

Garfield Township
Kalkaska County, Michigan
Master Plan
20262



Garfield Township
Future Land Use Plan
(Master Plan)
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INTRODUCTION

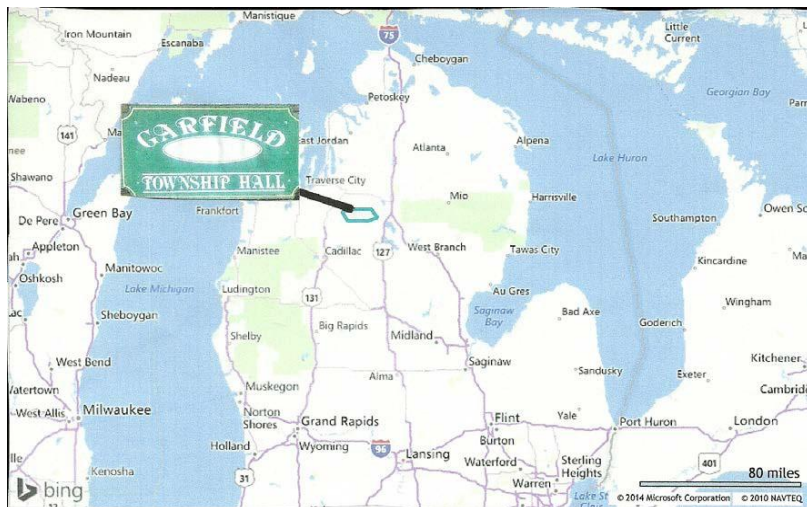
The Garfield Township Planning Commission considers public input, existing land features, and uses as guidance to formulate a Master Plan that will be flexible and practical in future land use proposals, community goals, and objectives. The Garfield Township Master plan will incorporate the aspirations of Kalkaska County and cooperate with surrounding municipalities to assure maximum results for Garfield Township taxpayers in accordance with the Township Rural Zoning Act 184 of 1943 as amended to P.A. 110 of 2006, as amended of the Michigan Planning Enabling Public Act 33 of 2008.

BACKGROUND

In April of 1973, Garfield Township prepared its first Zoning Ordinance. That Ordinance recognized the rural nature of the Township and emphasized the dominant features of the Township as recreation, forestry and agriculture, with residential growth along the Manistee River and the numerous streams.

Garfield Township can be classified as a rural residential township, with some forestry and agricultural uses; and both a year round and seasonal residential population.

Garfield Township consists of three ranges, 25 - 5, 25 - 6, and 25 - 7. It is located in the Southeast corner of Kalkaska County, adjoining Missaukee County on the south, and Crawford County on the east. Therefore, the growth and development of the Township is impacted by activities and policies outside of the Township and County.



HISTORICAL

Garfield Township, as it is known today, is comprised of three ranges, 25 - 5, 25 - 6, and 25 - 7.

The Eastern range (25 - 5) was formerly Glade Township, which was organized in October, 1883. In June, 1901, Glade Township became a part of Garfield Township.

The central range (25 - 6) was formerly part of Springfield Township. It became part of Garfield Township June 12, 1901.

The Western range (25 - 7) was organized as Garfield Township, April, 1881.

Each range of Garfield Township has its own unique make-up. The Eastern range (25 - 5) is mainly developed around the former logging town of Fletcher. When the pine and hardwoods were cut, some of the land was used for farming. Few of the farms are left today. There are small scale tree farms, some full time residents, but the majority of the dwellings are seasonal.

Gas and oil exploration in the Beaver Creek Field consists of several oil wells, and injection wells. Additionally, there are several Prairie du Chein wells, and some dryholes.

The Michigan National Guard and units from other states and countries train on the state land. Also located on state land is the P.B.B. burial site, which is now listed by the State of Michigan as a contaminated area.

Fletcher had a post office, which was first located in Section 7, then in Section 28. The Fletcher Post Office was closed May 31, 1912, after 29 years of service. The Fletcher School was the only school in the range. The first school was built in Section 23, and then later a school was built in Section 29. This school is still standing, although it has been turned into a residence.

The central range part (25 - 6) features wetlands, the Manistee River and feeder streams. The land in this range is used mainly for recreational purposes, ranging from hunting, fishing, trapping, canoeing, snowmobiling, and dog sledding, to mushroom picking, bird watching and berry picking. There are numerous state designated ORV trails and a groomed snowmobile trail. This portion has large stands of pine. Due to lumber companies harvesting the timber, and using the Manistee River for the log drives, the town of Sharon was established.

Also smaller camp towns, such as Naples and Stratford were built. During this era at Naples, camps of huckleberry pickers harvested berries which were shipped out daily on the train to be marketed throughout the United States.

After the logging era, most of the people left, and the remaining residents turned to small-scale farming, trapping, or obtained jobs in the neighboring towns. While few large privately owned parcels remain, there are many full-time residents and a large number of seasonal residents.

Sharon was the Post Office for central Garfield. Mail service at Sharon was from 1891 to 1921. The only school in this range was the one in Sharon. Sharon was the largest of the lumbering towns with at least thirty-one homes, two stores, a blacksmith shop, hotel, shingle mill, lathe mill, and two sawmills. The only surviving building of the town of Sharon was the school which was demolished in 1992.

The Western range (25 -7) is the governmental center of Garfield Township. This consists of the old Garfield Township Hall, established 1910 and is currently used as a historical building for the Garfield Township Historical Society. This range includes the Garfield Township Hall, established 1992, the Garfield Township Veteran's Memorial Park, the Garfield Township Cemetery and the Garfield Township Volunteer Fire Department, established 1981.

M-66 runs through this range and makes for a natural commercial corridor with easy access to neighboring towns. Historically, with the removal of the old railroad bridge and the construction of a bridge across the Manistee River for vehicular traffic when M-66 was established, commercial development occurred. Businesses that resulted were Pitz's Gas Station and Smithville, followed by the opening of the Northern Grill and Taffletown. Jack's Landing was recognized by the Township Board as an existing business March 12, 1992.

There were three schools in this range. They were the Giddings School in Section 6, the Perrin School in Section 10, and the Lund School in Section 29. Only the Perrin and Lund Schools remain with both now being private residences. There have been two Post Offices in this range; Kaska and Ivan. Kaska was in existence for 6 months in 1880. Ivan discontinued service in 1911 after 30 years.

The Garfield Free Methodist Church now known as the Garfield Country Church was dedicated on April 24, 1920, in Section 10. Stones for the church were brought in by area farmers and the construction of the church was directed by Josiah Miller, pastor, stone mason, and carpenter.

The old town hall located in Section 4, on the north side of West Sharon Road, was constructed in 1910 after the first town hall burned. In 1992, a new town hall was constructed just to the east of the old town hall on the south side of West Sharon Road.



The Garfield Township Cemetery is located on a 10 acre parcel of land in Section 4 of Garfield 25 -7, which also includes the old town hall and the fire barn. The cemetery was recorded with the State of Michigan March 28, 1895. The first recorded burial was in 1882. To increase the size of the cemetery, the Township purchased a 10 acre parcel of land adjoining the original cemetery in 2008. The development of this new addition was made possible by a generous donation by local citizen Mr. John Spencer; hence the Cemetery addition is named the Spencer addition.

Garfield Township purchased 25 acres of land February 13, 1958, for a township park. On May 11, 1960, the township purchased 1 ½ additional acres that is adjoining to the first parcel of land. For many years the Garfield Athletic Association held baseball games at the park. The park is now used extensively in the summer by T-ball and Little League teams. The Garfield Township Park was renamed Veteran's Memorial Park. On May 26, 1985, the Veteran's Memorial which is located at the entrance to the park was dedicated to township servicemen from all wars that were killed in service for their country. Their names have all been engraved on the memorial. The park has updated playground equipment, a nice pavilion with several picnic tables and restrooms. A new children's activity playground along with a basketball court, horse shoe pit, tether ball and soccer equipment have been added to accommodate families in the area. A paved walking path with benches placed along the pathway, have been engraved and dedicated to past citizens that have served Garfield Township. New fencing surrounds the exceptional baseball field and handicapped parking has been added.

Future Plans include:

- Construction of a second Pavilion area with adult recreation amenities
- New handicap accessible rest rooms
- Redesign the Veteran's Monuments and construct a Park Gazebo
- Water and Electric Distribution Improvements
- Develop east Forty Acres picnic/recreation pathways/income producing forest products
- Acquire park land along the Manistee River and other waterways
- Development of trail systems in cooperation with state Natural Resource Agencies.



Fire protection for Garfield Township was first supplied by the County with each Township paying 1 mill annually. Under this arrangement, the outlying areas had hardly any protection. The County of Kankaskia then established a county-wide fire department made up of several townships throughout the county with the 1 mill from each township being pooled and being administered by a commission made up of a representative from each township. The Garfield Township Fire Department (Station 3) was established January 31, 1981. When the county-wide fire department disbanded, Garfield Township Fire Department expenses were paid by the Township from the general fund. On August 2, 1988, the residents of Garfield Township voted to appropriate 1 mill for 7 years to maintain Station 3. The operational 1 mil has continued to this day. The fire department has received grant help to upgrade equipment. The fire department moved into a more energy efficient 3600 square foot Fire barn in November 2012 made possible by Spencer donated funds. Some of the Fire department goals in the next ten years include a Class A Engine and an off-road vehicle due to the remote areas in the Township. Yearly upgrades are continuing as the Garfield Volunteer Fire Department is striving to remain exceptional both in equipment and manpower.

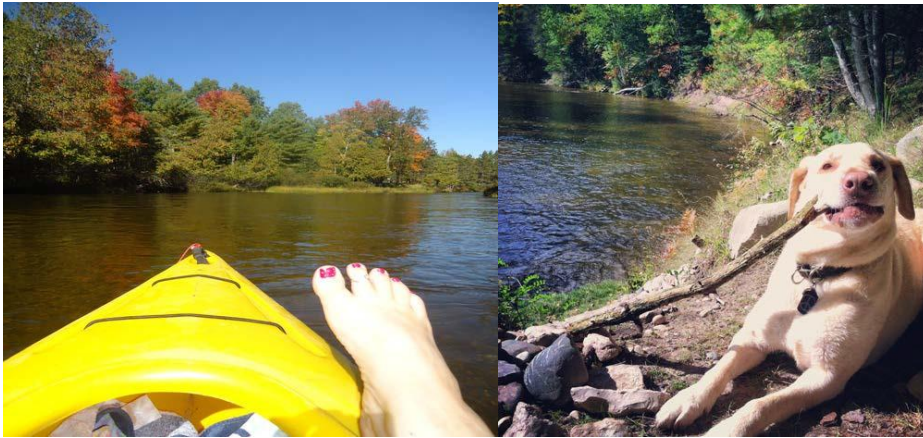


The Garfield Township Environmental Council was established by the Township Board June 8, 1988. The purpose of the Council is to act as a custodian and guardian to protect and enhance the many miles of fresh water streams and state forest lands with which we have been so richly endowed, to be ever vigilant in their quest to protect the residents of this township and surrounding areas from the omnipresent threat of pollution in all of its many forms, to help promote through the legislative process better rules and regulations in a state-wide effort to protect state forest lands from undue encroachment by private, state, and federal organizations. Working in cooperation with local, state, federal governmental units and educational facilities; the Environmental council with the help of concerned citizen scientists and field specialist speakers are continuing the vigilance of preserving and improving the Township's environmental health.

REGIONAL INFLUENCES

Garfield Township is impacted from several directions which help shape the future growth of the Township. Regional influences on the Township are:

1. Fletcher Road / West Sharon Road, carrying traffic from M -72 and I -75, is an important link between surrounding towns.
2. M-66 linking Lake City and Kalkaska.
3. South Sharon Road carries traffic from M -55 to M -66 and M -72.
4. Ingersoll Road carrying traffic from U.S.131 to M -66, I -75, U.S.127 and M -55.
5. Garfield Township expects continued tourist, recreational, and residential growth around the Manistee River and surrounding streams.

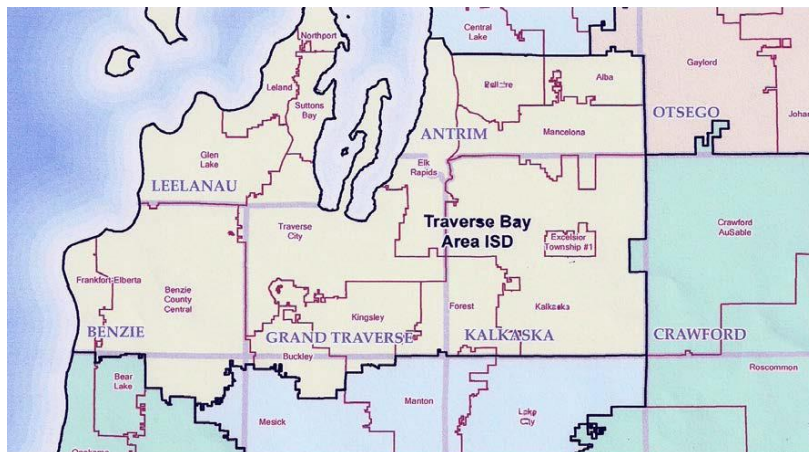


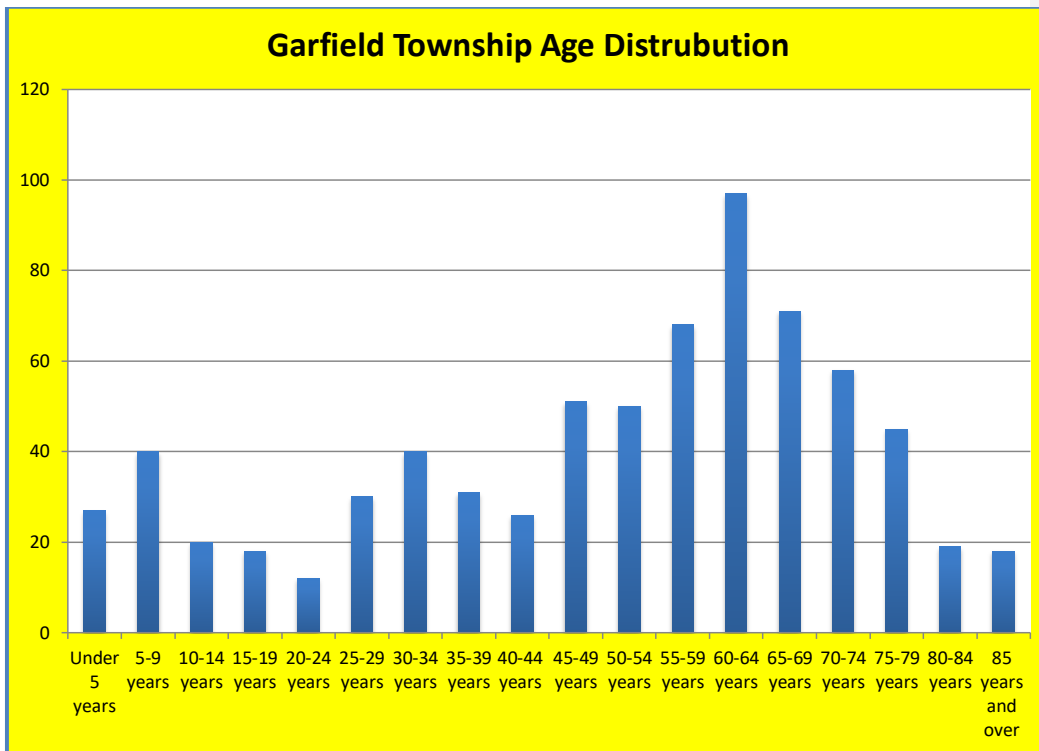
Regional Resources and Approximate Distances

All mileage measurements are from the Garfield Township Hall 466 W. Sharon Rd. Fife Lake, MI.

1. The nearest municipal airport is located in Traverse City 30 miles.
2. Kalkaska Memorial Health Center is in the Village of Kalkaska 14 miles.
3. Munson Regional Medical Health Center is in Traverse City 35 miles.
4. The County seat is in the Village of Kalkaska 15 miles.
5. Major shopping malls are in Traverse City approximately 32 miles and Cadillac 35 miles.
6. Local shopping centers are in Kalkaska 12 miles, Fife Lake 12 miles, Lake City 20 miles.
7. Forest Area Public Schools 10 miles, Kalkaska Public Schools 12 miles, Crawford Public School 15 miles. Traverse City has various private and parochial schools available as Michigan is a School of choice state.
8. Traverse City has Northern Michigan Community College and the University Center has access to some four year and doctorate programs. The city of Cadillac has Baker College.

This map denotes the nearby school districts:





- Current population of Garfield Township- 721
- Population in 2010- 804
- Median Age- 55.6
- 42.7% are 60 years or older
- 14.6% are under the age of 18
- 47.2% are female, 52.8% are male

KALKASKA COUNTY HOUSEHOLDS

	1990	2000	2010	2020
Number of occupied households	4,924	6,428	6,962	7145
Average number of persons per household	2.71	2.55	2.46	2.44

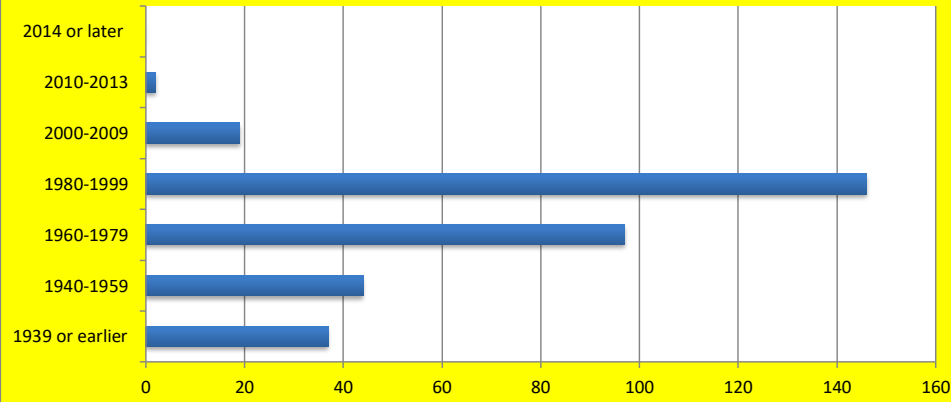
GARFIELD TOWNSHIP HOUSEHOLDS

	1990	2000	2010	2020
Number of occupied households	237	331	356	400
Average number of persons per household	2.51	2.4	2.2	2.2

GARFIELD TOWNSHIP EQUALIZATION TRENDS

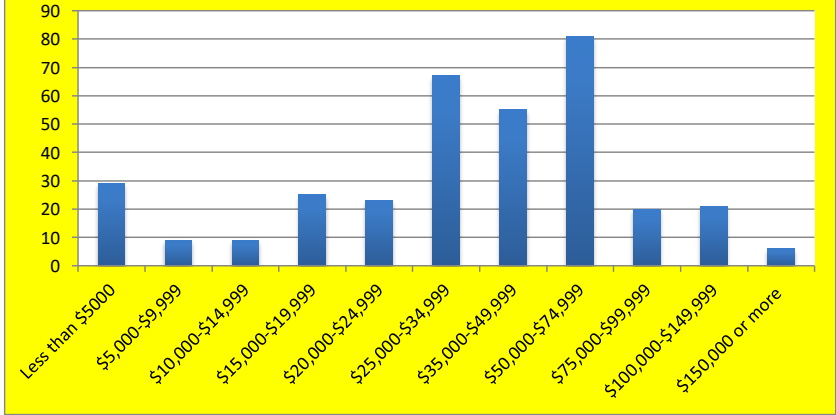
	1990	2000	2010	2020
State Equalized Valuation	\$15,560,847	\$31,929,704	\$50,093,456	\$61,985,500

Number of Houses Built by Year



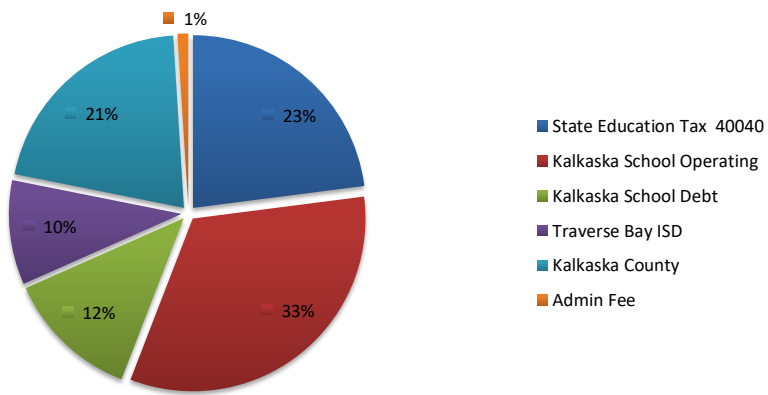
- 42.3% of the houses built in Garfield Township occurred between 1980-1999.
- There are 345 occupied housing units.
- 58.6% of housing units are married families.

Household Income

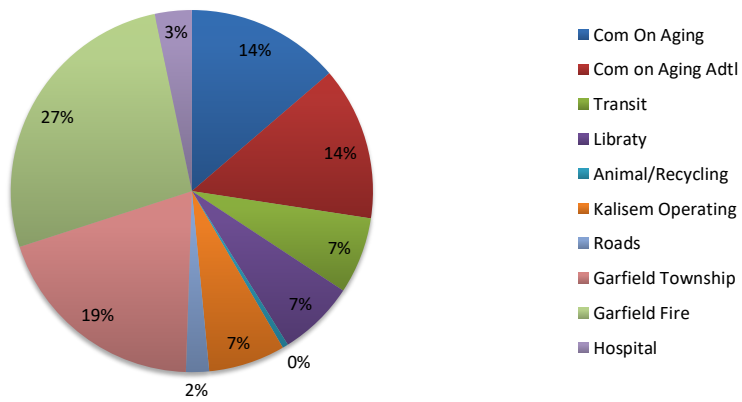


- Median household income \$39,250.
- Median monthly housing costs \$568.

Summer Tax Roll



Winter Tax Roll



NATURAL FEATURES

The Manistee River runs through the central and Western part of the township, entering in the north center of the central part and then entering the Northwest corner of the west part and runs diagonally and exits at the Southwest corner. The Manistee River attracts trout fishermen, recreational canoeists, trappers, and other recreationalists and residents from all areas.



The eastern and central part of the township is largely state owned lands. The Eastern part is mainly flat land of pine forests. Small areas have been cleared and minor agricultural uses exist. The state owned lands are rich in oil and gas resources. The state has designated a 'safe' area for the Kirtland Warbler in Garfield Township.



The central part of the township is made up of rolling wooded hills of hardwood and pines. There are several creeks running through the central part, which include the Big and Little Cannon Creeks, the Big and Little Devil Creeks, Willow Creek and Whiskey Creek. The central part has a number of large swamps.



The Western part of the township features hilly terrain, the Manistee River, hardwood and pine forests, and open farmland. While this area once consisted of many small farms raising various agricultural crops and livestock; the few farms that exist in this area today usually run feeder cattle or raise Christmas trees.

GOALS AND OBJECTIVES

1. Protect the unique and natural features of the township including water quality.
 - a) Utilize the zoning ordinance to implement this protection
 - b) Consider various statutes, including but not limited to county, state, and federal that may apply
2. Provide for adequate public open space, access to water, and community services.
 - a) Use zoning ordinance to implement, regulate and/or update this goal as needed
3. To remain rural, to retain the rural character of the township.
 - a) Utilize the zoning ordinance to regulate the use of Garfield Township land
 - b) Update legal changes as appropriate
 - c) Update land use areas as needed
4. To promote social activities for the residents of the township.
 - a) Utilize website and newsletters as means of promotion
 - b) Continue parks and rec committee as budget allows
 - c) Maintain Garfield Veterans Park as appropriate
 - d) Continue annual community picnic
 - e) Promote trails, ball park, and activities to increase social activities
 - f) Support and maintain 5 year park plan developed through the park/rec committee
5. Continued involvement for maintenance and improvement of roads.
 - a) Utilize county road commission and communications
 - b) Assist county and state with following road restrictions, i.e., website, road signs
6. To encourage infrastructure for cellular and internet communications.
 - a) Maintain zoning ordinances for cell tower
 - b) Continue to look at ways to improve communications in township
7. Improvement of trash disposal and the development of recycling awareness and implementation.
 - a) Continue with annual trash pick-up day as appropriate
 - b) Utilize township website for updates and awareness programs
8. Support commercial development and/or ~~light~~ industrial business in Garfield Township.
 - a) Consider areas along M66, W. Sharon Rd and Fletcher Rd, for commercial and light industrial business, and/or the Fletcher Rd corridors in the Central and Eastern ranges
 - a)b) Consider areas in the east/north-east sections of the township for industrial/industrial park(s).
 - c) Advocate businesses that enhance and protect the rural character, while complementing sensitive environmental factors of Garfield Township
 - d) Ensure industrial development is clustered, buffered, and compatible with surrounding rural and environmental features.
 - b)e) Promote job creation and expansion of the Township tax base while maintaining the Township's rural character.
9. Maintain and improve Garfield Township Emergency Services to protect and ensure the safety of

Garfield residents and guests.

- a) Continue to support Garfield Township Fire Department through various funding sources
- b) Look at ways to improve and maintain, upgrade/replace fire department equipment utilizing numerous funding sources including but not limited to grants, fundraisers and/or local funding.
- c) Recruit additional firefighters as needed and provide training as needed, as well as enhanced educational opportunities.
- d) Sustain Garfield Township police officer services through various funding sources
- e) Utilize local hospital and ambulances services when and as needed

FUTURE LAND USE

The future land use plan for the township is to retain the rural character of the township, and to protect the renewable resource lands. This includes agricultural land as well as forest land, protection of sensitive environments such as wetlands, steep slopes and hillsides. It also includes for the protection of open ~~spaces~~space, which is necessary to protect the rural character of the area and hence the qualities that both make it rural and a desirable place for people to live who wish to enjoy these features. The plan also is to protect the quality of hunting, fishing and recreational resources in the township. It is anticipated that commercial and/or light industrial uses occur along M 66. Consideration will be given to commercial development on W. Sharon and Fletcher Rd. ~~corridor in the Central and Eastern ranges~~. This development will become an asset to Garfield Township by enacting regulations that will compliment, be compatible and coexist with the rural character and sensitive environmental factors to enhance the requirements, needs and enjoyment of taxpayers, residents and guests of Garfield Township.

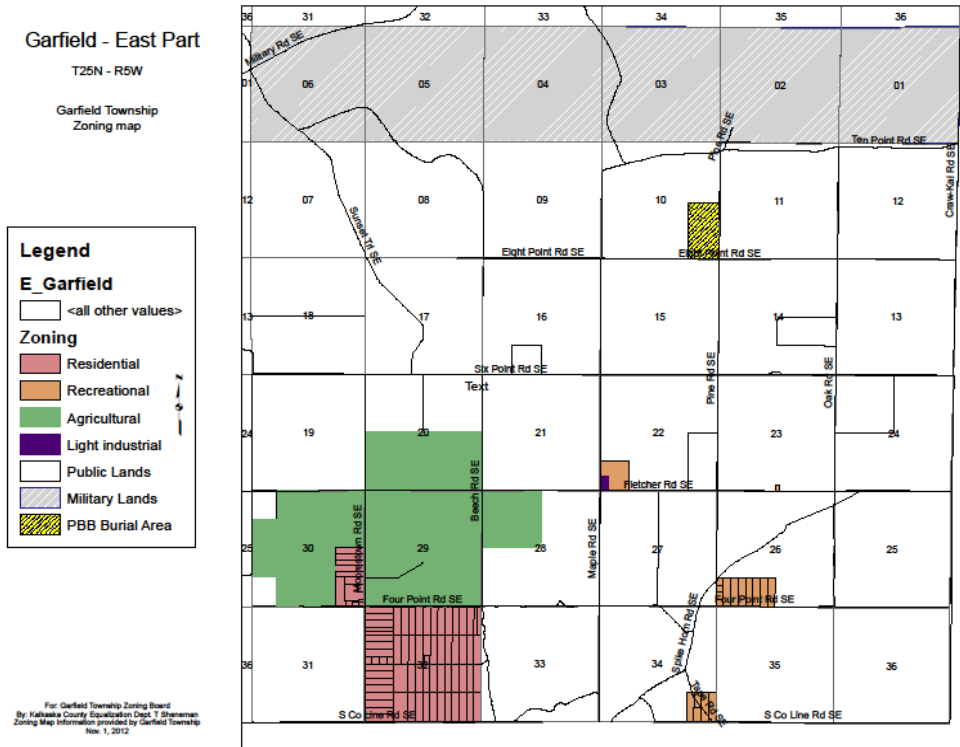
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In addition to corridor-based commercial and light industrial development, Garfield Township recognizes the potential opportunity for the growth and expansion of industrial development(s). Industrial activity shall be concentrated by minimizing impact on the rural nature of Garfield Township, directing traffic towards primary transportation routes, and encouraging industrial uses to locate within designated industrial park areas where coordinated planning, infrastructure, buffering, and access management can be achieved. Future industrial development should emphasize light manufacturing, warehousing, value-added agricultural processing, skilled trades, research and development, and other employment-generating uses that are compatible with the Township's rural character. Industrial development should be in areas with suitable access to transportation networks, should utilize appropriate setbacks, landscaping, and screening, and should be designed to protect adjacent agricultural operations, residential properties, wetlands, woodlands, waterways, and other environmentally sensitive features. The Township may consider the development of one or more Rural Industrial Parks in appropriate locations to support economic growth, expand the tax base, and provide employment opportunities while maintaining the long-term rural, agricultural, and environmental character of Garfield Township.

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EXISTING LAND USE

Major routes are M-66 and Fletcher/ W. Sharon Road.
The following maps detail the current land uses.



Garfield - Central Part

T25N - R 6 W
Garfield Township
Zoning Map

Legend

kalkaska_plss_sections

C_Garfield

<all other values>

Zoning

Residential Recreational

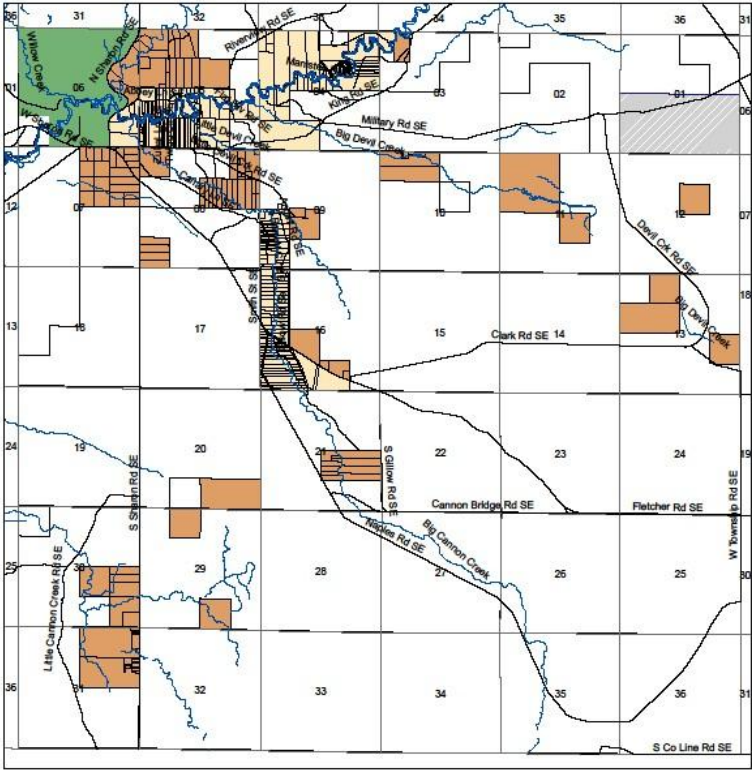
Recreational

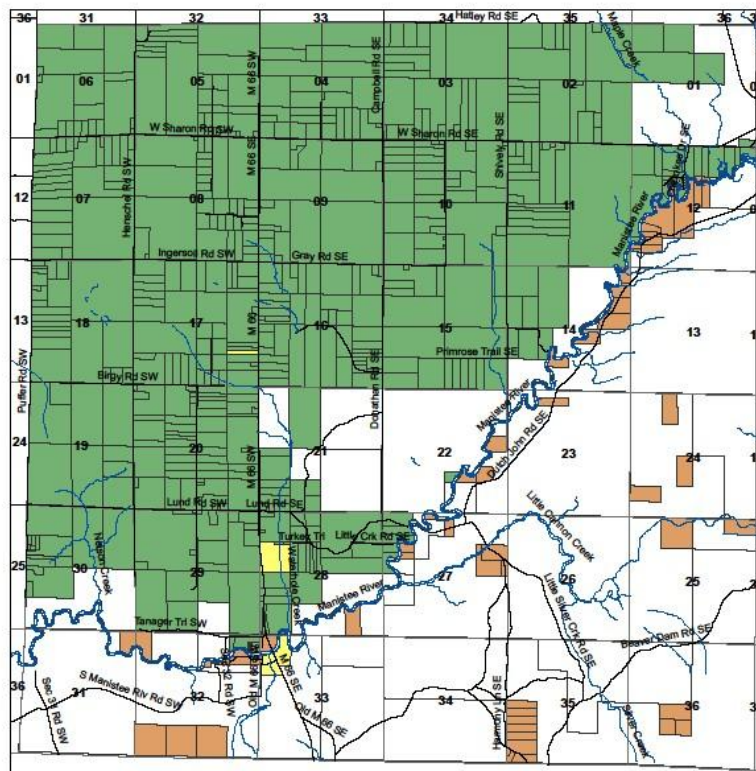
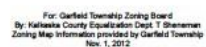
Agricultural

Public Land

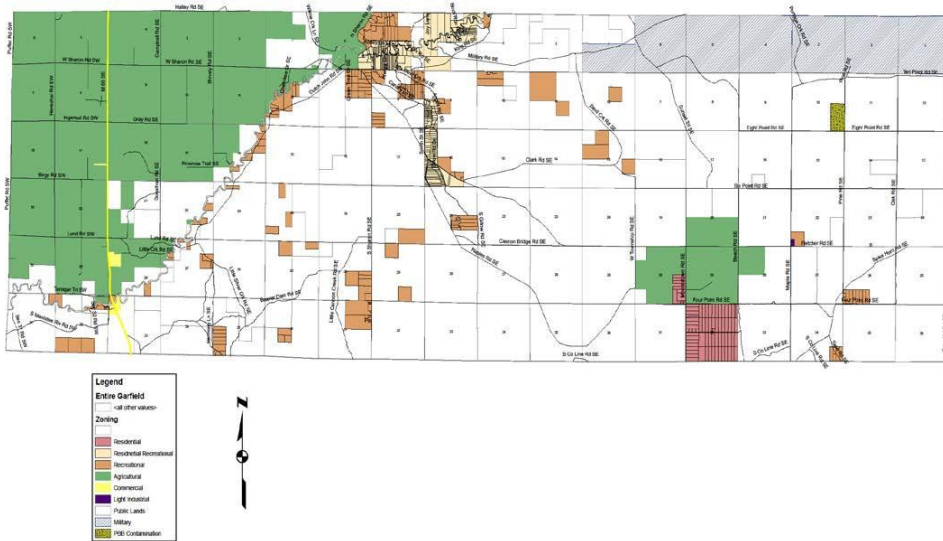
Military Land

For: Garfield Township Zoning Board
By: Kalkaska County Equalization Dept. T. Shanahan
Zoning Map Information provided by Garfield Township
Nov. 1, 2012



Garfield Township
Zoning Map

GARFIELD TOWNSHIP FUTURE ZONING MAP



TOWNSHIP OF GARFIELD
COUNTY OF KALKASKA, MICHIGAN
RESOLUTION no. 3-2022

PLANNING COMMISSION RESOLUTION TO AMEND MASTER PLAN

WHEREAS, The Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development, and preservation of all lands in the Township and the inquiries and investigations of the appropriate resources of the township; and

WHEREAS, the Master Plan will ensure that development is coordinated, adjusted, harmonious, efficient, and economical; considers the character of the township and its suitability for particular uses, judged in terms of such factors as trends in land and population development; will, in accordance with present and future needs, ^{as of 4-7-22} promote public health, safety, morals, order, convenience, prosperity and general welfare; and includes, among other things, promotion of or adequate provisions for one or more of the following:

- Healthful and convenient distribution of population
- Recreation
- Environment and natural features
- The use of resources in accordance with their character and adaptability; and

WHEREAS, the Garfield Township Planning Commission has noticed and conducted a public hearing in accordance with the requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), said hearing held on April 7, 2022 at 6:00pm.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission hereby approves and adopts the amended 2022 Master Plan, including all the chapters, figures, maps and tables contained therein.

Effective Date: The Master Plan shall effective as of the date of the adoption of this resolution.

The foregoing resolution offered by Planning Commissioner Bryan Moore

Second offered by Planning Commissioner Allen Potts

Upon roll call vote the following voted:

Yeas: Wally Walcott, Bryan Moore, Al Potts, Katie Daman, Daniel Condon

Nays: _____

RESOLUTION DECLARED ADOPTED/NOT ADOPTED.

I declare that the foregoing resolution was adopted by the Garfield Township Planning Commission at its meeting on April 7, 2022

Katie Daman, Secretary
4-7-22
(Date)

Garfield Township
Resolution 4-2022

Garfield Township Board Resolution to adopt Master Plan for year 2022

Whereas, the Garfield Township Planning Commission has notified the general public and conducted a public hearing on April 7th, 2022;

Now, therefore, let be it resolved that on April 14th 2022, the Garfield Township Board approves and adopts the amended 2022 Master Plan, including all of the chapters, figures, pictures, maps and tables contained herein.

Effective Date: The Master Plan shall be Effective as of the date of the adoption of this resolution.

Motion made by Todd Jones, 2nd by Brett Southworth

Roll Call

Ayes Sibole, Moore, Jones, Rahn, Southworth

Nays 0

This Resolution is declared Adopted as of 4/14/2022 by:

 Supervisor Jones

 Clerk Southworth