

GRANT TOWNSHIP MASTER PLAN

Grand Traverse County, Michigan

Updated by the
Grant Township Planning Commission
2025



Grant Township Board

Crystal Breithaupt, Supervisor

Beth Svec, Treasurer

Doug Moyer, Trustee

Lisa Willett, Clerk

Kyle Rector, Trustee

Isaac Entz, Assessor

Grant Township Planning Commission

Steve Vanderford, Chairman

Deb Hartzell, Secretary

Dan Zezulka

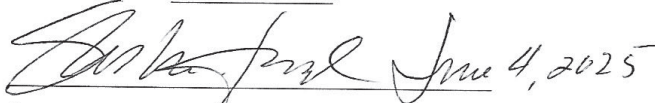
Doug Moyer, Zoning Administrator

Jan Malik

Kyle Rector

Phillip Shapton

The Grant Township Master Plan was adopted by the Grant Township Planning Commission on _____.


Steve Vanderford, Chairman

The Grant Township Master Plan was approved by the Grant Township Board on

July 21, 2025


Crystal Breithaupt, Supervisor

Table of Contents

	Page
I. Vision Statement	4
II. Purpose of Master Plan	5
III. Goals and Objectives	6-9
IV. Maps	
A. Explanation of existing Land	10-11
B. Explanation of Future Land Use	11-14
1. Current Zoning Map	15
2. Future Land Use Map	16
3. Existing Land Use Map	17
4. Business District Map	18
5. Oil and Gas Use Map	19
6. Public Land Map	20
7. Roads Map	21
8. School Districts Map	22
9. Wetlands Map	23
V. Appendix	
1. Background and History	24
2. Community Analysis	25-26
3. Resources	26-27
4. 2020 Census Data	28
5. 2024 Community Survey Results	28

Vision Statement

Grant Township is dedicated to preserving its rich ecological character, including its wetlands, waterways, agricultural lands, forests, and vital watersheds. We are committed to protecting these natural resources while promoting the health, safety, and general welfare of our residents.

Our vision prioritizes the encouragement and sustainability of agriculture and forestry, recognizing their essential role in our township's heritage and economy. Thoughtful planning will ensure that new development occurs in appropriate locations with safeguards that preserve the township's rural and natural beauty. Through collaboration, education, and responsible growth, our goal is to create a resilient and prosperous future for our families, businesses, and the environment.

Future residential and commercial growth will be directed to areas where public services are planned and available, balancing progress with environmental responsibility. We honor the agricultural, historical, commercial, and recreational significance of Grant Township, fostering a strong sense of community and connection to our shared past. Above all, we are committed to maintaining local governance in the hands of Grant Township residents, ensuring that those who call the place home shape the future.

II. PURPOSE OF MASTER PLAN

The Grant Township Planning and Zoning commission set forth to update the Master Plan in order to provide a detailed plan for the future of the community. The plan will encompass public input gathered through special meetings and a public survey, with the goal to preserve the character and natural beauty of the township. The Master plan will provide guidelines for future development while also confronting the challenges that future growth may present. The intent of the Master Plan is to provide concise goals and objectives for protecting what the community values; open space, forest, farmland, water, natural resources, and promoting the health, safety, and general welfare of the township, while also allowing for sustainable growth.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831) requires a planning commission to prepare and adopt a master plan as a guide for development within the planning jurisdiction. The plan will help guide future development, provide a framework for how it is to be implemented, and be kept up to date for the changes the Grant Township community will be presented with. This plan outlines how it is to be implemented and will be reviewed every five years.

The intent of the Grant Township Master Plan includes the following priorities:

1. Establish a Master Plan that embodies the goals, policies, and future vision of the township.
2. Provide a sustainable framework for current and future land use that reflects the wants and needs of the township's residents, businesses, and property owners.
3. Create a plan to ensure the township is a place in which citizens want to live, work, visit, and sustain a business, while also maintaining the natural character and recreational areas of the township.
4. The master plan is the basis for preparing the township's ordinances.

III. GOALS AND OBJECTIVES

The goals described in the Grant Township plan address the following areas considered most important to the residents of the township:

- A. Environmental Preservation and Protection
- B. Rural Character Preservation
- C. Agricultural Vitality
- D. Infrastructure

The categories summarized above are the basis for the action plan. The goals are identified in more detail with plans and strategies for which to attain each goal.

The responsible parties and the timeframe for which these goals and objectives will be implemented and completed are labeled as follows:

PC (Planning Commission)	ST (Short Term)
TB (Township Board)	LG (Long Term)
CV (Citizen Volunteer)	OG (Ongoing)

A. Environmental Preservation and Protection

1. Goal: Promote the health, safety, and general welfare of Grant Township's residents by establishing a sound basis for reasonable zoning.

Objective: review current ordinances to ensure that they are supporting the goal of health, safety, and welfare.

PC (OG)

2. Goal: To work with agencies to prevent loss of Forest and State land in Grant Township in a manner that respects both the natural environment and supports the rural landscape.

Objective:

- Meet with DNR to understand plans for Grant Township. **PC/CV (ST)**
- Discuss programs with USDA for healthy forest conservation. **PC (OG)**
- Research agricultural preservation programs and provide information on township website. **PC (OG)**

3. Goal: Protect environmentally sensitive areas such as wetlands, steep slopes and bodies of water.

Objective:

- Map all wetlands in Grant Township. **PC (ST)**
- Encourage property owners to practice planned management, and the retention of productive agricultural and forest lands. **CV/PC (OG)**

4. Goal: Promote the Grant Township clean up day for successful community participation.

Objective:

- Using the township website, signage, email, and social media, the township will advertise cleanup assistance. **PC/TB/CV (OG)**

5. Goal: Encourage forest management and replanting on privately owned land.

Objective:

- Provide a list of identified program resources for grants and other assistance. **PC/TB/CV (OG)**
- Support forest stewardship programs, conservation easements, and zoning incentives. **PC/TB (OG)**

6. Goal: Grant Township will encourage overall farm improvement and preservation.

Objective:

- Identify programs that provide funds and resources for improvement of current farmland. **PC/TB/CV (OG/ST)**
- Provide information, education, and resources for the proper disposal of hazardous waste and materials. **PC/TB/CV (OG)**

B. Rural Character Preservation

1. Goal: Grant Township will support the preservation of large parcels of land from being developed and maintain open space.

Objective:

- Review current ordinances for guidance and possible amendments. **PC (OG)**

2. Goal: Grant Township supports limiting light pollution.

Objective:

- Planning committee will edit ordinances to reflect lighting specifications. **PC (LT)**

3. Goal: Provide specifications to limit urban sprawl and maintain the character of existing neighborhoods.

Objective:

- Review current ordinances for guidance and possible amendments of residential neighborhoods. **PC (LT)**
- Ensure future land map reflects critical areas most affected by expansion and development as well as possible lot layout, road extensions, and open space plans. **PC (OG)**

4. Goal: Provide guidelines and ordinances to limit the impact of new energy sources on the township. The community in Grant Township values the health and safety of its residents and wildlife. The importance of maintaining open space, limiting light pollution, as well as the concern for decreased property value reflect the necessary implementation of this goal.

Objective:

- Review current ordinances and implement amendments for necessary changes. **PC (ST)**

5. Goal: The preservation of farm and forest lands are a priority to maintain the open landscape of Grant Township.

Objective

- Review master plan and confirm actions are completed. **PC (OG)**
- Provide resources for preservation. **PC (OG)**

6. Goal: The township will provide maps to rural areas and environmentally sensitive areas that need protection.

Objective:

- Explore possible strategies for protecting open space, woodlands, farmlands, and wildlife habitat. **PC/CV (OG)**

C. Agricultural Vitality

1. Goal: Encourage and support the production of local products from Grant Township agriculture.

Objective:

- Identify all vendors that currently produce local products and publish on website. **PC (OG)**
- Provide information on website for new vendors in township to establish and sell products. **PC/CV (OG)**

2. Goal: Maintain existing commercial base and limit commercial development to ensure the rural character and values on open land are preserved.

Objective:

- Review current ordinances for guidance and possible amendments to limit commercial growth. **PC/CV (OG)**
- Update future land use map to reflect limited growth areas. **PC (OG)**
- Possible review of ordinances pertaining to architecture, landscaping, and signage associated with commercial establishments to maintain the character of Grant Township. **PC/CV (OG)**
- Encourage maintenance and restoration of current structures. **PC/CV (OG)**
- Develop blight ordinance. **TB**

3. Goal: Evaluate current A1/A2 districts for definition, location, and accuracy to promote and support agriculture in the township.

Objective:

- Establish detailed standards for district designation. **PC/CV (OG)**

4. Goal: Encourage succession planning that can reduce the loss of farmland to corporate farming or developments.

Objective:

- Provide a list of resources for succession planning. **PC/CV (ST)**

D. Infrastructure

1. Goal: Inform the Grant Township Board about changes upcoming meetings/events, and other important information to be posted on the website.

Objective:

- Determine content and layout for website edits. **PC/CV (ST)**

2. Goal: Preserve AG and forest land through clustering and well-ordered land use patterns.

Objective:

- Review current ordinances for guidance and possible amendments. **PC (OG)**

3. Goal: Support efforts to bring more business to Grant Township

Objective:

- Form citizen group to identify business ideas and interests. Review citizen report and develop next steps. **PC/CV (LT)**

4. Goal: Review ordinances that have major infrastructure implications for solar, wind, mining, etc.

Objective:

- Develop action items for edits, add or delete selected ordinances. **PC/CV (ST,OG)**

IV. Maps

Explanation of Zoning and Current Land Use

Zoning Plan

A “zoning plan” is required by the Michigan Planning Enabling Act, Public Act 33 of 2008 for a local unit of government that has adopted a zoning ordinance. As required by the Act, a zoning plan covers the various zoning districts, which control the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.

Relationship to the Master Plan

The Grant Township Master Plan is a document to guide Township officials and citizens in making decisions about use of the land. A primary purpose of the Master Plan is to provide guidelines for the treatment of the areas of the Township, which have varied characteristics based on a survey of existing conditions and public input. The Zoning Plan, along with the rest of the relevant parts of this Master Plan, is intended to guide the implementation of and future changes to the Township Zoning Ordinance.

Districts and Dimensional Standards

Following are four land use categories within which the five zoning districts in the Grant Township are organized. The purposes of each district are listed in the specific district provisions of the Zoning Ordinance. The Zoning Map, which is part of the Zoning Ordinance, depicts which lands are in which districts. It is the only map depicting the official boundaries of zoning districts.

Agricultural Districts

There are two Agricultural Districts in Grant Township: A-1 Agricultural District and A-2 Agricultural District.

The A-1 Agricultural District contains the best agricultural soils, and currently, the most intensively farmed land in the township. The Master Plan proposes to preserve this land base for production agriculture and on those parcels more suited, because of topography, forestry. The minimum lot requirements for this district are defined under Section 16(a) - Special Requirements & Restrictions within the A-1 Agricultural District of the current Grant Township Zoning Ordinance.

The A-2 Agricultural District contains soils that are sandier and less productive than soils in the A-1 district. Woodlands, marshy areas, and topography separate this area from the more intensely farmed A-1 District. The minimum lot requirements for this district are defined under Section 16(f) - Special Requirements & Restrictions within the A-2 Agricultural District of the current Grant Township Zoning Ordinance.

Residential Districts

There are two Residential Districts in Grant Township: R-1 Residential District and R-2 Residential District.

The R-1 Residential District requires a minimum of one (1) acre and two hundred (200) feet of road frontage. Within the Village of Karlin and the DeLorme and Shorna subdivisions, each lot shall have a minimum of eleven thousand (11,000) square feet with one hundred (100) feet of road frontage.

The R-2 Residential District requires a minimum of two and one-half (2-1/2) acres and two hundred (200) feet of road frontage.

Business District

The B-1 Business District is the only commercial district in Grant Township. The principal purpose of the Business District is primarily to accommodate retail, wholesale and service establishments in the Township. Certain uses require a special use permit.

Manufactured Home Park District

The Manufactured Home Park District is to accommodate manufactured home residential communities.

Explanation of Future Land Use

As we look to the future of Grant Township, the community survey results strongly indicate the desire to preserve the natural and agricultural landscapes, water quality, and natural resources. As the Grant Township Planning Commission, it is our intent to see the rural quality of life preserved and to see the new growth introduced into the township where it will cause the least impact on the rural and natural quality of life. Therefore, Grant Township is divided into the following future land uses with the color key on the future land use map. Future restrictions may apply.

Residential

The Residential districts are generally described as the northwest portion of the township, bordered by Karlin Road and Nessen Road. It includes the south end of Green Lake, the Betsie River, Round Lake, Mud Lake and Hall Creek and scattered parcels of State land that are part of the Pere Marquette State Forest. The ten year compartment plan by MDNR is to consolidate holdings in this area by disposing of parcels not necessary for the implementation of the management plan. There are several areas of small tracts in this district; along Green Lake, M-137 and Nessen Road. Otherwise, the parcels are average 40 to 80 acres in size.

There are about 2,500 acres in this district, or about 10% of the land area of the township. This land is mostly forested, slightly rolling in areas, with intermittent wetlands. It is not anticipated that this area will be served with central sewer or water within the time frame

of this plan. Consequently, lot sizes need to be large enough to provide for on-site private systems. A good water supply is available in the area at depths of fifty to one hundred feet, making private wells very economical.

The unincorporated village of Karlin adjoins this district at the point of connection of Co Rd 137 (Karlin Road) and Nessen Road. Co Rd 137 continues south through the village and then easterly and southerly to County Line Road.

Due to the intent of the Township to maintain the strong interest and activity in agricultural and forest uses, this portion of the township was selected for future residential growth because it does not contain a majority of good agricultural or forestry soils. Also, it is close to the village of Interlochen where M-137 provides easy access to convenience retail and to US-31, for entrance to the Traverse City area labor market and major retail, health and financial services.

The areas near the Village of Karlin and around Green Lake currently have smaller lot sizes than the rest of this district. The recommended minimum lot size for this area, which could include Section 5 and 8, and all parcels North and West of Karlin Rd (137) in Section 4, is one acre. Consideration for smaller lot size could be given to the plat of Karlin and the platted subdivisions on 137 North out of Karlin.

The recommended minimum lot size for the remainder of the current residential district is two acres or more.

The clustering of residential units to retain important natural features and open space is encouraged, and a reduction of lot size to less than the recommended lot size for these areas, within the guidelines of the Township Zoning Ordinance, may be permitted where the open space created is retained in a permanent conservation easement or other legal conveyance of development rights.

Uses contemplated in this district are single-family homes on parcels of one acre. Subdivisions and so-called site condominiums will be considered.

Agricultural

The Agricultural district of this plan is its heart and soul. Some of the best soils in Northern Michigan are present in abundance here and there are many active farms in the township. There are approximately 9,600 acres of land devoted to agriculture. This amounts to approximately 40% of the total land area of the Township. Of this, approximately 8,000 acres are in programs from the United States Department of Agriculture (USDA). The Farm Services Agency (FSA) administers these programs and supports farms and farming communities with programs including disaster relief, conservation programs, commodity price guarantee programs and loan programs. The Farmland and Open Space Preservation Act, commonly referred to as PA 116, is state law administered by the Michigan Department of Natural Resources (MDNR) to give landowners a refund on property taxes paid on farmland in excess of 3.5 percent of total household income. Another part of PA 116 is the purchase of development rights by the Real Estate Division of the MDNR, with funds generated by the repayment of

property tax credits when farmland agreements are terminated. Enrollment in PA 116 is for a minimum of ten years, and as long as 99 years.

There are also about 280 acres enrolled in the Commercial Forest Act. This is a program administered by the Michigan Department of Natural Resources (MDNR) to greatly reduce property taxes on forest land in exchange for a forest management plan or reforestation plan and the lands open to public access for hunting and recreation. The participation of a majority of the landowners in these programs indicates their commitment to long term agricultural and forestry enterprises, which lend strong support to the concept advanced by the Planning Commission of farm and forest land preservation.

In addition, there are approximately 2,500 acres of State Land in the township administered by the MDNR Forestry Division as part of the Pere Marquette State Forest.

It is the recommendation of this plan that this land base, made up of agricultural and forest lands, be maintained as the most valuable asset of the township. Every effort should be made to recognize and protect this land base, which is threatened with gradual conversion to rural residential uses. As new residents move into the area, several consequences begin; land values increase due to the sales of building lots, splitting of tracts of land may make certain areas unprofitable or difficult to work with agricultural equipment, and the noise and odors and working hours for planting and harvesting create complaints from residents not fully aware of the nature of agricultural operations and modern agricultural practices.

The Planning Commission recognizes that there exists within the agricultural district a core area of very productive soils and an area that because of the soil type, topography, and/or forest cover is less desirable for production agriculture. Through a combination of lot size requirements and permitted uses, the core area of the best agricultural land should be preserved with the main focus on sustaining agriculture, at the same time, realizing that limited residential development will occur but, through planning, directing how it will happen. If state lands are sold, they may be subject to further zoning restrictions.

The Planning Commission would support the strengthening of the agricultural base of the township by sponsoring educational programs in cooperation with other agencies that introduce land owners to the latest techniques in farmland and forestland preservation, such as Purchase of Development Rights and Transfer of Development Rights. Purchase of Development Rights (PDR) is a program where the right to develop property is separated from the property, similar to mineral rights, and these rights purchased and held in perpetuity. Transfer of Development Rights (TDR) is similar except the rights are transferred to another piece of property to allow for higher density.

Manufactured Housing

At the present time there is a Manufactured Housing Park that has been granted a permit for 50 acres in the southeast corner of Section 36 of the township. Manufactured Housing Parks should not be allowed in other zoning districts, but should be placed in

areas designated for such parks by the Planning Commission. If and/or when the current permitted park in Section 36 reaches its capacity, another location for such parks would be in the southwest corner of the township. If the need arises for another Manufactured Housing Park, then the land should be removed from its present zoning classification and designated as Manufactured Housing Park District.

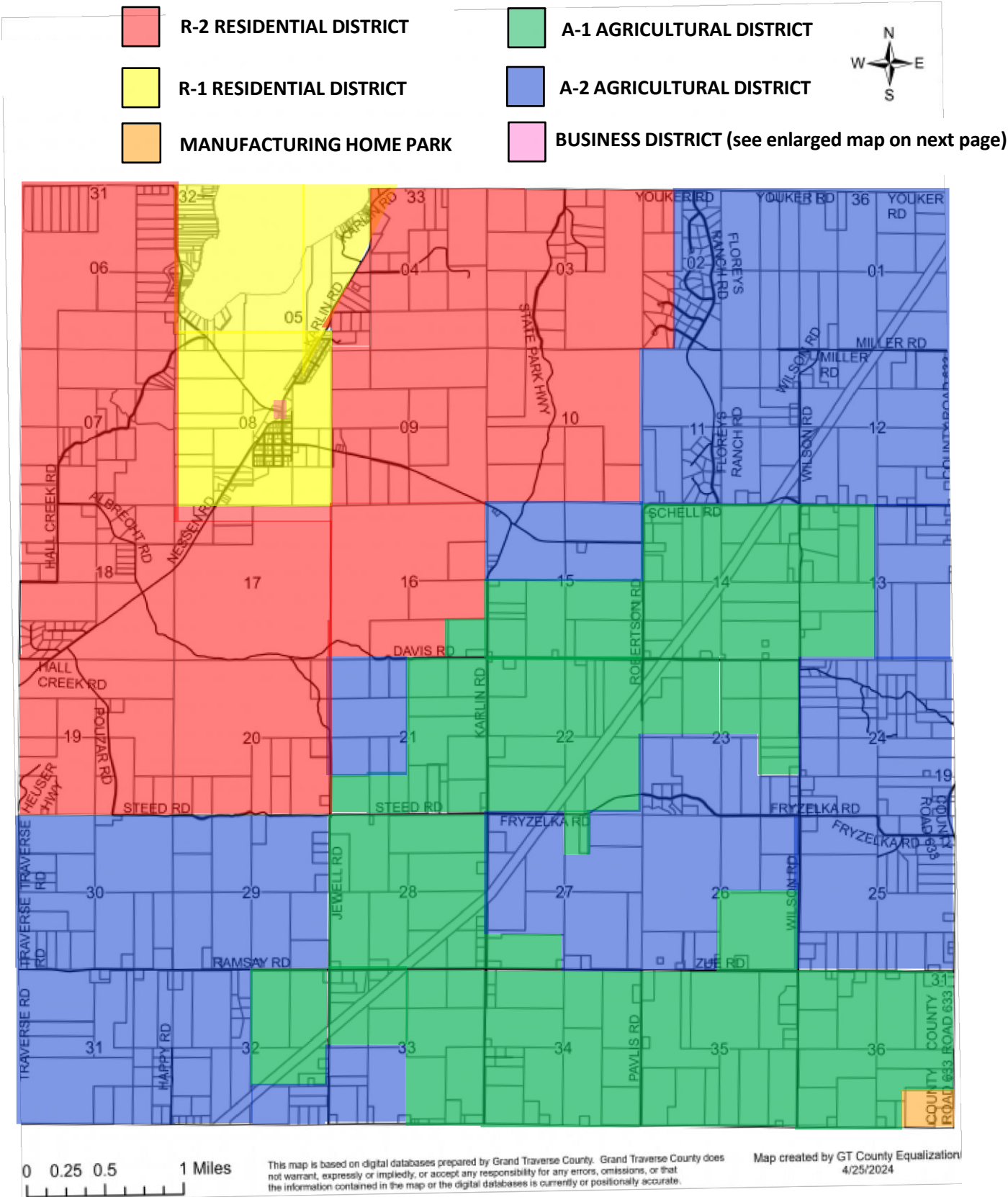
Business

The Business district is comprised of the existing unincorporated village of Karlin and the immediate area, which will allow for expansion of this district during the next twenty years. The existing village contains a few convenience commercial uses and uses catering to seasonal tourism in the area. There are also single-family residences in this district.

It is recommended that expansion of the business activity be encouraged in this district, both in convenience commercial and tourist related business. Also professional office and similar uses be added. A mix of residential and commercial uses are encouraged, with possibly first floor office/retail and second floor multifamily permitted. A package wastewater treatment system may be needed for this concentrated development area during the time span of this plan.

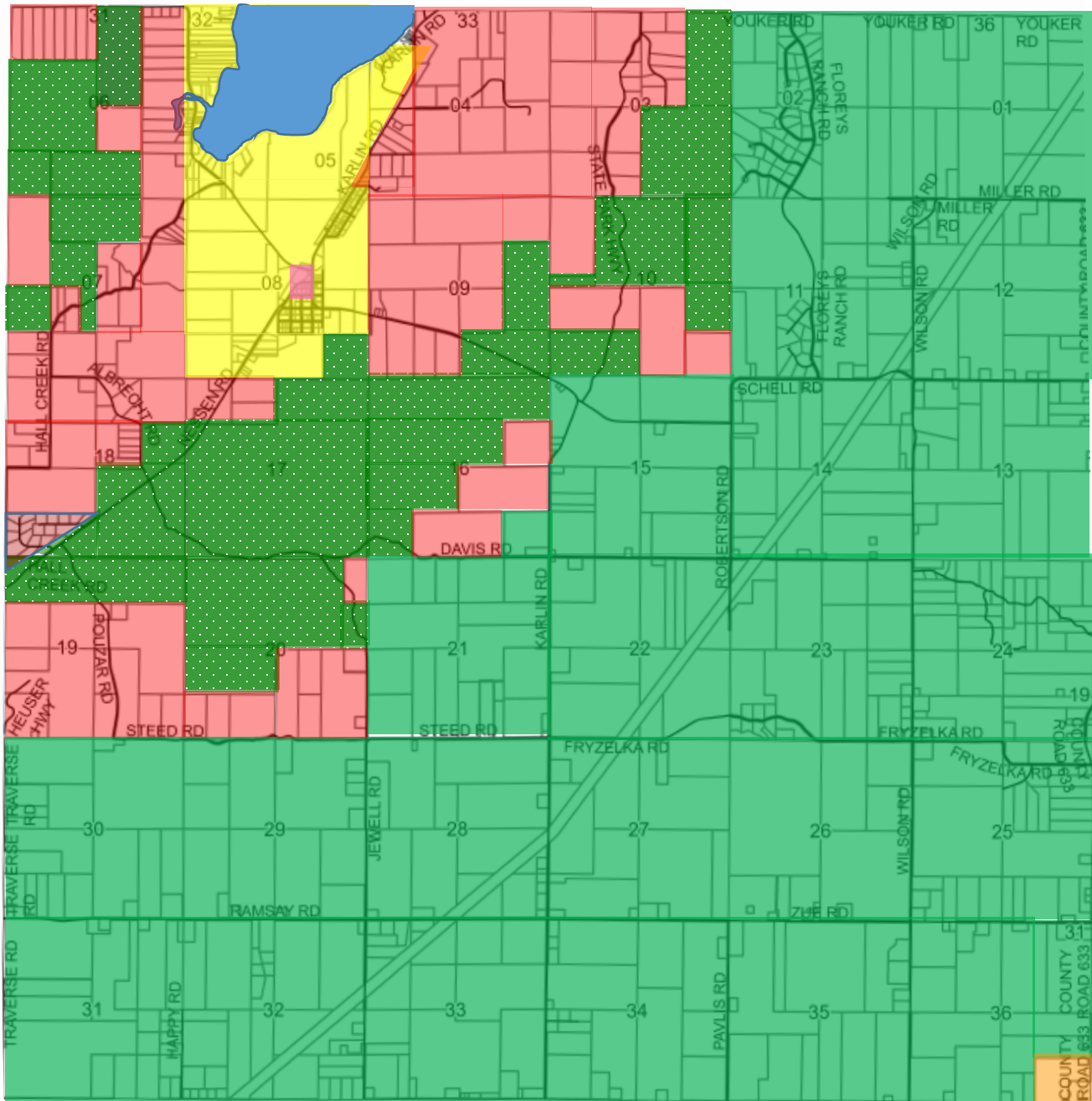
A village center concept should be explored for this community center, with the ability of residents of the village to walk to work, commercial, and recreation attractions.

CURRENT ZONING MAP GRANT TOWNSHIP



FUTURE LAND USE

GRANT TOWNSHIP



0 0.25 0.5 1 Miles

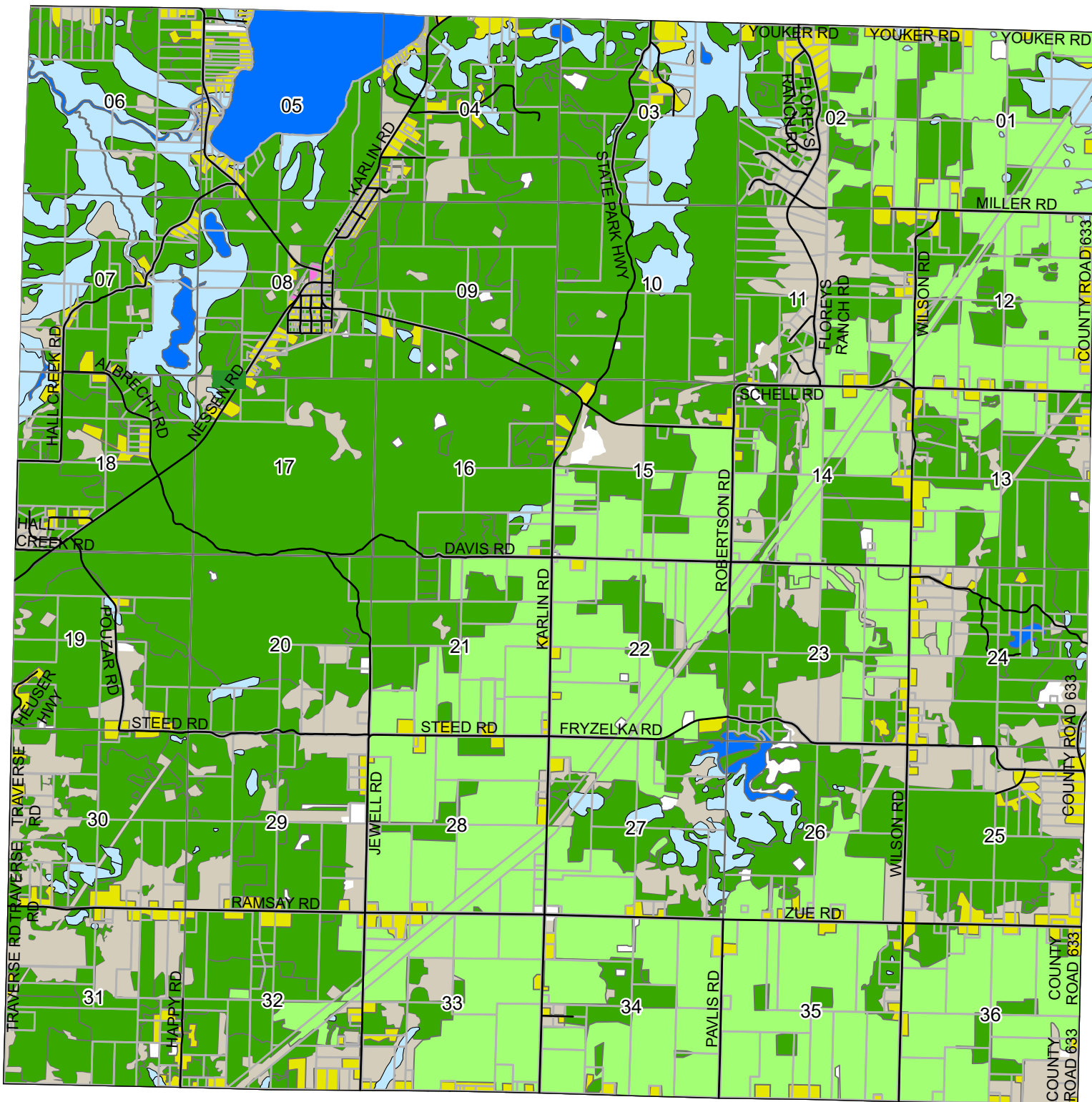
This map is based on digital databases prepared by Grand Traverse County. Grand Traverse County does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.

Map created by GT County Equalization
4/25/2024

EXISTING LAND USE GRANT TOWNSHIP

Land Use (2010)

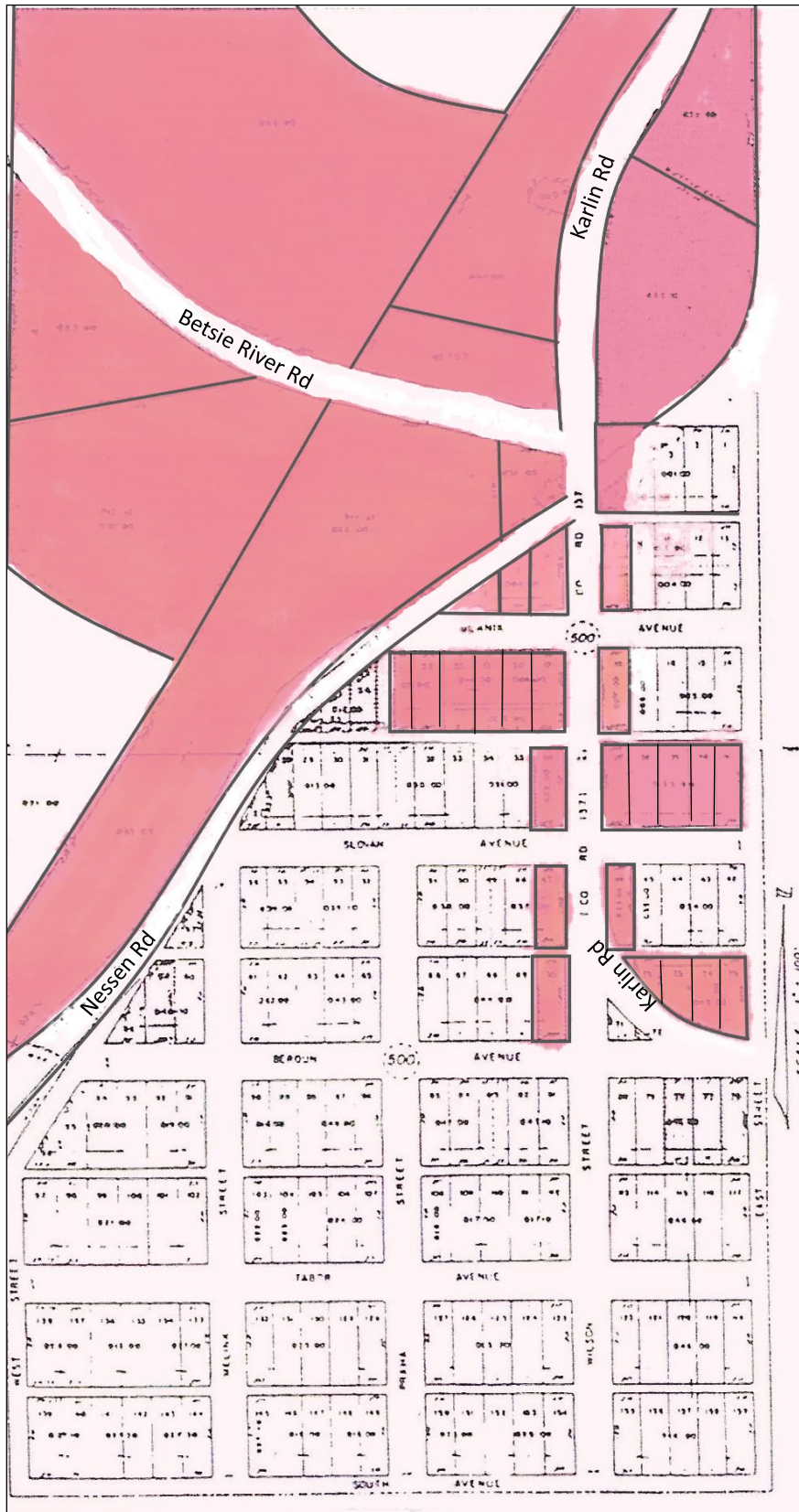
 GRASS/SCHRUBLANDS	 BUSINESS	 AGRICULTURE
 FOREST	 RESIDENTIAL	 WETLAND
		 WATER



0 0.25 0.5 1 Miles

This map is based on digital databases prepared by Grand Traverse County. Grand Traverse County does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.

Map created by GT County Equalization/GIS
4/25/2024

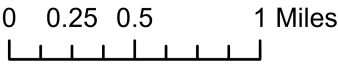
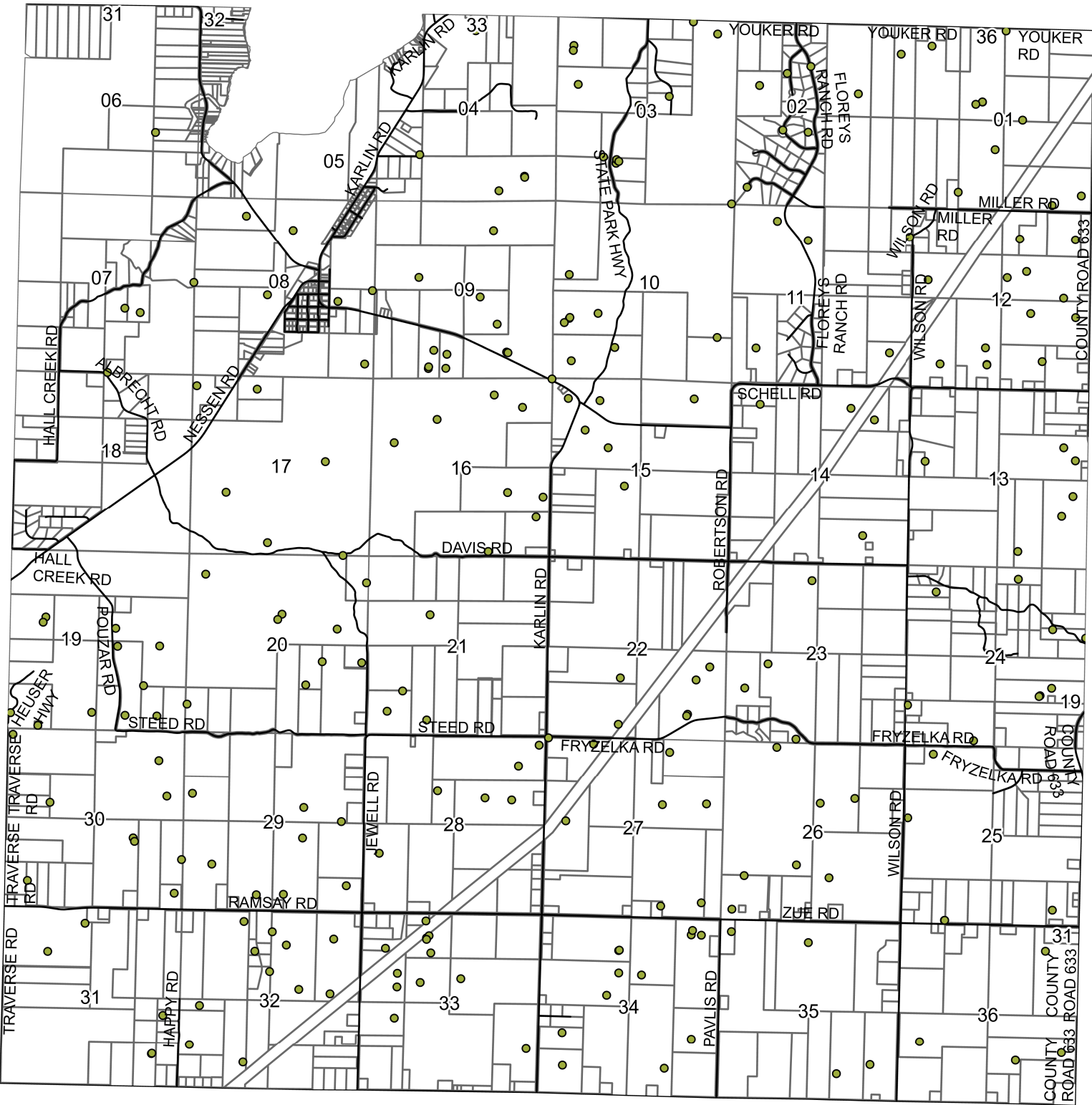


OIL AND GAS

GRANT TOWNSHIP

Parcels Oil and Gas Test Well Surface Hole Locations

□ Parcels • Oil and Gas Test Well Surface Hole Locations



PUBLIC LANDS

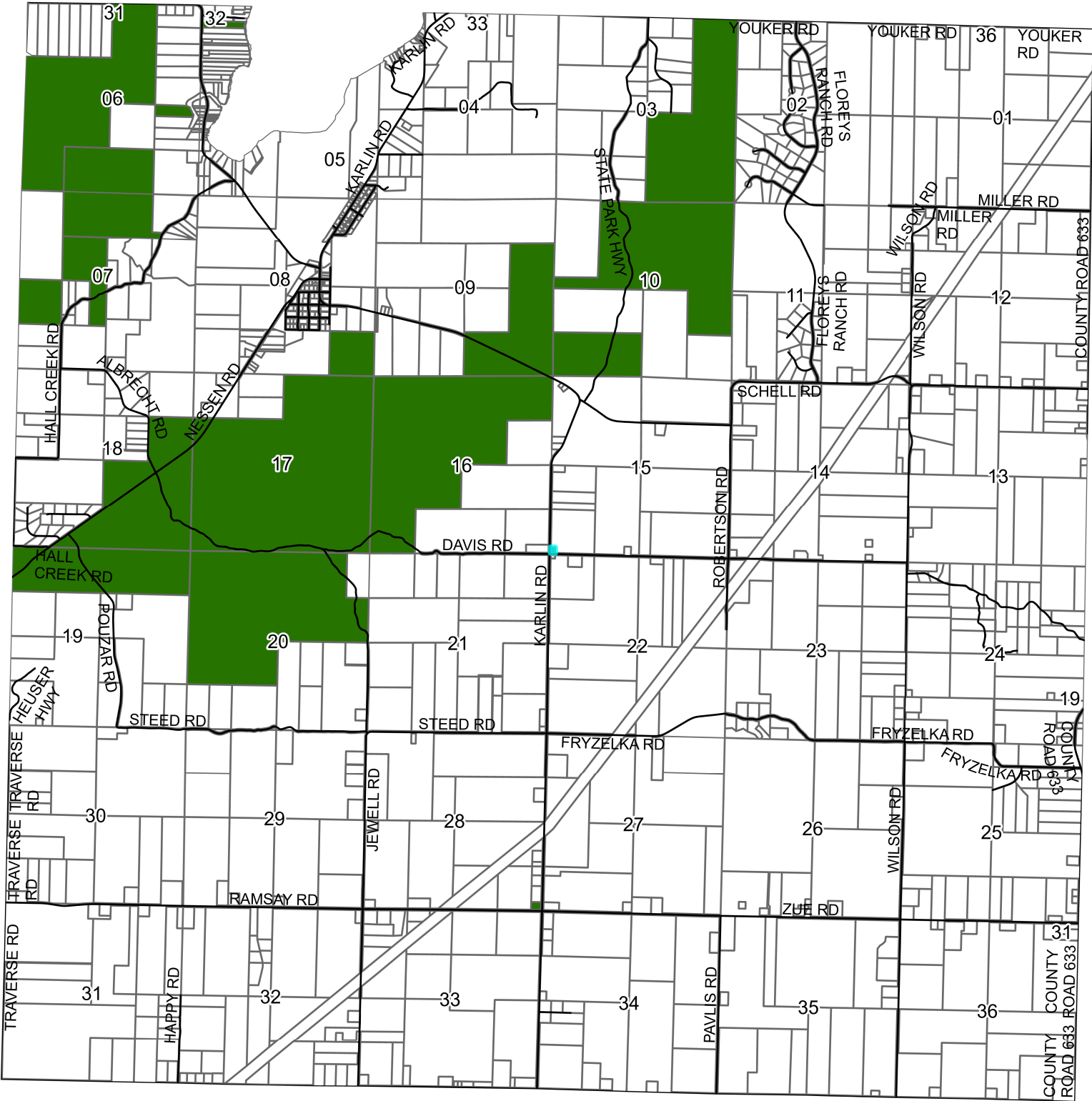
GRANT TOWNSHIP

Parcels

Public Land

Parcels

Public Land



0 0.25 0.5 1 Miles

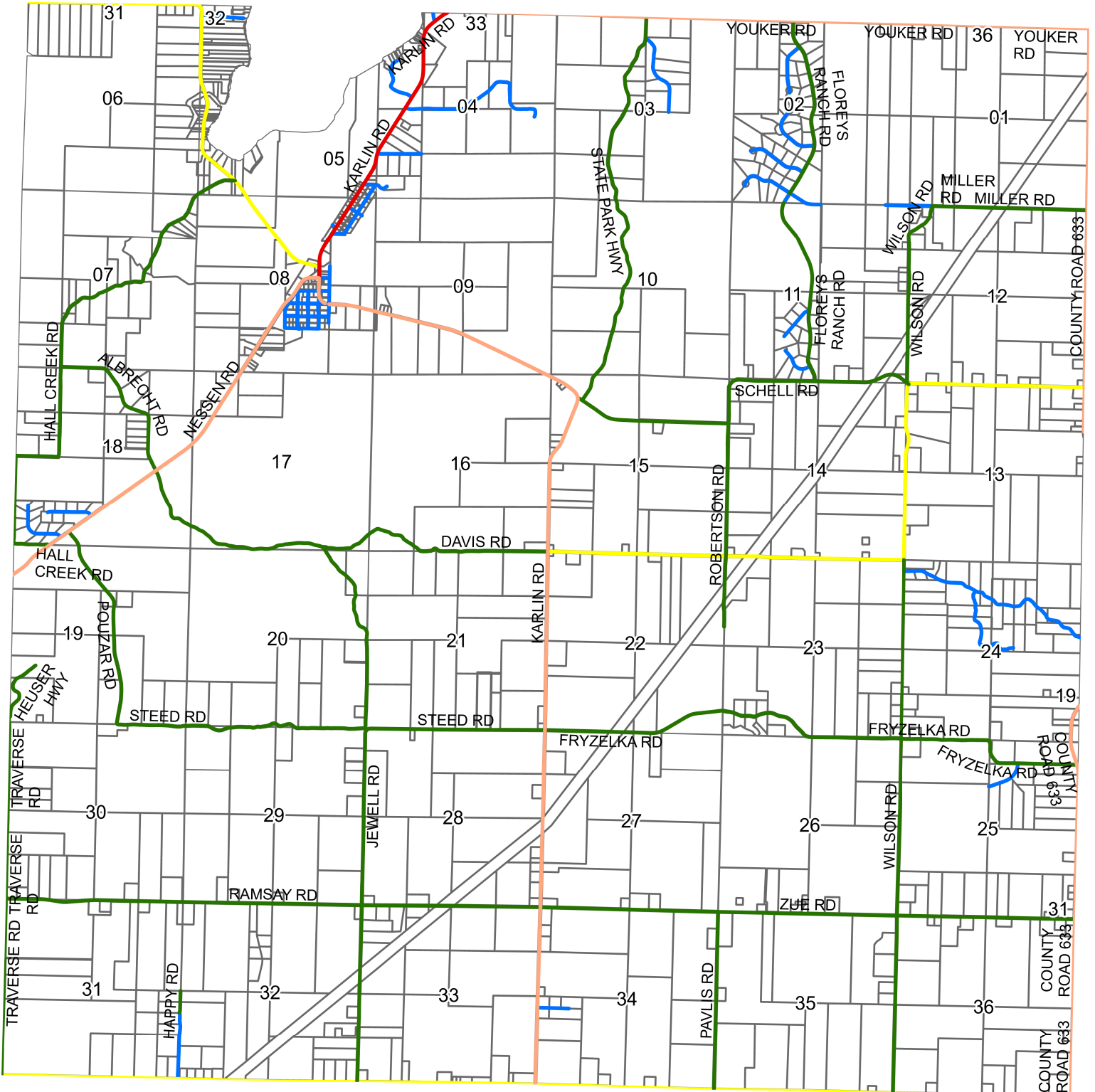
This map is based on digital databases prepared by Grand Traverse County. Grand Traverse County does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.

Map created by GT County Equalization/GIS
4/25/2024

ROADS

GRANT TOWNSHIP

Parcels RoadCenterline Feeder Road Major Arterial
 Access Road Local Minor Arterial

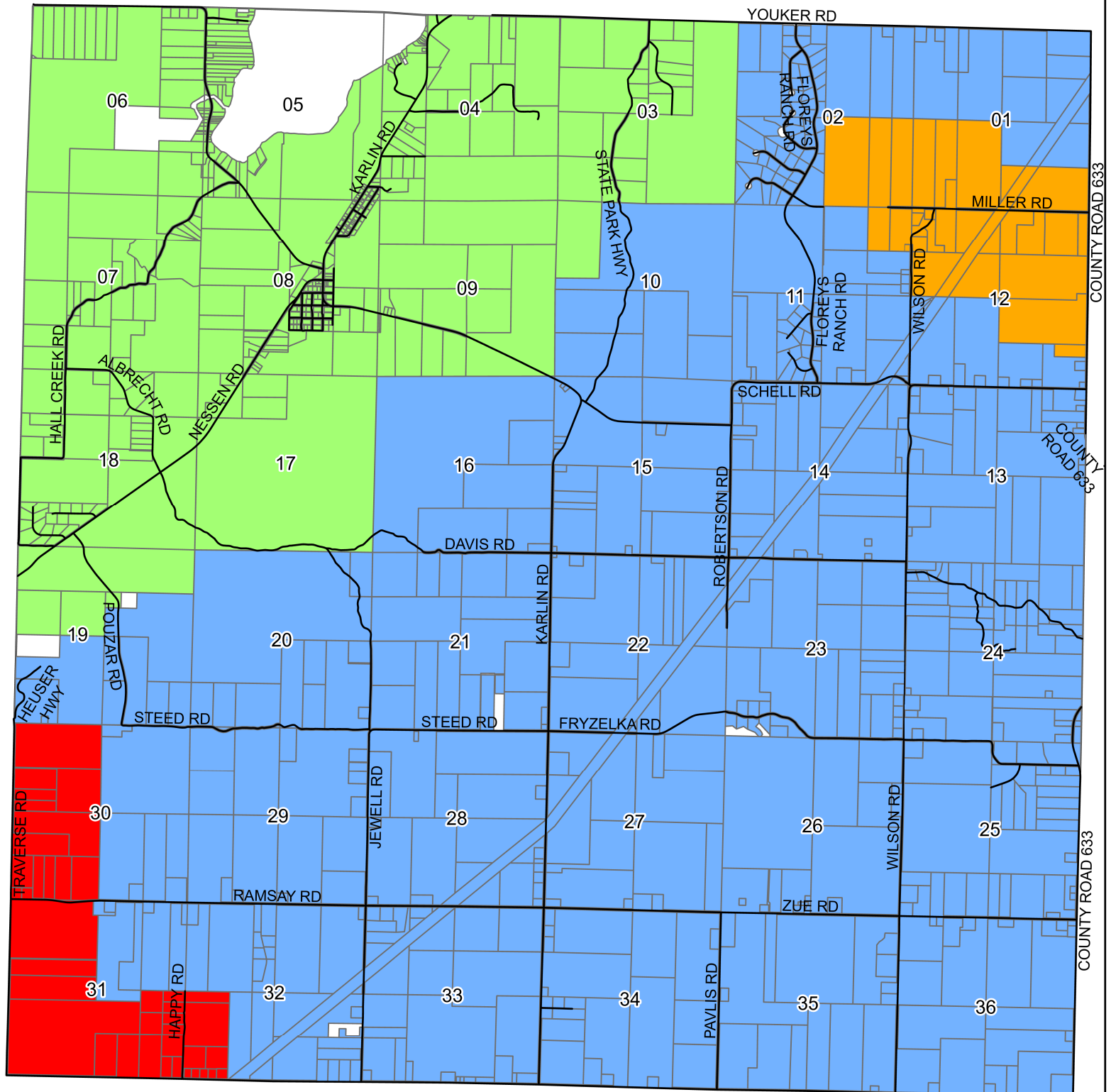


0 0.25 0.5 1 Miles

This map is based on digital databases prepared by Grand Traverse County. Grand Traverse County does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.

Map created by GT County Equalization/GIS
4/25/2024

GRANT TOWNSHIP

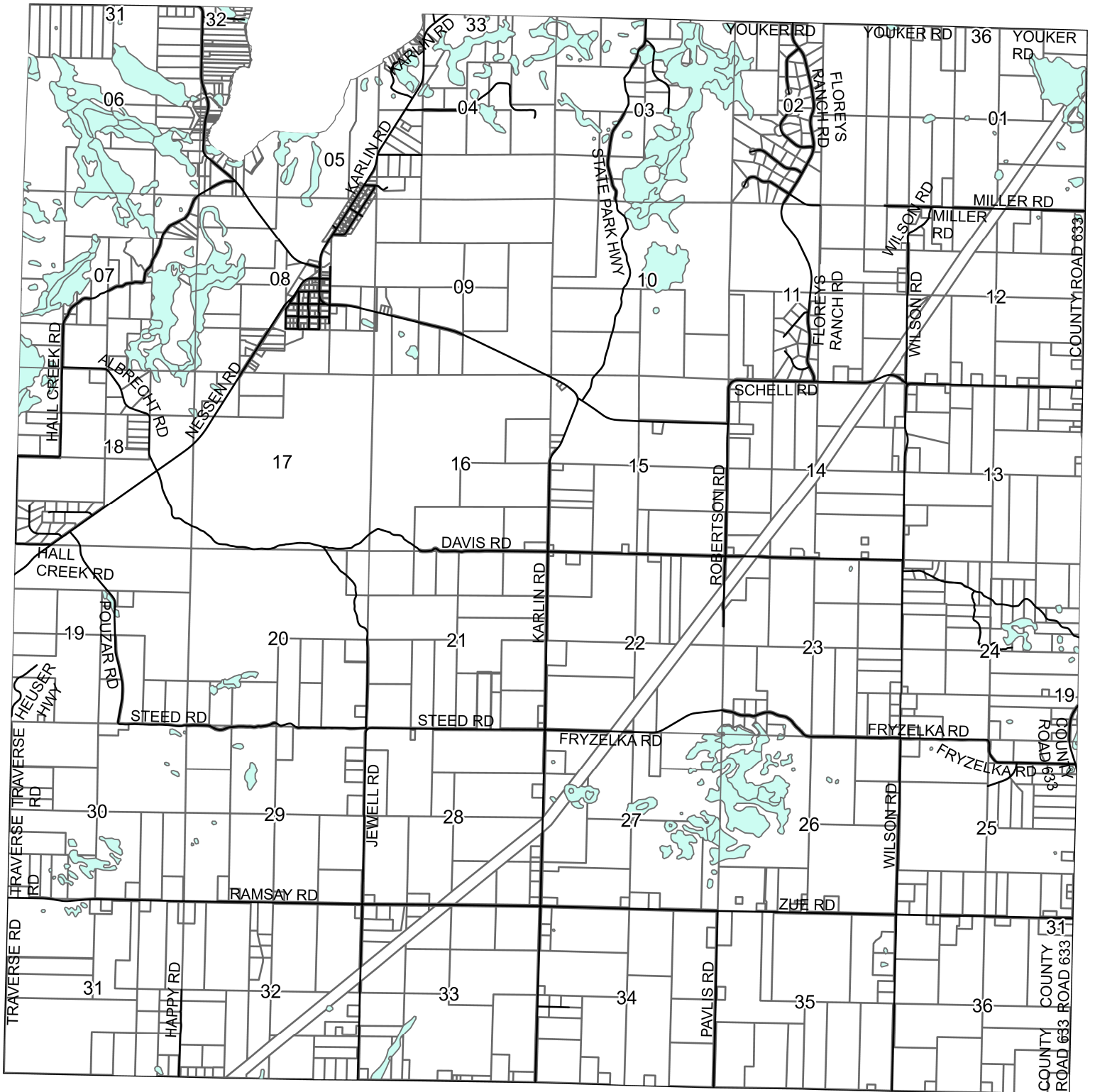


WETLANDS

GRANT TOWNSHIP

Parcels National Wetland Inventory (2005)

□ Parcels ■ National Wetland Inventory (2005)



0 0.25 0.5 1 Miles

This map is based on digital databases prepared by Grand Traverse County. Grand Traverse County does not warrant, expressly or impliedly, or accept any responsibility for any errors, omissions, or that the information contained in the map or the digital databases is currently or positionally accurate.

Map created by GT County Equalization/GIS
4/25/2024

V. APPENDIX

Background

Grant Township is located in the southwest corner of Grand Traverse County in northwest lower Michigan. The township encompasses 36.09 square miles and includes the unincorporated village of Karlin and the southern end of Green Lake. Of its 36.09 square miles, Grant Township includes 0.64 square miles of surface water and 35.45 square miles of land. The highest elevation in the township is 1,152 feet. Karlin is located approximately 18 miles from the City of Traverse City to the north and 10 miles from the Village of Buckley to the southeast.

The geology of Grant Township and the entire northwest lower Michigan is the product of the Wisconsin Glacial Stage, the last glacier to cover northwest lower Michigan approximately 9,000 to 12,000 years ago. Grant Township shares a geological formation known as the Port Huron Glacial Moraine, with the four other southern townships of the county. A moraine is a broad outwash plain of mixed soils caused by the melting of the glacier. Due to glacial activities, there are numerous rolling hills, level to slightly sloping lands, and for the most part, well drained soils. Much of the level to slightly sloping, better soil lands are devoted to agriculture. The rolling, steeper land is largely wooded.

Land lying south of Ramsey and Zue Road is drained toward the Manistee River via Cotton Creek. Some of the surface water of the southeastern edge of the township also drains to the Manistee River through the Anderson Creek system, which has its headwaters located in adjoining land sections in Mayfield Township. Water on the north side of the township drains into Green Lake and Duck Lake by way of Horton Creek and several unnamed creeks. Some water on the west side of the township enters Hall Creek, which drains into the Betsie River. Both Green Lake and Duck Lake drain into the Betsie River, which flows to Lake Michigan, as does the Manistee River. The Betsie River is a designated Natural River under Public Act 231 of 1970, as amended, and administered by the Natural Rivers Program of the Forest Management Division of the Michigan Department of Natural Resources.

History

As with many of the townships in the area, Grant saw its first influx of population with the lumbering era. The township was surveyed in 1830 and organized in 1866. By late 1888, the Manistee and Northeastern Railroad had a line into the area and the village of Karlin (formerly known as Horicon) began as a Manistee and Northeastern railroad depot along with a post office.

When the timber ran out, the lumberman moved on or stayed to take up farming in the area. The main crops in the early years were potatoes and pickles. Lands not suitable for farming were allowed to return to forest. Grant Township has some of the richest farmland in Grand Traverse County and farming still remains a major enterprise with the production of corn, wheat, oats, green beans, soybeans, black turtle beans, carrots, squash, hay, and livestock. This has served to keep it a rural area with many beautiful

farmsteads. The land that returned to forest once again produces a stable amount of timber and provides for the wildlife of the area.

Community Analysis

The lack of infrastructure in Grant Township limits the amount of economic development. Currently agriculture, oil and gas production, forestry, and small business produce most of the township income. The unincorporated village of Karlin hosts the business district; other small businesses are located throughout the remaining township districts by special use permit.

Soils: Grant Township shares four soil associations. A soil association is a general grouping of soils by the United States Department of Agriculture, Soil Conservation Service, to show the main pattern and characteristics of soil groups. The first association lies through the center of the Township and is the best agricultural land. It is known as the Conventry-Karlin association. Surrounding these lands is the second association known as the Kalkaska-Mancelona association, which supports primarily hardwood forests. The third association is located in the northwest corner of the township and is known as the Rubicon-Grayling association, which supports a mixture of timber, droughty sands and a small portion of wetlands. The fourth association is known as the McBride-Montcalm association, which lies in the northeast corner of the township and supports some wetlands, woodlands and agricultural land.

Unincorporated & Public Lands: The small unincorporated village of Karlin is located in the northwest quarter of the township. A small portion of the plat of Karlin contains the only B-1 Business District in the township. Surrounding the B-1 District is the R-1 Residential District and the public lands known as the Pere Marquette State Forest. These lands encompass a little more than a quarter of the township. See Figure 2 – Public Lands.

Road System: County Road 137 (also known as Karlin Road) is the main thoroughfare for transportation through the township running the entire length of the township from north to south and passing through Karlin. County Road 633 runs the entire length of the eastern edge of the township and is the primary road used by residents of the eastern and southern portions of the township to commute to Traverse City.

County Line Road defines the southern border of the township and connects to M-37 and M-115. Florey's Ranch Road runs from Youker Road at the north edge of the Township south to Schell Road. The majority of roads used for heavy and moderate travel are paved and in good condition. The remaining roads are unpaved, but support light population or no population. See Figure 3 – Road Types.

School Districts: The Township is divided into four school districts: Benzie Central Public Schools, Buckley Community Schools, Kingsley Area Schools and Traverse City Area Public Schools. All four schools provide Kindergarten through 12th grade education. All the schools share in a vocational education program through the Traverse Bay Area Intermediate School District. Kingsley and Traverse Area Public Schools facilities are located in Grand Traverse County. Buckley School facilities are located in

the village of Buckley, which is located in Wexford County. Benzie Central Public Schools are located near the town of Benzonia in Benzie County. At present most of these schools are expanding due to growth. See Figure 4 – School Districts.

Oil and Gas: The Niagarin Trend is an oil and gas bearing geological formation created by an ancient seabed that runs generally Northeast and Southwest through southern Grand Traverse County at a depth of approximately 5,000 feet. The Niagrian Trend has undoubtedly had more impact on the township economically and environmentally than any other activity, with perhaps the exception of the white pine logging operations of the 1800's.

The first exploratory oil-gas well was drilled in 1942 in the southeast quarter of Section 11 and came up as a dry hole. Many of the more recent wells drilled in the 1970's, 1980's and 1990's were dry, however a fair number did produce natural gas, crude oil and distillates. A few of the producing wells are sour gas or H₂S, which has many properties of sweet gas, but is corrosive and extremely toxic. Special precautions are needed for drilling, producing, processing and transporting due to its deadly nature. In order to send this sour gas to market, it must be sweetened; therefore, it is sweetened on site by running the gas through vessels packed with iron oxide impregnated wood chips to remove the hydrogen sulfide.

Activities of the oil and gas industry are regulated by three state agencies and one county agency: Michigan Department of Environmental Quality, Air Quality Control Commission (Air Quality and Emissions), Geology Division, Supervisor of Wells (Drilling Permits), Michigan Public Service Commission (pipelines, rates), Michigan Department of Public Health (Safety-OSHA), Grand Traverse County Emergency Coordinator (evacuations, coordination of local services).

Unlike nearby townships, there have not had sweetening plants installed where sour gas from numerous wells is pumped to one location for sweetening. The township has experienced several ground water pollution sites, which currently are being cleaned up and/or are monitored.

A few wells do have secondary recovery systems in which fresh water wells are drilled and this water pumped into oil bearing formations to force oil to the production pipe. Some of the once producing wells have dried up but many are still in production. Drilling activity is at a near stand still compared to the drilling frenzy of the 1970's and early 1980's. There is the possibility of a boom in the Antrim Shale Formation that lies close to the surface 1500' to 2500' compared to the Niagrian Reef with a depth of 4500' to 6500'. The explorations into formations at the 15,000' to 20,000' levels are also a possibility.

Land Use: The northwest quarter of the township contains the unincorporated Village of Karlin, the only village in the township. The southern portion of Green Lake extends into the northwest quarter of the township just north of the village. At a point along this shoreline, Green Lake empties into the Betsie River, which flows westward out of the township. A great deal of this shoreline has been developed. One mile of shoreline along with approximately 300 acres is still relatively untouched and privately owned. The State

of Michigan holds title to approximately 2,500 acres of forest in this quarter. This portion of the township is composed of forests, hills, wetlands and small lakes and contains a major portion of the residences of the township.

The northeast quarter of the township is mainly agricultural. It is composed of farmland, rolling fields, forests and wetlands. In addition to a few homes that dot the landscape, the plat of Floreys Ranch has been developed with only a few homes having been built up to this point.

The southwest quarter of the township is also agricultural, but to a lesser degree. It is composed of forests, farmland and rolling fields. Running the entire width of this quarter of the township is Ramsay and Zue Roads, which are moderately populated with residential homes.

The southeast quarter of the township is nearly all agricultural. It contains excellent farmland and wood lots. A few homes dot the landscape. See Figure 5 – Existing Land Use.

Community Facilities: The Grant Township Hall provides for the housing of the township records and a meeting facility for township boards as well as the community's social center.

There are no public water or sewage facilities. A natural gas pipeline does enter the township as the northwest quarter along County Road 137 (Karlin Road) but only for a short distance. Telephone service is provided by Ace, AT&T and Brightspeed. There are many wireless phone service providers. Sprint placed a tower within the township in 2006 on the north side of Schell Road. Verizon added a tower on the west side of Jewell Road in 2019. Electrical energy is provided by Consumers Energy and Cherryland Electric Cooperative. See Figure 2 – Public Lands.

Resources:

Department of Natural Resources Customer Service:

Address: 2122 M-37, Traverse City MI 49685 Phone: (232) 922-5280

Department of Environment, Great Lakes and Energy (EGLE):

Address: 120 West Chapin Street, Cadillac, MI 49601 Phone: (231) 775-3960
Cadillac District Office (Counties: Benzie, Grand Traverse, Kalkaska, Lake
Leelanau, Manistee, Missaukee, Osceola, Wexford).

Grand Traverse Conservation District

Address: 1450 Cass Rd., Traverse City, MI 49685 Phone: (231) 941-0960

Natural Resources Conservation Center (NRCS):

Address: 1501 Cass Street, Ste. A Traverse City, MI 49684

Phone: (231) 941-0951

USDA Farm Service Agency (FSA) Service Center:

1501 S. Cass Street, Traverse City, MI 49684

Phone: (231) 941-0951

2020 Census Data

<https://censusreporter.org/profiles/06000US2605534240-grant-township-grand-traverse-county-mi/>

2024 Survey Results

Link to survey questions, results, and comments.