

## **CHAPTER 4: EXISTING LAND USE PATTERNS**

### **SUMMARY**

It is important to know and understand the current land uses and development patterns of a community when planning for the future. The physical features such as the rivers, lakes, roadways, and publicly owned land have an impact on the current land patterns and will continue to do so. Economic and transportation changes will also impact growth.

The information for this generalized map of land use trends in Antrim County was developed through field observation and verification from County officials. It is not meant to be a comprehensive study. Chapter 2, Land Use Changes from 1978 to 1998 provides the details, while this section provides the overall picture of current land use patterns.

The graphic is divided between primary growth and secondary growth. Primary growth has been areas of the county that have a faster growth rate, while the secondary growth areas have had a smaller growth. This division shows that townships that have a body of water or are in the southern location have had a greater population increase. Townships that do not have these characteristics and/or have a large amount of publicly owned lands have had a smaller increase in population.

## **GENERALIZED LAND USE CATEGORIES**

### Villages:

There are five villages in Antrim County. Each of these villages has residential and commercial components.

The Village of Bellaire is the county seat; therefore it contains the government buildings. It is comprised of older buildings built along the street-side and has a defined downtown.

The Village of Elk Rapids acts as an entranceway into Antrim County from the southern area. This is a popular tourist destination and is the most populated village. It has a defined downtown and the Elk River traverses the center.

The Village of Mancelona is the second most populated village. This location has a defined downtown and is constructing a sewer system.

The Village of Central Lake is adjacent to Intermediate Lake and has a small, but defined downtown.

The Village of Ellsworth is a small community, forested and very rural in character.

### Hamlets:

Many think that some of the hamlet areas are villages. Some of the hamlets, such as Alden, Eastport, and Alba appear to look and act as villages, but they are unincorporated. They are locations that have a distinct look. They have a commercial center that is made up of small, commercial buildings built in a town setting.

### Highway Corridor:

These are the major roadways in the county. They have a symbiotic relationship to the adjacent properties. The land uses are impacted by the traffic on the roads, while the view from the roads is impacted by development on the properties.

### Waterfront Residential:

These are the home sites built along the lakes and rivers. From a visual standpoint, it appears that the majority of the homes are older and smaller than newer buildings.

### Recreational Area:

These are the public lands that are used for recreation and wildlife management. This area is heavily forested with mature woodlands and rivers.

### Resort Recreation:

These are home sites built around a recreational amenity such as a ski hill, golf course, or water body.

Active Farming:

These are places that are actively being farmed. Farm products include potatoes, corn, wheat, grapes, and cherries. Some of these farms have farm markets that sell produce to the public.