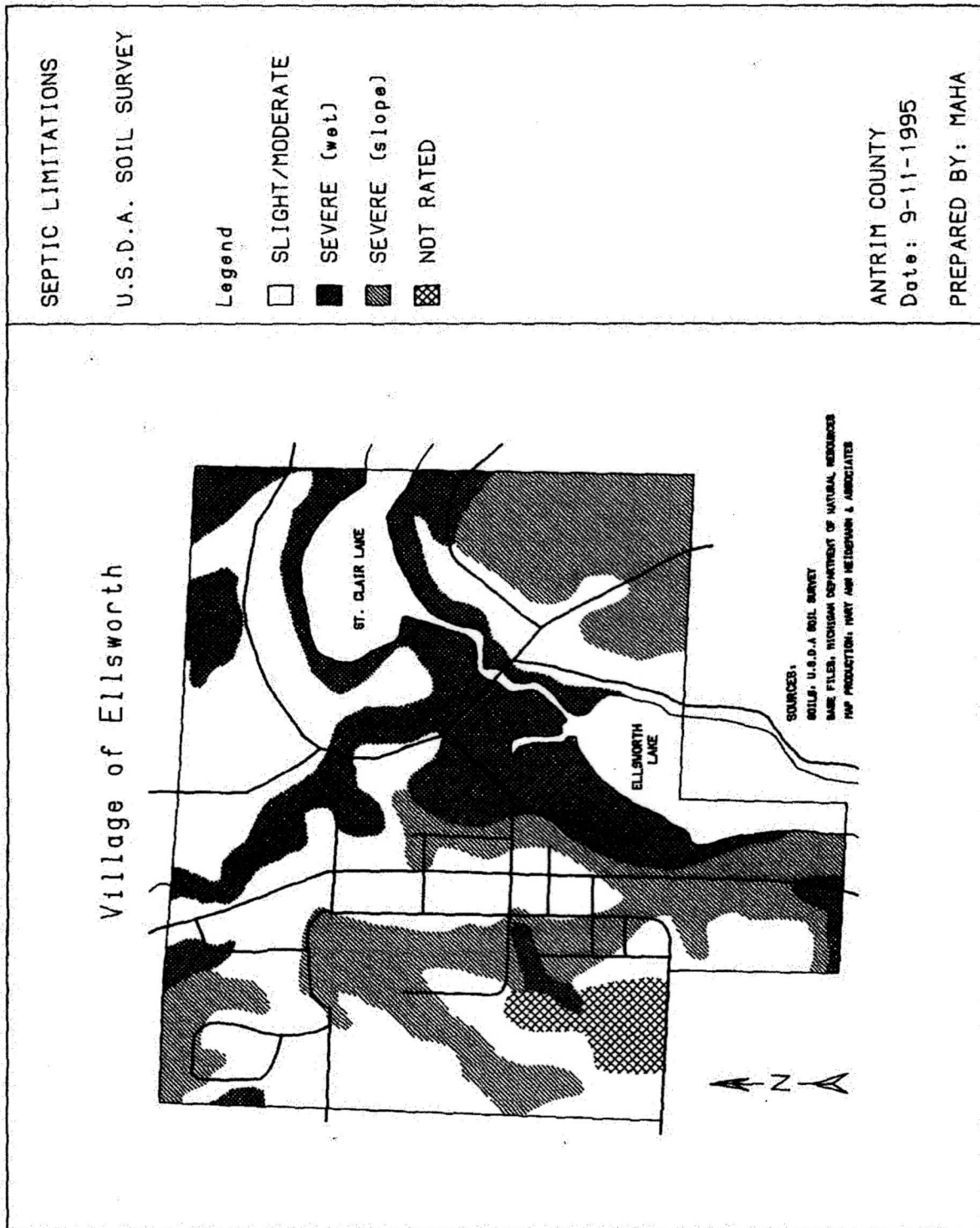


Figure 3-6



Water Resources

One of the most valuable natural resources of the Village of Ellsworth is water. The Village is located within the Elk River Chain of Lakes watershed, as shown in green in Figure 3-6. Both Ellsworth Lake and St. Clair Lake are part of the chain of interconnected narrow lakes which follow the former drainage channels. The waters of Ellsworth Lake and St. Clair Lake contribute to recreational activities occurring during the warm summer months, such as fishing, boating and swimming. Recreational activities, however, do not cease in the winter. Ice fishing, snowmobiling and cross-country skiing are popular cold season activities.

The two major surface water resources in Ellsworth are Ellsworth Lake and St. Clair Lake. Within the Village there are 2.3 miles of shoreline, including both lake and stream frontage. These lakes and their associated streams and creeks offer scenic and recreational amenities to Village residents and visitors. It is extremely important that the quality of these surface waters be protected from the negative impacts of development, such as pollution and loss of scenic views to open water.

Ellsworth Lake is approximately 1.6 miles long and the width ranges from 350 feet to 1,100 feet. The surface area of the lake is approximately 121 acres, with a maximum depth of 41.6 feet. St. Clair Lake has a surface area of approximately 91 acres and maximum depth of 31.8 feet. Both lakes are currently included in an ongoing lake monitoring program conducted by the Tip of the Mitt Watershed Council.

Water quality testing includes dissolved oxygen and temperature profiles, pH levels, Total Phosphorus, Nitrate/Nitrite, Conductivity, Chloride, and Water Clarity Secchi Disc readings. Dissolved oxygen is an important factor in determining the lake's water quality, since most aquatic organisms depend on having an abundant supply of oxygen available. The dissolved oxygen level must be maintained at a minimum of 5 to 7 parts per million. The levels measured in Ellsworth and St. Clair lakes were well above this minimum, except at the bottom. Low dissolved oxygen at the bottom of lakes is common, especially in early spring when the samples were taken. Levels of dissolved oxygen have increased since the last master plan edition was published in 2007.

The pH level is a measure of the acidity or alkalinity on a scale from zero to 14. Low pH indicates acidity, high pH indicates alkaline conditions, and a pH of 7 is neutral. The pH level must be maintained from 6.5 to 9.0 in all surface waters in Michigan. The pH levels in St. Clair and Ellsworth lakes were within this range over the past three sampling seasons.

The presence of Phosphorous results in excessive growth of algae and aquatic plants. Phosphorous is considered the most important nutrient influencing lake water quality. Phosphorous levels have decreased significantly since the last edition of the master plan was published in 2007.

Nitrogen is considered the second most important nutrient affecting water quality. Low concentrations of nitrogen indicate good water quality.

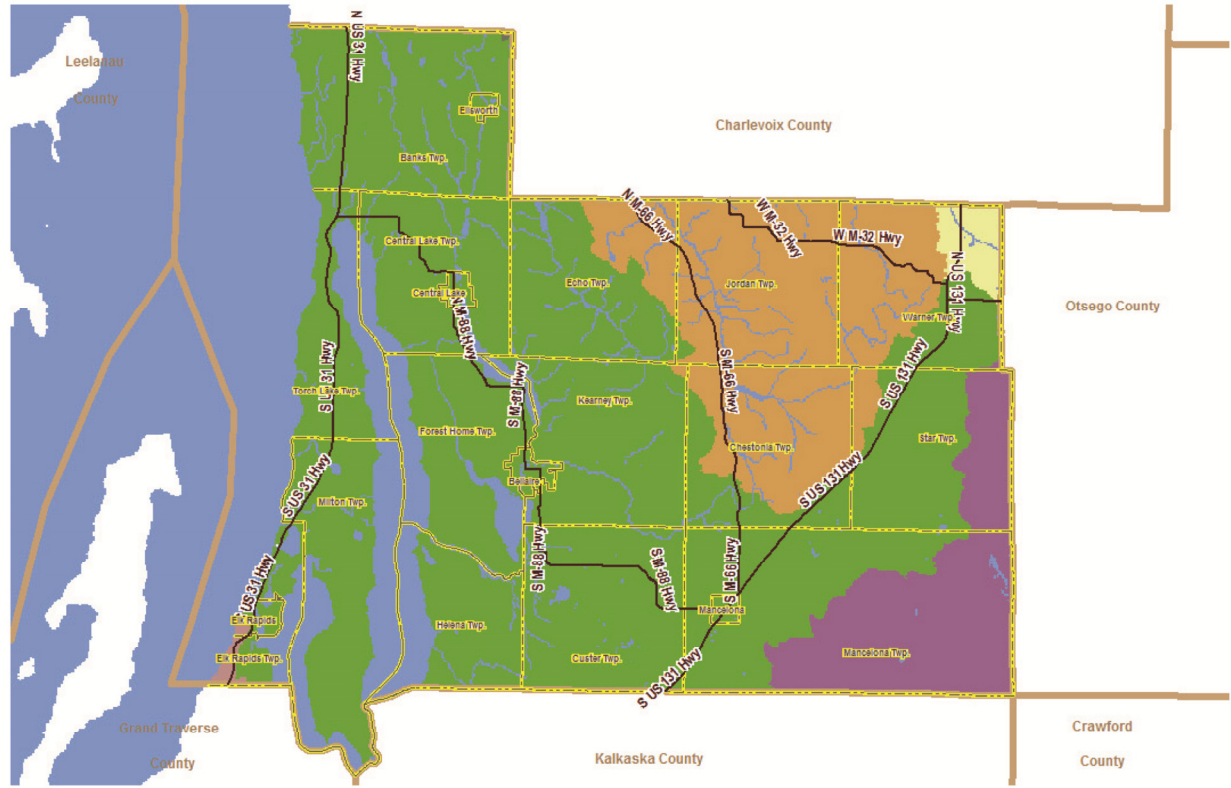
Conductivity and chloride are usually not water quality problems, but are valuable indicators of human influence on water quality.

The Secchi Disc is a disc readings provide a simple and valuable method to measure water clarity and assess water quality. A weighted disc, attached to an incrementally marked rope, is

lowered into the water until it is no longer visible. The 1998 and 2004 monitoring results for both Ellsworth and St. Clair lakes are shown in Table 3-2.

Figure 3-6

Major Watersheds



Watersheds

The Watersheds data for this project came from the Michigan Geographic Data Library, Center for Geographic Information. See the following web link for more information (<http://www.state.mi.us/webapp/cgi/mgdl/?action=thm>).

This information has not been field checked or updated and is intended for reference purposes only.



Source: Michigan Geographic Data Library, Center for Geographic Information, Accessed through Antrim County website, antrimcounty.org

The water quality monitoring data were collected approximately one month earlier in 2010 than in 2007 and 2013. The temperature differences are likely due to the earlier date of the data collection in 2010. The other differences seen in the data can be attributed to differences timing, water temperature, and weather conditions. Overall the results do not indicate a significant change in the water quality of Ellsworth Lake.

TABLE 3-2

Water Quality Monitoring Results

Year	Lake	Surface Temp.(C)	Surface D.O. (mg/l)	Bottom D.O. (mg/l)	Surface pH	Surface Total Phos. (ug/l)	Surface Nitrate/ Nitrite (ug/l)	Conductivity (uS/cm2)	Chloride (mg/l)	Secchi Disc
2007	Ellsworth	4.88	11.90	11.36	8.08	3.5	349	310.3	9.6	Not available
	St. Clair	6.24	11.97	12.09	8.07	3.2	284	293.6	6.1	Not available
2010	Ellsworth	7.06	10.39	1.66	7.89	7	374.8	0.335	11.6	Not available
	St. Clair	7.03	10.49	2.40	7.94	5.4	260	351	8.8	Not available
2013	Ellsworth	10.62	10.81	9.71	7.95	7.3	179	281.4	8	8.55
	St. Clair	11.93	10.58	0	7.74	1.1	213	259.33	6.2	Not available

Source: Data from the Tip of the Mitt Watershed Council's Comprehensive Water Quality Monitoring Program

The threat of water pollution from point sources is not an issue in Ellsworth, but non-point sources are a major concern. Proper land use management can help control water quality conditions in Ellsworth. Some methods to curb pollution include runoff control measures, septic field corrections and proper maintenance of septic systems. The septic systems are an area of partial concern due to the compact development in the downtown and the proximity to the lakes. The Village does not currently have a municipal sewer system.

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

A wetland is land where water is found, at a frequency and duration sufficient to support, and that normally does support, wetland vegetation or aquatic life. Poorly drained soils and water-loving vegetation also may be present. Wetlands are also referred to as marshes, swamps or bogs.

Residents of Michigan are becoming increasingly more aware of the value of wetlands. Beyond their aesthetic value, wetlands improve water quality of lakes and streams by filtering polluting nutrients, organic chemicals and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Wetlands support wildlife, and wetland vegetation protects shorelines from erosion.

Wetland and woodland areas are found primarily in the undeveloped portions of the Village. Wetland areas correspond to the areas where mucky soils and low elevation occur simultaneously, in the Village these areas are primarily along the lakes and streams, see Figure 3-5. Wetland area has decreased since 2007.

Forested areas occur primarily in the southern portion of the Village. The most significant areas of forest are along Pleasant Hill Road in the southeast portion of the Village and at the southern border of the Village along Ellsworth Road. The northern hardwood forest is the predominant forest type within the Village. This forest type includes sugar maple, red maple, elm, beech, birch, ash, hickory, cottonwood, and yellow poplar. The areas of forested land within the Village are shown on the Existing Land Use Map in Chapter 4, see Figure 4-1.

Fish and Wildlife

Walleye, northern pike, perch, bass, black crappie and bluegill are the primary species found in the Ellsworth Lake and St. Clair Lake. The Elk River Chain of Lakes fishery management strategy includes stocking and periodic surveying to assess the survival and growth of stocked species and status of fish populations. Six Mile Lake and Intermediate Lake are stocked with walleye by the MDNR every three to four years. Six Mile Lake was stocked with approximately 11,000 fingerlings each time in 2011 and 2014.

The Remediation and Redevelopment Division of the Michigan Department of Environmental Quality obtained fish samples from Ellsworth Lake as part of the remedial investigation for the IDC site (now Ellsworth Community Park) and found the fish were generally free of chemical contaminants. A few samples (prior to the site clean-up) contained the pesticide DDE and mercury; however the concentrations of each were low and did not exceed the health advisory threshold for human consumption. The sediment samples collected from Ellsworth Lake are contaminated with polychlorinated biphenyls (PCBs), semi-volatile hydrocarbons and heavy metals. It is unknown whether the contaminants in the sediment will have any effect on the reproduction rates of any of the fish species living in Ellsworth Lake.

Habitat for populations of songbirds, muskrat, mink and raccoon are provided by the wetlands within the Village. Predominant mammal species found in the Village of Ellsworth are fox, squirrel, grouse, rabbit and deer.

Sites of Environmental Contamination

Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act (1994, PA 451, as amended), provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Remediation and Redevelopment Division (RRD) of the Michigan Department of Environmental Quality is charged with administrative responsibility.

A site of environmental contamination, as defined by RRD, 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. The November, 2006 Michigan Sites of Environmental Contamination identifies 22 sites within Antrim County, of which none are located in Ellsworth. The DEQ - Leaking Underground Storage Tank (Nov. 2006) lists 24 sites in Antrim County with three sites located in Ellsworth.

The Michigan Department of Environmental Quality conducted the phase one cleanup of the former International Disc Corporation, to remove soil contaminated with PCBs, semi-volatile hydrocarbons and heavy metals. Additionally clean-up addressed drums containing unknown contents are located in the lake adjacent to the site, and five underground tanks, containing unknown contents are located on the site. The entire cleanup process including final site restoration was completed in the late 1990s. This site has since been restored and developed as the Ellsworth Community Park.

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 Department of Environmental Quality, Surface Water Quality Division. Permit requirements generally address discharge limitations, effluent characteristics, monitoring and reporting requirements, along with facility management requirements. Currently there are no known point source discharge permit holders located in Ellsworth.

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.

The Air Quality Division requires permits of different types for businesses which may present a potential source of air pollution. There are currently no known permits issued to businesses located in Antrim County.

CHAPTER 4

EXISTING LAND USE

Land Use Statistics

Using a current property line base map overlaid on an aerial photo, the Village of Ellsworth Planning Commission members mapped existing land use in the Village in Spring 2016.

The mapping done by the Planning Commission was compared to the 2007 existing land use map.

The Village of Ellsworth is less than one square mile in size, approximately 523 acres. Table 4-1 shows the number of acres and percent of the Village in each of the land use categories. The distribution of the existing land uses in the Village are shown on the Existing Land Use Map, Figure 4-1.

The downtown area of the Village is comprised primarily of residential, commercial and institutional uses. Residential use occupies more than 8 percent of the land in the Village. The majority of the commercial businesses are located in the downtown area, however the acreage associated with the commercial businesses on the outskirts is greater.

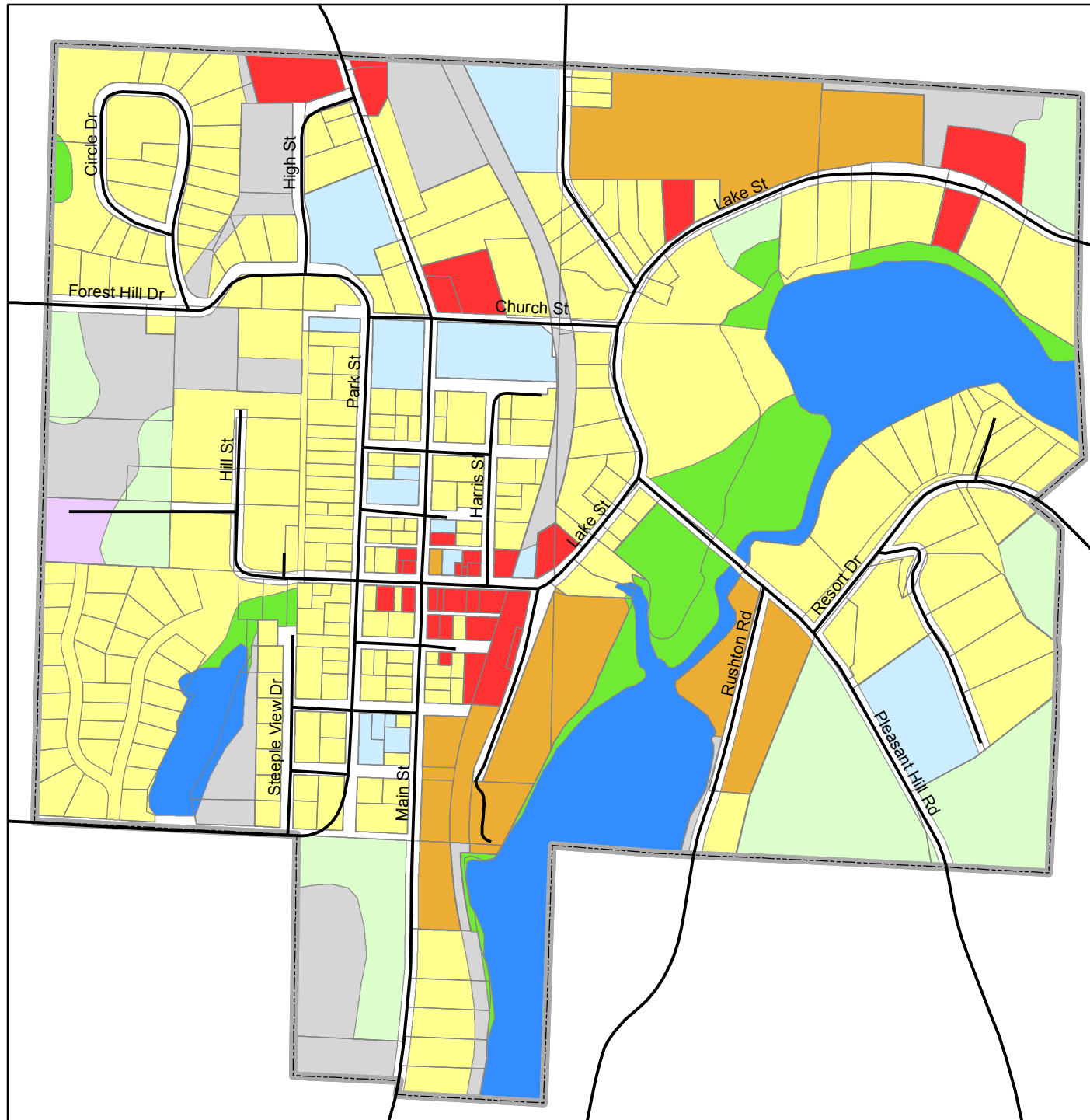
The institutional lands, which include churches, schools and government owned facilities, are scattered throughout the Village. The identified recreation lands include the playing fields north of Ellsworth-East Jordan Road (C48), Wooden Shoe Park, the MDNR lake access and boat launch site on Ellsworth Lake and the Ellsworth Community Park. Playgrounds and playing fields adjacent to and associated with a school are grouped with the school and classified as institutional. The only industrial site identified on the map is the water tower.

Slightly more than one quarter of the Village remains undeveloped, either as forested, non-forested land or wetlands. The category of non-forested land is simply open field, grassland or shrubland, not being used for agriculture or any other active use. Much of the former railroad right-of-way cutting through the Village is classified as non-forested land. A limited amount of non-forested land is located along the west and north borders of the Village. No agricultural land was identified within the Village.

Table 4-1:**Existing Land Use Statistics
Village of Ellsworth**

Land Use Category	Number of Acres	Percent of Village
Residential	200.8	38.4
Commercial	17.6	3.4
Community/Government	24.5	4.7
Recreation	44.4	8.5
Industrial/Extractive	2.5	0.5
Forested	47.5	9.1
Non-forested/undeveloped	47.0	9.0
Wetlands	23.8	4.6
Water	57.0	10.9
Streets and Road Right-of-Way	57.2	11.0
TOTAL	522.4	100
Source: Antrim County Equalization		













Figure 4-1

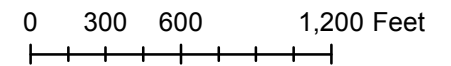


Village of Ellsworth

Existing Land Use



-  Streets
-  Village Boundary
-  Parcel
- Land Use Category**
-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  RECREATIONAL
-  FORESTED
-  NONFORESTED
-  WETLAND
-  WATER



Date: June 2016

CHAPTER 5

COMMUNITY SERVICES, FACILITIES AND TRANSPORTATION

Water and Sewage Disposal Systems

The Village of Ellsworth updated the municipal water system in 1986. This system serves the entire Village. The system consists of three community wells, two of which are located near the Department of Public Works storage facility and the third is located near the water tower. In 2016, significant updates were made to the water system. Improvements included adding a pressure reducing station, security doors, and updating connections. New water meters were provided to all customers and a system to read the meters remotely was installed.

There is no public sewage disposal in the Village. The local residents rely on private, on-site septic systems, which are regulated by the Antrim County 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 Village, and Figure 3-5 shows areas with septic limitations.

Solid Waste

Private solid waste haulers serving the Village of Ellsworth include: Preferred Waste 2 and American Waste. Citizens may also haul garbage to the transfer station on Pleasant Hill Road in Ellsworth, and pay a fee per bag or truckload. The recycling drop off location is accessed through the same entrance to the sport's park on Lake street.

Other Public Utilities

Electric power is provided to the Village by Consumers Energy Company and Great Lakes Energy. Natural gas service is available for the first time starting in 2016 and all residents will have opportunity to switch from propane to natural gas. Frontier provides local phone service and DSL internet wireless. Frontier provides local phone service, while a variety of long distance carriers may be selected. Town Lake Charter also provides internet service in the Village. Charter Cable serves the Village's cable television needs.

Police, Fire and Emergency Medical Services

Police protection is provided by Village of Ellsworth officers (two part-time officers) and the Antrim County's Sheriff's Department, dispatched from Bellaire. The Kalkaska State Police Post also supplements the County and Village services.

Ellsworth is within the Banks Township fire district. A volunteer fire department, governed by the Township Board, provides fire protection services for the community. The fire department is located on Center Street in Ellsworth.

Primary ambulance service is provided by Jordan Valley Ambulance Authority, under a contract agreement between the Village and East Jordan. Hospitals offering primary care to Ellsworth

residents are located in Traverse City, Petoskey and Charlevoix. For health care needs, services are available in Bellaire, Central Lake and East Jordan Health Center.

911 emergency response system is available in Ellsworth.

The Village participates in mutual aid agreements for fire and ambulance services within the area including Antrim and Charlevoix counties. Under these agreements the Village can request additional emergency services from other municipalities within the area on an as needed basis.

Schools

Ellsworth Community Schools operate an elementary school (K-5) and a high school (6-12) which are centrally located in the Village. The Ellsworth school district serves the entire Village of Ellsworth and most of Banks Township. The Ellsworth Public School has an enrollment of 278 in 2016. Facilities at the elementary school include a multi-purpose room and a playground. The high school has a full gymnasium and ball diamond. The school district also operates a 140 acre school forest.

In fall of 2016, the school is planning to begin construction on extensive improvements, such as improved accessibility to meet ADA requirements, repairing aged heating and electrical equipment, increasing building security, and providing additional classroom space. Phase two may include a partial remodeling of the elementary cafeteria in an early childhood learning center and remodeling elementary school bathrooms.

Ebenezer Christian School is a private school located on White Street in Ellsworth. This school's enrollment is 41 students in grades kindergarten through eighth grade. The enrollment for the preschool is expected to be 10 by fall 2016. The schools are serviced by Char-em School District.

Post high school education is available locally at North Central Michigan College (NCMC) in Petoskey, Gaylord and Cheboygan, offering two-year associates degrees and one-year certificate programs. NCMC also offers bachelors completion degree program in business administration through a joint agreement with Lake Superior State University. They are finalizing a Master of Business Administration degree through Lake Superior State.

Northwestern Michigan College, a two-year institution, is located nearby in Traverse City and is noted for strong nursing and maritime programs. In addition, Northwestern Michigan College has joint arrangements with Ferris State University, Central Michigan University, Michigan State University, Eastern Michigan University, Western Michigan University, Grand Valley State University, Spring Arbor University, Davenport University to offer several bachelor or master's degree programs, as well as doctoral degree in Education. Northwestern Michigan College had an enrollment of almost 5,000 full-time students in 2014, and is increasingly being used by area residents.

Recreation

A Community Recreation Plan for the Village of Ellsworth and Banks Township has been prepared for the Ellsworth Village Board and Banks Township Board of Trustees, by a Recreation Committee comprised of various community members with assistance from the

community planning consultant. The plan is a five year plan as required by the Michigan Department of Natural Resources (MDNR), for the years 2011 – 2016 and will be updated soon.

A recreation commission comprised of six members from both local governments (Village and Township), service organizations, and public at large, currently serves in advisory capacity to the local governments. This commission met to review and revise stated recreation goals and objectives to meet the community's present and future recreational needs, in developing the current community recreation plan.

The Village of Ellsworth also has a recreation committee which is in charge of the operation of Wooden Shoe Park and the summer recreation program for both Village and Township children. The committee employs a part-time recreation director, a part-time park director, one full-time and one part-time maintenance personnel, and additional personnel as needed during the peak of the summer season. These positions are subject to the approval of the Village Council.

The adult recreation programs operate basically on their own financial and organizational structure and include participants from outside the Village and Township. These programs operate under the approval of the Village or the community school.

Inventory of Existing Recreation Facilities

Village of Ellsworth

- Wooden Shoe Campground - 55 Campsites, beach, picnic area, pavilion, and access, 9.5 acres
- Ellsworth Sports Park - baseball diamond (1), softball diamond (1), little league (1)
- Village Tennis Courts (2)
- Lions Club Basketball Court
- Ellsworth Lake Access – maintained by MDNR
- Ellsworth High School - softball diamond (1)
- Ellsworth Community Park – archery range, playground pavilion, fishing dock, boat dock, observation deck, labyrinth
- Ellsworth River Park – beach, boat launch

Other Recreation Facilities - Outside the Village

- Banks Township Park - beach, picnic area, and access, 2 acres
- Lake St. Clair Access (MDNR) and Six Mile Lake Natural Area
- Antrim Creek Natural Area
- Mallard Golf Club and Driving Range (East Jordan) – 9 holes
- Antrim Dells Golf and Tennis Club - 18 holes, tennis courts, restaurant, subdivisions, and proposed airfields.

Municipal, State and Federal Facilities

The Banks Township Community Building is located on Center Street. The Village of Ellsworth uses a room in the Township Community Building for Village business, including Council meetings and Planning Commission meetings.

The Banks Township Fire Hall is located on Center Street and serves both the Village of Ellsworth and Banks Township.

The Village of Ellsworth Department of Public Works (DPW) storage and maintenance facility is located on Main Street south of Church Street. At present this facility is adequately meeting the Village's storage and maintenance needs.

The United States Postal Service operates the Ellsworth Post Office located in a leased facility on Main Street at Hardy Street.

Civic Organizations and Churches

Although private civic organizations in the Village of Ellsworth are not affiliated with any governmental unit, they are listed in this chapter because of the important services they provide to the community residents.

The organizations presently active in Ellsworth include:

- Breezeway Task Force
- Ellsworth Lions
- Ellsworth Lioness
- Ellsworth Atwood Community Forum
- Front Porch Ministry
- Good Samaritan Family Services
- Historical Society
- Moms & Tots Center
- Tip of the Mitt Watershed Council
- Village Pig Roast Committee

Churches

- Ellsworth Christian Reformed Church
- Ellsworth Wesleyan Church

Transportation and Road Maintenance

Major roadways entering the Village are County Roads C48 and C65. County Road C48 crosses the northern portion of the Village entering at east on Ellsworth-East Jordan Road and

at the northwest on Atwood Road. County Road C65 runs north south through the Village on Ellsworth Road, Main Street and Atwood Road. The Ellsworth Village Council is responsible for policy decisions regarding streets within the Village limits.

The Antrim County Transportation (ACT) provides an on-call dial-a-ride bus service within Antrim County. ACT also provides a Health Ride service to and from Acme Township on Tuesdays. It is specifically designed to assist residents with getting to and from their health care appointments. For transportation needs beyond the County boundaries ACT coordinates with the similar transportation services in adjacent Counties.

CHAPTER 6

COMMUNITY GOALS AND POLICIES

Community Goals

The purpose of this chapter is to set forth the Village's goals and policies to guide future development. In analyzing the data compiled in the earlier chapters it is very clear that the Village of Ellsworth is located in an environmentally sensitive area. Continued uncontrolled development could dramatically alter the character of the Village. However by encouraging new development to conform to community-based standards and guidelines, both the small town character and the natural resources of the Village can be preserved to the fullest possible extent.

The overall land use goals of the master plan are to:

- maintain the small town atmosphere of the Village,
- control the location of new development in keeping with the community character,
- maintain an ecologically sound balance between human activities and the environment,
- retain the unique natural and environmental qualities of Ellsworth by promoting the protection of environmentally sensitive features,
- provide opportunities for economic development through the location of new commercial and limited light industrial businesses and the enhancement and promotion of existing businesses,
- maintain or improve the visual image along roads in the Village,
- use land use planning and zoning regulations to alleviate land use conflicts, property maintenance problems,
- and to develop future land use which seeks to alleviate issues associated with existing land use patterns and to protect environmental features.

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 and problem areas.

At a working session with the Village of Ellsworth Planning Commission held in November of 2006, the members identified community assets worth preserving, presented in Table 6-1, and community problems, shown in Table 6-2.

Table 6-1:

Village of Ellsworth Assets to Preserve - 2006

- Small town atmosphere
- Sense of community and belonging
- Churches
- Civic and non-profit organizations
- Lack of crime
- Clean air and water
- Scenic views of water
- Scenic views of hillsides and farms
- Locally owned businesses
- Municipal water system
- Parks and recreation facilities
- Lakes for water sports and fishing
- Close to regional shopping
- Schools
- Restaurants (World Class)
- History and Historical features
- Community events and festivals
- Roads in good repair
- Roadside image

Table 6-2:

Village of Ellsworth Problems – 2006

- Lack of sewer system - both sanitary and storm
- Overhead Electric Lines
- Lack of job opportunities
- Lack of skilled jobs
- Median household incomes (below State-wide level)
- Lack of elderly housing
- Lack of community interest in local government
- Boat access between lakes

Community Survey Results

The planning commission reviewed these lists in 2016 and decided that they are all still relevant. A community survey conducted in 2016 overwhelmingly found the same community assets should be preserved. The same survey found that all the problems listed are still facing the community, with the exception of boat access between lakes. Although this issue still exists, it appears the community places less importance on it than the other problems.

Complete results of the 2016 community survey can be found at the end of this document. The 2016 findings were also consistent with a previous survey, mentioned in the 2007 master plan, that was conducted in 1993 for the townships of Banks, Norwood, and Marion. Similar findings between the 2016 and 1993 survey include placing important on protecting natural resources and using some method to ensure that protection. The 2016 survey showed 77% of residents

that responded to the survey favor adopting junk or blight regulations, 64% favor adopting groundwater protection measures, and 59% favor using local regulations such as zoning to protect natural resources. The other methods presented received less favorable responses from the community.

The two surveys also found similar results in the type of economic stimulus the community would like to see. Both surveys found that residents want to encourage retail, light industrial, manufacturing, and tourism types of businesses in Ellsworth. The 2016 survey also found that over half the respondents favor more restaurants and health practices in the Village. A write-in answer supplied by 12% of respondents was a grocery store located in Ellsworth.

It is important to note that the same desirable characteristics, as well as the same problems, are present in both the 1993 and 2016 survey, documented by the Ellsworth Planning Commission in the 2007 Master Plan, and by the Planning Commission during the master plan update process in 2016. This indicates that the problems facing the community since 1993 have not gone away, and presents an opportunity for community leaders and residents to start meaningful work toward addressing and reducing the impact of these problems in the community.

This section is written with goals, objectives, and strategies designed as a roadmap to specifically target and work to reduce these problems in the community. It takes into account information from the Strategic Plan completed by the Ellsworth-Atwood Community Forum, completed in 2016. The Strategic Plan is the outcome of a process that included a community brainstorming session involving community leaders and community members to ask “What is our vision for the future?” It lists priorities and an action plan designed to achieve that vision. The complete report can be found at the end of this document.

Through the community forum community members expressed a desire for certain key elements. Some of those elements align with findings of the 2016 community survey. Both the community forum and community survey expressed a desire for the following: grocery store, retail, jobs/local employment, more senior housing, a sanitary sewer system, blight enforcement, light industry, and better roads. Thus, these elements can be viewed by community leaders as the most important projects to pursue from the community’s perspective.

In contrast, only 37% of respondents to the 2016 survey indicated that the lack of public transportation is one of the biggest problems in Ellsworth, while that was a key focus area from the community forum. It could be that respondents to the survey feel that public transportation is important, however just not as important as other issues facing the community. While only 40% of survey respondents felt that abandoned vehicles and/or blight are one of the biggest issues facing Ellsworth, 77% of them agreed that junk and blight ordinances should be adopted, which supports the findings of the community forum.

Only 37% of respondents to the 2016 survey indicated that affordable housing is one of the biggest issues facing the community. However, according to the 2016 survey, it does seem that affordable housing is a relevant issue in Ellsworth, in accordance with the community forum findings. Fifty-nine percent of respondents indicated that more affordable housing is needed in the community, although only 9% of respondents answered that they or a family member would not look for housing in Ellsworth because it is too expensive. It could be that the survey respondents are not among those in most need of affordable housing, but they still see a need for it among the greater population. Forty-two percent of respondents said they would support the use of Village-owned land to build affordable housing if there is a need for it.

The community forum report also mentioned recreation trails (both land and water) as a current community desire. The 2016 survey backs this up, showing 67% of respondents feel the Village should promote alternative transportation such as biking. Some residents (37% of respondents) believe that the Village should consider creating more bicycle lanes or paths, while 58% believe the Village should consider completing and/or extending the sidewalk network in order to create a more “walkable” community.

Fifty-seven percent of respondents said they and their children would use sidewalks and trails in the Village for transportation if there were more sidewalks and trails available, while a huge percentage (81%) said they would use them for recreation. Clearly, there is strong support for better alternative transportation routes in the Village of Ellsworth.

In addition, most residents, based on results from the 2016 survey, support a “green” future for their community. Most respondents feel the Village should promote additional recycling (81%), energy conservation (92%), and alternative transportation (67%). Eighty-eight percent believe that it is important for the Village to encourage environmentally sensitive, low-impact business and industry development. This is consistent with the high percentages of respondents who feel the Village should protect natural resources (66% farmland, 76% groundwater, 88% lakes and streams, 62% wetlands, 88% water quality, 59% forests, and 58% wildlife habitat).

The community forum also addressed strategic priorities for the Ellsworth-Atwood community. The priorities, all of which apply to the Village of Ellsworth, are: downtown revitalization, neighborhood stability, housing development, economic development, and tourism/recreation. The plan lists specific actions needed in order to address these priorities in the Village. These actions have been incorporated into the master plan goals, objectives, and strategies listed below and help to outline a plan of action that community leaders can follow to address, reduce, and work to eliminate the problems facing the community.

Goals and Policies

By combining the outcomes of the working session discussions, the citizen surveys, report from the community forum, comments from the Antrim County Coordinator/Planner office, and plan research efforts, the Village Planning Commission, with guidance from the planning consultant, was able to develop the following set of goals and policies:

Downtown Revitalization

Goal	Objective	Strategies	Agency	Start	Deadline
Retain dollars in the community	Increase number and types of businesses	Establish Downtown Development Authority	Village Council	08/01/16	10/01/16
		Appoint DDA Board	Village Council	10/01/16	11/01/16
		Create a Development Plan and TIF Plan	DDA Board	11/01/16	03/01/17
		Prepare DDA annual budget	DDA Board	03/01/17	06/01/17
Improve the appearance of buildings	Provide resources for façade improvements	Contact local business owners to garner interest	DDA Board	06/01/17	08/01/17
		Solicit grants	DDA Board	08/01/17	10/01/17
		Review screening, buffering, and landscaping requirements along roadways and between residential and other uses in the zoning ordinance	Planning Commission	01/01/17	01/31/17
	Preserve and enhance historic and cultural structures	Create a list of important sites and buildings; request assistance from Banks Township Historical Society and Michigan Historic Preservation Network	Planning Commission	01/01/20	06/01/20
		Map the locations along with the importance and history of each site or building; recommend future actions	Planning Commission	06/01/20	01/01/21
Reduce vacancies downtown	Attract new businesses	Inventory and map property available for development	DDA Board	01/01/18	06/01/18
		Purchase former grocery store building through DDA or find investor	DDA Board	01/01/18	09/01/18

		Create a marketing plan for the former grocery store property	DDA Board	06/01/18	12/01/18
		Seek tenant and rent the former grocery store building; seek assistance from NLEA	DDA Board	01/01/19	04/01/19
		Research and develop a plan to attract businesses and/or investors to other developable property	DDA Board	01/01/19	06/01/19

Housing

Goal	Objective	Strategies	Agency	Start	Deadline
Increase quantity of senior housing, assisted living, and affordable single-family housing, especially for young families trying to relocate to the area	Investigate potential funding sources	Contact MSHDA and USDA Rural Development	Village Council	09/01/16	09/30/16
	Look for potential developers	Contact HomeStretch, an affordable housing developer in Traverse City	Village Council	10/01/16	10/31/16
		Research other affordable housing developers in the area	Village Council	10/01/16	10/31/16
Reduce blight	Investigate ways to regulate blight	Develop a proposed amendment to the nuisance ordinance	Planning Commission	11/01/16	11/30/16
		Ensure that current complaints are addressed adequately	Village Council	09/01/16	09/30/16
		Review and enforce the nuisance ordinance	Village Police	09/01/16	09/30/16
		Study whether additional staff, such as Blight Enforcement Officer, is needed	Village Council	10/01/16	10/31/16

<i>Economic Development</i>					
Goal	Objective	Strategies	Agency	Start	Deadline
Establish the potential for USDA grant funding	Verify the median household income as documented in the latest Census Bureau data in order to determine whether Ellsworth may qualify for USDA low- and moderate-income community funding	Conduct a community income survey	Village Council	09/01/16	12/01/16
Increase the number of local jobs in Ellsworth and Banks Township	Make infrastructure available to potential businesses	Update the Village Capital Improvement Plan	Village Council	08/01/16	01/01/17
		Research and apply for funding for design and installation of sanitary sewer system	DDA Board	06/01/17	08/01/17
		Complete the installation of natural gas throughout Ellsworth	Village Council	01/01/16	05/01/17
		Research funding sources for installation of high speed broadband; seek assistance from NLEA	DDA Board	07/01/19	09/01/19
		Map areas to locate high speed broadband infrastructure	DDA Board	09/01/19	10/01/19
		Apply for high speed broadband funding	DDA Board	10/01/19	12/01/19
	Recruit e-commerce, light industrial, and retail businesses	Research how to attract such businesses to Ellsworth; include case studies from other communities	DDA Board	12/01/19	02/01/20
		Develop and execute a recruitment plan; focus on environmentally	DDA Board	02/01/20	08/01/20

		sensitive, low-impact businesses; request assistance from NLEA			
		Look for growing companies that may consider adding a location in Ellsworth	DDA Board	08/01/20	01/01/21
		Create a marketing plan for each available property	DDA Board	08/01/20	01/01/21
	Make Ellsworth more attractive to developers and investors	Complete the RRC certification process to become a Redevelopment Ready Community	DDA Board	03/01/17	03/01/19
		Ensure understanding of zoning regulations by thoroughly updating the zoning ordinance to reflect the current master plan	Planning Commission	01/01/19	01/01/20

<i>Tourism/Recreation</i>					
Goal	Objective	Strategies	Agency	Start	Deadline
Plan for recreation improvements and ensure eligibility for funding	Update the community recreation plan	Include plans to become 'trail town', trails planning, and alternative transportation routes to enhance community health	Recreation Committee	01/01/17	05/01/17
Strengthen the "Breezeway" brand	Improve marketing for the "Breezeway"	Improve and increase signage; coordinate signage across the community (e.g. trails)	Breezeway Task Force	01/01/18	07/01/18
		Research applicable advertising venues (including Pure Michigan)	Breezeway Task Force	09/01/16	09/30/16
		Develop a marketing plan, including a website	Breezeway Task Force	10/01/16	01/01/17

Improve, increase, connect, and publicize local trail systems	Gather a group of local citizens from different interest groups who can facilitate trails planning	Create a Trails Committee to report to the DDA Board	Village Council	10/01/16	12/01/16
	Investigate potential funding sources	Contact Rotary Charities regarding a grant to fund a 'trail town' plan for Ellsworth, Central Lake, and East Jordan	Trails Committee	01/01/17	02/01/17
	Document existing trail systems in Ellsworth	Create a map showing existing trails by use (snowmobile, walking, etc)	Trails Committee	01/01/17	04/01/17
		Analyze existing and potential connections to trails and bike lanes within and surrounding Ellsworth; include plans to link to the proposed Traverse City-Charlevoix bike path	Trails Committee	04/01/17	05/01/17
	Plan for trail improvements and additional trails	Research and gather community input on the types of trails to include and the compatibility of those types (e.g. equestrian, hiking, ski, bike paths)	Trails Committee	05/01/17	09/01/17
		Map new trail locations and types of trails (e.g. bicycle, multi-modal with specific designations)	Trails Committee	09/01/17	12/01/17
		Develop and execute a plan to incorporate coordinated trail and wayfinding signage throughout the community; ensure appropriate signage design (e.g. size, color scheme) for all	Trails Committee	01/01/18	07/01/18

		community signs; work with Breezeway Task Force			
	Enable movement of boats between St. Clair and Ellsworth Lake	Seek and apply for funding to replace the culvert with a bridge	Trails Committee	07/01/18	01/01/19
	Make improvements to water trail access sites	Research and apply for grant funding with help from Paddle Antrim	Village Council	10/01/16	12/01/16
		Create RFP and contract for design services	Village Council	12/01/16	03/01/17
		Seek volunteers and donations of materials to build the improvements	Village Council	12/01/17	02/01/18
<i>Roads and Transportation</i>					
Goal	Objective	Strategies	Agency	Start	Deadline
Improve roads	Research and document current road condition	Inventory roads	Village Council	03/01/17	04/01/17
		Document existing condition of roads	Village Council	04/01/17	06/01/17
		List roads in need of repair by priority; take into account intensity of use	Village Council	06/01/17	07/01/17
	Fund road improvements	Research potential funding sources	Village Council	07/01/17	09/01/17
		Apply for funding for design and construction	Village Council	09/01/17	12/01/17
Calm traffic	Investigate where traffic calming is needed	Create a list of roads that need traffic calming; solicit community input	Planning Commission	04/01/17	07/01/17
		Write and send out RFQ or RFP for design	DDA Board	07/01/17	09/01/17
		Research and apply for funding	DDA Board	09/01/17	12/01/17
Incorporate alternative transportation	Design and plan for bike lanes	Map a route for bike lanes with community input	Planning Commission	01/01/17	05/01/17

		Document existing shoulder widths; decide where shoulder widening is necessary to accommodate bike lanes	Planning Commission	05/01/17	08/01/17
		Note repaving and road repair schedule; plan striping of bike lanes to coincide with repaving schedule	Village Council	01/01/18	04/01/18
	Fund bike lanes	Include bike lanes and sidewalks in road improvement funding applications	Village Council	01/01/18	04/01/18
	Complete the sidewalk network	Map a route for new sidewalks to link recreation areas, schools, residential areas, and downtown	Planning Commission	08/01/17	12/01/17
		Approve construction of new sidewalks	Village Council	01/01/18	04/01/18
Investigate options to increase availability of public transportation between Ellsworth and surrounding communities	Gather a group of interested local citizens	Create a Public Transportation Committee to report to the Planning Commission	Village Council	12/01/16	01/01/17
	Perform case studies of surrounding communities (e.g. Emmet County) public transportation activities	Create a document or presentation outlining steps taken by other communities	Public Transportation Committee	01/01/17	03/01/17
	Determine need for access points and destinations	Request community input on locations where public transportation is needed (to-from)	Public Transportation Committee	03/01/17	10/01/17
	Document existing and needed access points and times	Map access points where residents need to travel to-from; document important times of day and days of the week	Public Transportation Committee	10/01/17	12/01/17

	Explore options for increasing public transportation in Ellsworth	Make a presentation on the needs of Ellsworth residents and proposed strategies for achieving increased availability of public transportation between Ellsworth and surrounding communities	Public Transportation Committee	12/01/17	04/01/18
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Natural Resources

Goal	Objective	Strategies	Agency	Start	Deadline
Protect natural resources	Realize that not all areas (especially environmentally sensitive areas) are suitable for development, and adopt strong protective measures for such areas; Severely restrict development in the resource sensitive areas, ie. slopes, wetlands, septic limitations	Review the Antrim County Local Ordinance Gaps Analysis and the zoning ordinance	Planning Commission	01/01/18	01/31/18
	Protect the water quality of Ellsworth Lake, its shoreline and sensitive watershed within the Village	Review protection measures in the zoning ordinance; revise the greenbelt section	Planning Commission	01/01/18	01/31/18
		Ensure that the zoning ordinance allows for green infrastructure to be included in right-of-ways and other public land to improve and protect water quality	Planning Commission	01/01/18	07/01/18
	Protect groundwater and surface water resources	Review protection measures in the zoning ordinance; add regulations to minimize impervious	Planning Commission	01/01/18	01/31/18

		surfaces and pollution from road stream crossings			
	Protect wetlands, especially in areas where they serve as filtration for runoff entering the lakes	Review protection measures in the zoning ordinance	Planning Commission	01/01/18	01/31/18
	Pursue the installation of a municipal storm sewer system to protect the water quality of lakes and streams	Seek and apply for grant funding	DDA Board	06/01/17	08/01/17
	Limit development in steeply sloped areas	Review protection measures in the zoning ordinance	Planning Commission	03/01/18	03/31/18
	Require erosion control measures where construction is allowed	Review protection measures in the zoning ordinance	Planning Commission	03/01/18	03/31/18
	Require slope stabilization and revegetation on disturbed slopes or in extraction areas	Review protection measures in the zoning ordinance	Planning Commission	01/01/18	01/31/18
		Create educational material to inform citizens about the new and revised regulations	Planning Commission	06/01/18	01/01/19
Protect night skies from harmful light pollution	Enact lighting regulations that lessen nighttime glare	Review protection measures in the zoning ordinance	Planning Commission	04/01/18	06/01/18
Protect and enhance scenic views	Promote non-detrimental shoreline uses along Ellsworth Lake to protect water quality and scenic views	Review protection measures in the zoning ordinance	Planning Commission	03/01/18	03/31/18
	Pursue the placement of electric lines underground	Explore the availability of funding sources	Village Council	06/01/20	12/01/20

"Green" Future					
Goal	Objective	Strategies	Agency	Start	Deadline
Additional recycling	Gather a group of interested local citizens	Create a Recycling Committee to report to the Village Council	Village Council	12/01/18	01/01/19
	Conduct research	Complete case studies of other communities to determine recycling services provided and systems used	Recycling Committee	01/01/19	05/01/19
	Gather community input	Survey the community to determine type and frequency of recycling services desired	Recycling Committee	05/01/19	08/01/19
	Contact regional waste management companies regarding recycling services	Contact Preferred Waste 2 to determine their interest in providing recycling services	Recycling Committee	08/01/19	09/01/19
		Contact other waste management companies in the region to determine their interest in providing recycling services to Ellsworth	Recycling Committee	08/01/19	09/01/19
Pursue energy conservation measures to reduce consumption, save money, and protect the environment	Gather a group of interested local citizens	Create an Energy Committee to report to the Village Council	Village Council	09/01/19	01/01/20
	Conduct research	Complete case studies of other communities to determine energy conservation methods employed and systems used	Energy Committee	01/01/20	05/01/20
	Prepare report	Report to the Village Council on proposed projects, strategies, and funding options to reduce energy consumption	Energy Committee	05/01/20	12/01/20

CHAPTER 7

FUTURE LAND USE RECOMMENDATIONS

Future land use recommendations for the Village of Ellsworth 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, local social and economic characteristics, environmental conditions, available community services and facilities, the existing patterns of land divisions, and community goals and policies.

The recommended future land use plan suggests locations for 5 broad categories of land use with a total of 10 land use classifications:

- **Recreation/Conservation**
- **Residential**
 - Village Residential
 - Phased Multi-family Residential
 - General Residential
 - Estate Residential
- **Commercial**
 - Tourism Commercial
 - Village Commercial
 - General Business
- **Public Service**

Figure 7-1 illustrates the location and extent of proposed future land use areas within the Village. The uses anticipated within each of these categories are discussed below.

Recreation / Conservation

The Recreation/Conservation category is 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, consistent with recreational and conservation uses.

The Recreation/Conservation category incorporates the following existing recreational properties: Wooden Shoe Park, Ellsworth Sports Park, Ellsworth River Park, Village Tennis Courts, Lions Club Basketball Court, Ellsworth Lake Access and the Ellsworth Community Park.

The Recreation/Conservation land use category is consistent with the Village's resource goal to "promote the protection of environmentally sensitive features including lakes, streams, wetlands, steep slopes and wooded areas." Environmentally sensitive areas in need of protection, such as wetlands and steep slopes, are also included in this category. Development in this category will be restricted due to the environmental conditions. The Recreation/Conservation lands occur in three primary locations; along the waterfront, the Ellsworth Community Park (restored site), and in the ball field area, as shown in Figure 7-1.

Residential

Proposed Residential use areas in the Village are presented in four sub-categories: Village Residential, Multiple-family Residential, General Residential and Estate Residential. These categories are intended to provide a variety of different living environments, and are defined as follows.

- The Village Residential area is intended to preserve and enhance the small lot residential neighborhood within and adjacent to the central downtown area of the Village of Ellsworth. The designated area is essentially bounded by Harrison St. on north, High St. on the west, the old railroad right-of-way on the east and Cherry St. on the south. This entire area has already been platted with a typical lot size of approximately 60 by 130 feet, or approximately 7,800 square feet.
- The Phased Multiple-family Residential area is designated to accommodate higher density residential use, such apartments or a modular home development. This area is designated phased to allow for the extraction of sand and gravel resources west of Ellsworth Road, prior to development for multiple family residential use. Such a development would likely require a community septic system or public utilities, which are not yet available.
- The General Residential area encompasses the existing intermediate size lot residential neighborhood in the northwest portion of the Village, north of Center Street and primarily west of High Street. Existing lots in this area range from approximately 0.4 acres to 2.5 acres in size, with most of the lots being slightly less than an acre in size. The designated area extends to presently undeveloped property south of the existing residences and proposes a continuation of this type of medium density residential development into the southwest portion of the Village.
- The Estate Residential area is designated to accommodate large lot residential development and potentially civic non-profit organizations which provide public services to the community provided such services and site design is compatible with the other uses in the area. The Estate Residential category is in the extreme southeastern portion of the Village at Pleasant Hill Rd. and Sunrise Drive. The existing lots in these areas are typically deep lots, generally more than 300 feet deep. The sizes of the lots vary, but the majority of these existing parcels are at least 0.8 acres and a few are more than five acres in size. The area designated at the southeastern portion of the Village includes currently undeveloped forested and extractive land.

As shown in Figure 7-1, the residential categories of land both incorporate the Village's existing residential land (see Figure 4-1) and provide areas for future residential growth on presently underdeveloped land within the Village boundaries.

Commercial

The commercial needs within the Village boundaries are diverse. Three distinct classifications of commercial uses have been specified since the impacts of each are different. The commercial classifications specified on the future land use map are Village Commercial, Tourism Commercial and General Business.

- The Village Commercial category designates the commercial heart of the Village, located primarily on Center Street and Main Street. The area incorporates existing

commercial uses which are primarily in the retail and service sectors, and public services provided both by public entities, civic and/or non-profit organizations. For example, the Banks Township Community Building and Fire Hall are also within the Village Commercial district and are considered compatible with existing commercial uses.

At present, a number of residential uses exist in the Village Commercial area and add to the activity level downtown. It is intended that these residential uses will remain and that in-town or above-the-store residential uses may be added in the future, consistent with a Village center environment. This type of housing can be especially convenient and economical for young apartment dwellers and senior citizens who can benefit from immediate pedestrian access to downtown.

- Tourism Commercial is envisioned to accommodate existing and future tourism related businesses, such as bed and breakfast facilities, and independent restaurants that add to the local flavor of the Village. The Tourism Commercial district is located on C48, the Ellsworth-East Jordan Road. In this category, both low density and commercial development currently exist and each can be compatible with the other, given reasonable development guidelines. Additionally, public services provided by public entities, civic and/or non-profit organizations are considered compatible with the other uses allowed in this area.
- General Business is designated to primarily accommodate additional light industrial and highway commercial uses. Public services provided by public entities, civic and/or non-profit organizations are considered compatible with the other uses allowed in this area. The area designated is north of Church Street along C65, Atwood Road.

Public Service

The Village of Ellsworth is fortunate to have many village-owned and other public facilities. This plan recommends a special district be designated for these properties which are located outside the Village Commercial district. The Public Service district includes the water tower property, the Ellsworth Department of Public Works facility and the Ellsworth Schools.

The designated areas are located on Church Street, Atwood Road, White Street and Hill Street. The churches in the Village are located in the Village Residential or the General Business district and are considered consistent with either of these environments.

A proposed trail system is designated on the future land use map, figure 7-1. This proposed trail is designed to provide a pedestrian/bike link between the recreation properties (both existing and future) and school properties within the Village. The trails system is proposed to link the DNR access site, Ellsworth River Park, the public schools, and the Ellsworth Sports Park.

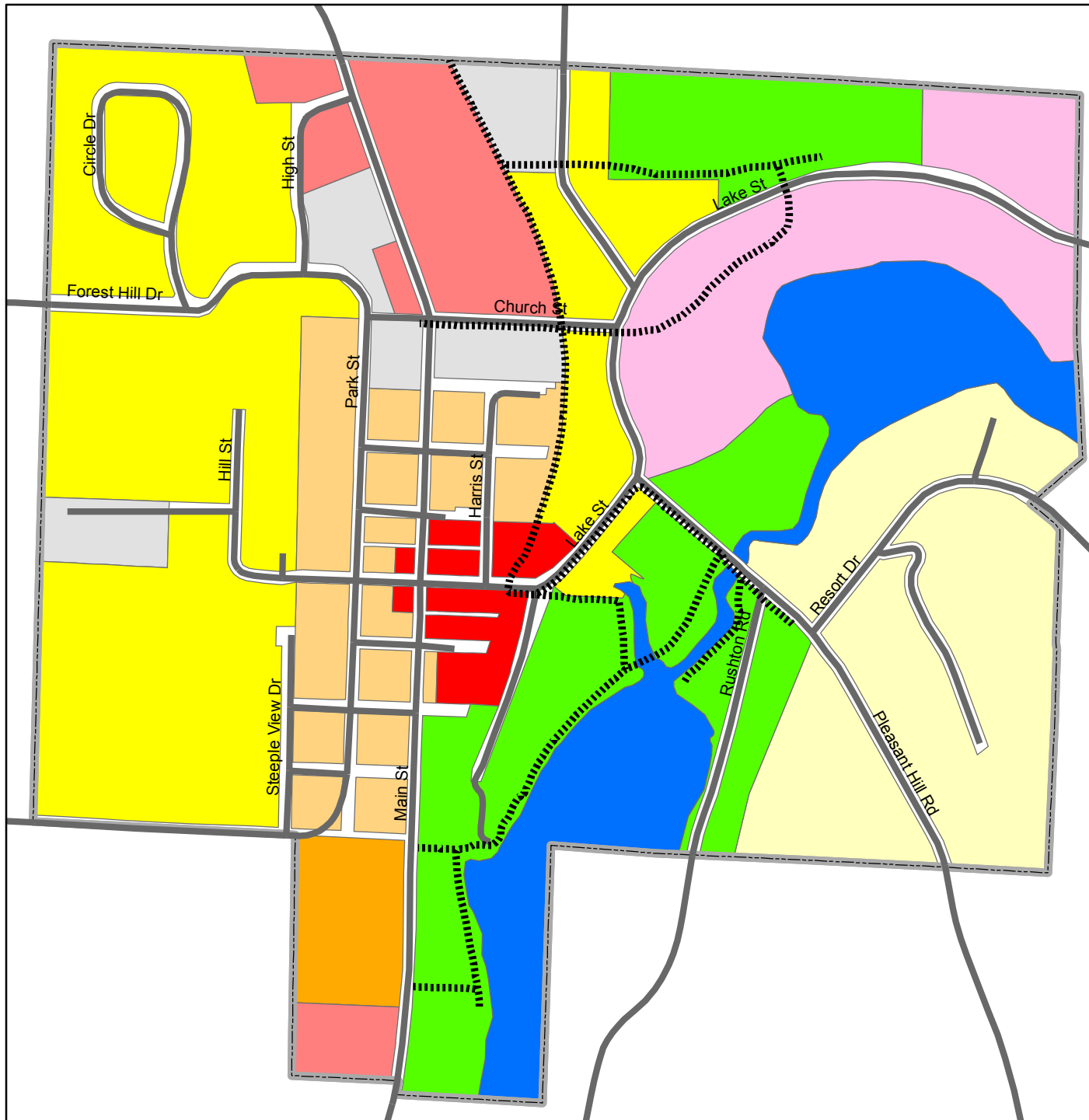
Zoning Plan

The intent of the zoning plan, a required portion of the master plan for communities with zoning, is to provide an explanation of how the future land use categories in the master plan relate to the zoning districts in the zoning ordinance. The purpose of this portion of the master plan is to reduce confusion as to the intent of the future land use categories and explains how the master plan is the basis for the zoning ordinance. The master plan outlines the desired land uses for different parts of the community, while the zoning plan outlines how they translate into the zoning map and zoning districts in the zoning ordinance.

Future Land Use Category	Corresponding Zoning Districts
Recreation/Conservation	Some lots in R-1 Low Density Residential, R-2 General Residential, and PUD Planned Unit Development. This category is intended to include existing recreation property, areas planning for future recreation use, and other environmentally sensitive areas and natural resources. Currently, the zoning ordinance includes these lands inside of the R-1, R-2, and PUD districts. However, these lands should be separated from the residential and PUD districts in the next zoning ordinance update. The Planning Commission should review the Zoning Districts and incorporate an appropriate new zoning district tailored to these types of properties in the next revision of the Village zoning ordinance.
Village Residential	R-3 Village Residential. These lots, typically 60 by 130 feet or approximately 7,800 square feet in size, are found in the area bounded by Harrison Street on the north, High Street on the west, the old railroad right-of-way on the east, and Cherry Street on the south. This area should continue to provide small lot, in-town living for residents adjacent to, and within walking distance of, the central downtown area. Duplexes, a form of multi-family housing, could be allowed in this area, in order to promote walkable, affordable living for young families or single people.
Phased Multiple-family Residential	R-4 Mixed Residential. This area is designed primarily for higher-density residential use, such as apartments or a mobile home development. Careful consideration should be given to preserving community character and ensuring a welcoming, attractive gateway leading into Ellsworth from this direction (south) along Main Street.
General Residential	R-2 General Residential. The intent of this area is to provide for the continuation of medium density with intermediate lot sizes residential properties, between approximately 0.4 acres to 2.5 acres in size, along the western side of the Village as well as north of Center Street and west of High Street. Most of the lots in this area are slightly less than an acre in size.
Estate Residential	Some lots in R-1 Low Density Residential. This area is intended to provide space for the construction and continued use of land for low density single-family dwellings, civic non-profit organizations which provide community services and adhere to site design standards that are compatible with and complimentary to residential uses. Uses which would substantially interfere with continued use of this area as primarily low-density residential should not be allowed. The Estate Residential area is located in the extreme southeastern portion of the Village at Pleasant Hill Road and Sunrise Drive. The existing lots in these areas are typically deep lots, generally more than 300 feet deep. The sizes of the lots vary, but the majority of these existing parcels are at least 0.8 acres and a few are more than five acres in size. The area designated at the southeastern portion of the Village includes currently undeveloped forested and extractive land.

Tourism Commerical	Some lots in R-1 Low Density Residential. This area is designed to accommodate tourism-related businesses such as bed-and-breakfasts and independent restaurants that add to the local, unique cultural flair of the Village. This area is located along C48, Ellsworth-East Jordan Road, also known as the "Breezeway". Currently both low-density residential and commercial uses exist in this area and are considered compatible. In addition, public entities, civic, or non-profit organizations providing community services would be compatible with other uses in this area.
Village Commercial	<p>C-1 Village Commercial. This area is located in the heart of the Village downtown and currently includes a variety of businesses, including auto repair and veterinary medicine. The uses in this area are primarily in the retail and service sectors, as well as public services, provided both by public entities, civic and/or non-profit organizations. For example, the Banks Township Hall, Fire Hall, and Banks Township Historical Society are within the Village Commercial area and are considered compatible with existing commercial uses. Other future uses which would be compatible in this area include e-commerce businesses, lodging, restaurants, and professional offices.</p> <p>In addition, the current residential uses located within the Village Commerical area are considered compatible with surrounding commerical and public services, and should be allowed to continue. Additional in-town or above-the-store residential uses may be added in the future, consistent with a mixed use environment that provides a lively, stimulating atmosphere.</p>
General Business	C-2 General Commercial. The intent of this area is to provide for light industrial, retail, e-commerce, or service sector businesses, in addition to the existing residential uses. Public services provided by public entities, civic, or non-profit organizations are considered compatible with the other uses allowed in this area. The areas designated are north of Church Street along C65, Atwood Road, and at the extreme south end of the Village, along Main Street.
Public Service	Some lots in R-2 General Residential and C-2 General Commercial. Currently, these properties include the water tower property, the Department of Public Works facility, and the Ellsworth Schools. A separate district should be added for these properties when the zoning ordinance is next updated.

Figure 7-1



Village of Ellsworth Future Land Use



- Trail/Pathway
- Street
- Village Boundary
- Commercial-Tourism
- Commercial-Village
- General Business
- Public Service
- Recreation/Conservation
- Residential-Estate
- Residential-General
- Residential-Multi Family
- Residential-Village
- Water

0 300 600 1,200 Feet

Date: September 2016

CHAPTER 8

PLAN ADOPTION AND IMPLEMENTATION

Draft Plan Circulated for Comments

The draft Village of Ellsworth Master Plan Update was transmitted to the Village Council for review and comment in 11-14-2016. The Village Council approved the draft plan for distribution on 12-12-2016. Following the Council's approval for distribution the proposed plan was distributed to adjacent Banks Township, as well as to the Antrim County Planning Commission on 12-12-2016 respectively for review and comment.

Comments received were: 2 Appendix A & B

Public Hearing

A public hearing on the proposed Master Plan Update was held on 06-12-2016 after providing the legally required notice in the Antrim County News on 05-25-2017. Appendix C

Additionally, flyers advertising the Public Hearing were posted on community information boards in the Village.

Plan Adoption

The Master Plan was adopted by the Planning Commission on 11-12-2016 and by the Village Council on 06-12-2016.

Planning Commission minutes from 11-12-2016 Appendix D
Village Council minutes from 06-12-2017 Appendix E

Legal Transmittals

Michigan planning law requires that the adopted Master Plan be transmitted to the Village Council, as well as to the adjacent Township and the County Planning Commission. Copies of these transmittal letters will be included 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, comprehensive planning is the legal basis for the development of a zoning ordinance. The zoning ordinance shall be based on 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, and 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 reside, recreation, industry, trade, service, and other uses of land; to insure that use 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 of 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.

Grants and Capital Improvements Investments

A comprehensive 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.

Recreation Plan

A recreation plan is one way to implement important recreation related goals defined in the master plan. The Comprehensive Recreation Plan for the Village of Ellsworth and Banks Township is consistent with this Village master plan. An updated and DNR approved recreation plan should be maintained to ensure Village of Ellsworth recreation projects are grant eligible. When the recreation plan is updated it should be reviewed to ensure it remains consistent with the Village goals and the Master Plan. Grant funds should be pursued for recreation projects identified in the Comprehensive Recreation Plan, and consistent with the Village recreation goals.

Summary

The Village of Ellsworth Master Plan is designed to aid in the protection of the health, safety and general welfare of the Ellsworth residents. The future land use plan establishes districts in consideration of the social and economic characteristics of the Village, the natural resources in the area, the compatibility of adjacent land uses and the Village goals defined by the Planning Commission. This plan should serve as the base in the development of a Village zoning ordinance and be used to help guide future development in the Village of Ellsworth.



County of Antrim Planning Department

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Peter Garwood
Administrator

Janet Koch
Associate Planner

Tina Schrader
Administrative Assistant

Margie Boyd
Secretary

February 8, 2017

Hugh E. Campbell, President
Village of Ellsworth
office@villageofellsworth.com

Dear Mr. Campbell:

Thank you for the opportunity to review and comment on the draft of the Village of Ellsworth Master Plan. At their regular meeting on February 7, 2017 the Antrim County Planning Commission reviewed the plan and made the subsequent motion:

*Motion by Mike Hayes, seconded by Ron Tschudy, that the Planning Commission found no incompatibilities between the Antrim County Master Plan and the proposed Village of Ellsworth Master Plan.
Motion carried – unanimous.*

Additional comments from the draft version of the meeting's minutes are:

The Planning Commission discussed Ellsworth's proposed Master Plan. Mr. Tschudy noted that the statement "45.1 percent of the post working age population in Ellsworth are listed as having a disability" seemed very high, however, it was also noted that with such a small population that number could be easily skewed. The following comments were also made:

- Table 3-2: no unit of measurement for the Secchi Disc column
- Table 6-2 should have the same heading style as Table 6-1
- Figure 7-1: "General Business" included a residential area; suggested renaming that to General Business/Residential or something more indicative of mixed use
- Page 3-15; the final paragraph of the Site of Environmental Contamination included some language that should be past tense.
- Char-Em School District was not mentioned (pg. 5-2).

In the listing of "Other Recreation Facilities – Outside the Village" (pg. 5-3)

- Suggestion to include the Six Mile Lake Natural Area
- Suggestion to combine Antrim Creek Nature Preserve and Jones Property into "Antrim Creek Natural Area."

If you have any questions, please do not hesitate to call.

Sincerely,

Janet Koch
Associate Planner

Banks Township Clerk

Donna L. Heeres
PO Box 68
6520 Center Street
Ellsworth, Michigan 49279
231-588-6126
February 1, 2017

Hugh E. Campbell, President
Village of Ellsworth
6520 Center St
Ellsworth, MI 49729

Dear Mr. Campbell,


Thank you for asking Banks Township to review and comment on the draft of the Village's 2017 Master Plan. Our Planning Commission and Township Board members each were given an opportunity to review it.

Generally, the Master Plan seems to compliment Banks Township land use and community goals quite nicely. Key areas of overlap include coordination on business recruitment, promoting trails and recreational amenities for economic development, and protection of natural resources and water quality.

The Future Land Use map compliments the Banks Township Future Land Use map. One area of potential inconsistency is that the west end of Ellsworth is general residential, which is adjacent to Banks Township Forest/Agriculture future land use district. Furthermore, a small section of Banks Township Industrial district abuts a general residential in Ellsworth.

I hope the comments are valuable to the Village of Ellsworth's council and planning commission in the development of a 2017 Master Plan.

Sincerely,



Donna L. Heeres

Banks Township Clerk

AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN)

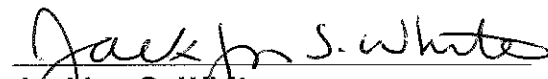
COUNTY OF ANTRIM)

Jacqueline L. Tarrant, Partner/General Manager of the Antrim Review hereby acknowledges that the Public Notice for Village of Ellsworth in the above entitled newspaper for the Weeks of May 25, 2017.

NOTARIAL PUBLIC
MICHIGAN


Jacqueline L. Tarrant

Subscribed and Sworn to on the 25th Day of May, 2017.


Jacklyn S. White
Notary Public
Antrim County, Michigan
My Commission Expires: 12/31/2017

Village Of Ellsworth, Antrim County, Michigan

**Notice of Public Hearing
on The Proposed Master Plan**

Monday, June 12, 2017 At 7:00 Pm
Banks Township Hall At 6520 Center Street
231-588-7411

Notice is hereby given that the Ellsworth Planning Commission and Ellsworth Trustees will hold a joint public hearing on Monday, June 12, 2017 at 7:00 p.m. in the Township Hall (6250 Center St, Ellsworth, MI 49729) for the purpose of receiving comments on the proposed Village of Ellsworth Master Plan.

The proposed plan is a comprehensive document, long-range in its view, and includes specific goals, objectives, and public policy recommendations regarding land use and future growth. Per the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), the plan is intended to serve as a guide for future Village decision-making related to land use, community development, and capital improvement projects. It was last updated in 2011.

Copies of the proposed Master Plan are available for review on the Village website at villageofellsworth.com, by appointment with Village Clerk Marlene Drenth, (231) 588-7411, or at the village office at 6520 Center Street. Written comments on the proposed plan may be mailed to Marlene Drenth, Clerk, PO Box 265, Ellsworth, MI 49729. Comments via electronic mail may be sent to office@villageofellsworth.com

Respectfully submitted,
Marlene Drenth, Clerk

VILLAGE OF ELLSWORTH
PLANNING COMMISSION

Minutes of meeting held September 12, 2016 at 7:00 p.m.

Members Present: Larry Essenberg, Al Drenth, Mary Neer, and Jerry Klooster.

Absent – Carla Kammerer

Visitors – Jessica Spencer and Hugh Campbell

Meeting called to order at 7:10 pm.

Larry E opened Public Hearing.

Purpose – To take comments on the Ordinance Number 1 of 2016 to amend Article III definitions and Article IV General Provisions of the Ellsworth Zoning Ordinance to add new section 4.22 Medical Marijuana.

Public Comment – There was none. Larry E asked if there was any public comment either from phone or mail and there was none.

Larry E. closed the Public Hearing.

Planning Commission Meeting called to order at 7:15 p.m.

Reviewed and approved Minutes from the March 10 and May 19th meetings.

Old Business – None

New Business – Planning commission discussed and reviewed the Ordinance Number 1 of 2016, Updates needed to be made to the section 4.22 item number 3 section I for spacing requirements, under item 1) changed from 500 to 400 ft. under item 2) changed from 200 to 100 ft. under item 3) changed from 500 to 400 ft. under item 4) changed from 500 to 400 ft. under item 6) changed from 300 to 200 ft. Group also review the Map.

Motion was made and supported to adopt as amended Ordinance Number 1 of 2016. 4-0 carried.

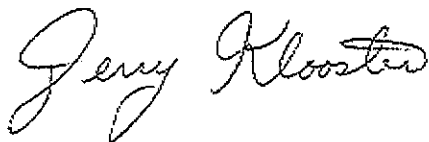
Jessica Spencer handed out 1st draft of the Master Plan. Planning Commission reviewed the complete draft and made no corrections.

Motion was made and supported to recommend the plan to the Village Council. 4-0 passed.

No other new business.

Meeting adjourned at 8:20 p.m.

Submitted by:



Jerry Klooster

Next Meeting will be November 10, 2016 at 7:00 p.m. at the Town Hall.

APPENDIX E

VILLAGE OF ELLSWORTH COUNCIL MINUTES REGULAR MEETING BANKS TOWNSHIP HALL JUNE 12, 2017

Present: Campbell, Boss, Sowers, Spearing, McCallum, Stewart, Rasmussen, and Potter.

Absent: Marlene Drenth

Others:

Meeting called to order by Campbell at 7:15 PM

1. Motion by Sowers, McCallum to accept the May 8, 2017 minutes as presented. CARRIED 7-0

PUBLIC INPUT:

DEPARTMENTAL REPORTS:

Police: Traffic tickets have been issued.

DPW: There is a big water leak that Tex is trying to uncover.

Streets: Repaving of Harris/Lincoln to Main Street and Sun Rise Drive.

COMMITTEE REPORTS:

Planning Commission: N/A

Parks and Recreation: Summer Recreation Program “out of sight” in terms of participation. Sarah Essenberg and Casey Meadows are to be commended. Next year the family rate needs to be re-visited. Campground has received positive feedback. Usage is up by a lot.

DISCUSSION:

- a. Survey Update – We have approximately 75 surveys turned in. We need 28 more. At our next meeting we will divide the remaining assignments among Village Council members.
- b. The audit and its finding were reviewed.
- c. Pig Roast is almost here.
- d. Paddle Antrim – Need to improve accessibility. We will be looking to partner with MCPark, MEDC and Patronicity in a Crowd Funding Project
- e. Community Square – The arch is supposed to be up in time for Pig Roast. More flowers, bushes and fencing are yet to come.
- f. Sale of Old Water Works Property – The two prospective owners are nearing an agreement.
- g. DDA Board to be formed soon.
- h. A+E Group – A community follow up meeting will be held this summer or early fall. Campbell

hopes to combine that with a meeting regarding the recreation plan and capital improvement plan. Our consultant Clare Karner will be assisting us.

- i. There was discussion that the repair of Harris and Lincoln Streets and Sun Rise Drive needs to occur before Bridge and Pleasant Streets. Tex is soliciting bids.
- j. Security cameras are being installed.
- k. There was a question raised as to why the school was expanding their parking in the old railroad right- of-way owned by the village.

ACTION ITEMS:

- 2. Motion by Rasmussen, McCallum to approve delinquent water bills to be put on tax roll. CARRIED 7-0
- 3. Motion by Boss, Rasmussen to approve a millage rate of 12.30. CARRIED 7-0
- 4. Motion by Sowers, Boss to give approval to Campbell to award bid to lowest bidder for non motorized pathway along Lake St in Community Park and Harris and Lincoln (to Main St.) Streets and Sun Rise Drive. CARRIED 7-0
- 5. Motion by Rasmussen, Stewart to give Campbell authority to sign Water Trail Agreement. CARRIED 7-0
- 6. Motion by Stewart, Sowers to approve 1% tax collection resolution. CARRIED 7-0
- 7. Motion by Spearing, Boss to approve the updated Master Plan 2017. CARRIED 7-0
- 8. Motion by Rasmussen, Stewart to approve the bills. CARRIED 7-0
- 9. Motion by Sowers, Spearing to adjourn at 8:15 PM. CARRIED 7-0

Marlene Drenth, Village Clerk

APPENDIX F

September 12, 2017

Marlene Drenth, Clerk
Village of Ellsworth
6520 Center St PO 265
Ellsworth, MI 49729

Attached is the approved copy of The Village of Ellsworth Master Plan 2017. Please look it over and feel free to make any comments. It can be found on the Village Web Site: villageofellsworth.com

Thanks

Jerry Klooster, Secretary
Village of Ellsworth Planning Commission

Cc: Hugh E. Campbell, President

APPENDIX G

Jerry Rasmussen, Trustee

Lynn Spearing, Trustee

Keith Stewart, Trustee

Gregg McCallum, Trustee

Scott Sowers, Trustee

VILLAGE OF ELLSWORTH
6520 CENTER ST.
P.O. BOX 265
ELLSWORTH, MICHIGAN 49729

villageofellsworth.com

Hugh Campbell, President

Ron Boss, Pres. Pro Tem

Marcie Potter, Treasurer

Marlene Drenth, Clerk

Phone (231) 588-7411

office@villageofellsworth.com

Fax (231) 588-2079

September 12, 2017

Peter Garwood
County Administrator
203 E. Cayuga Street
PO Box `187
Bellaire, MI 49615

Peter

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Thanks

Hugh E. Campbell, President
Village of Ellsworth



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APPENDIX H

Jerry Rasmussen, Trustee

Lynn Spearing, Trustee

Keith Stewart, Trustee

Gregg McCallum, Trustee

Scott Sowers, Trustee

VILLAGE OF ELLSWORTH
6520 CENTER ST.
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Hugh Campbell, President

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Marlene Drenth, Clerk

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office@villageofellsworth.com

Fax (231) 588-2079

September 12, 2017

Donna Heeres, Clerk
Banks Township
6520 Center St PO 68
Ellsworth, MI 49729

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Thanks

Hugh E. Campbell, President
Village of Ellsworth

Cc: Tom Mann, Supervisor
Don Mills



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