

ITEM 8.A.1. – RECREATION PLAN  
AMENDMENT

Glen Lile, Supervisor  
Susanne M. Courtade, Clerk  
Tracey Bartlett, Treasurer



Matt Courtade, Trustee  
Bryan Marrow, Trustee  
Dale McAllister, Trustee  
Leroy "Butch" Strait, Trustee

## **NOTICE OF PUBLIC HEARING East Bay Township Planning Commission**

Please take notice that the East Bay Township Planning Commission will hold a public hearing at their regular meeting on Tuesday, December 9, 2008, at 6:30 p.m. in the Township Hall, located at 1965 Three Mile Road North, Traverse City, Michigan for the purpose of receiving public input regarding proposed amendments to the Township's Recreation Plan drafted by the East Bay Township Parks Commission.

The proposed plan amendments would include language referencing possible property acquisition for trails and park expansion and it extends the 5-year action plan that would operate for a term from 2009 through 2013.


A copy of the Township Recreation Plans are available in the Office of Planning and Zoning, 1965 Three Mile Road, Traverse City, MI, during regular office hours.

If you are planning to attend this public hearing and are physically challenged requiring any special assistance, please notify the Township Clerk at (231) 948-8647 or call TDD (231) 922-4766 as soon as possible.

Mike Nickels, Chairman  
East Bay Township Planning Commission  
Office of Planning and Zoning (231) 947-8681

MEMORANDUM

TO: Planning Commission  
East Bay Charter Township

FROM: Jay Kilpatrick, AICP  
Michael Clark, Planner 

DATE: December 2, 2008

RE: Recreation Plan Amendment

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This memo provides an overview of the proposed amendments to the East Bay Recreation Plan. The Township's capital improvement committee met with Grace Macdonald and Laura Truelove earlier this fall to coordinate recreation plan priority projects with the Township capital improvements planning and budgeting process. As part of that discussion, we learned that the Township has an opportunity to consider property acquisition at Hammond and Three Mile Road and near Killingsworth Park.

The more explicitly a proposed improvement or acquisition is addressed in the plan, the better its ranking for funding. The recently revised plan does not make mention of the possible expansion of Killingsworth Park, and it would be very difficult to gain MNRTF support without an amendment. Therefore, these minor adjustments are appropriate.

Accordingly, we developed a recreation plan amendment which was considered by the Parks Commission on November 20<sup>th</sup>. The enclosed revision to the plan is submitted for your consideration at the December 9<sup>th</sup> public hearing. The attached materials only change the section entitled Action Plan: 2008-2013 Priorities, beginning on page 37. This version reflects the changes requested at the November 20, 2008 Parks Commission Meeting and includes edit marks using highlights for new text and ~~strike-through~~ for deleted text. This should enable you to readily identify the changes.

c: Leslie Couturier  
Zoning Administrator

Enc.

## ACTION PLAN: 2008—2013 PRIORITIES

**Priority #1:** Improvements to Grace Macdonald Park to include tennis court resurfacing for \$9,000 and new, modern playground with climbing and play structure geared for 5-12 year olds, for \$20,000.

**Priority #2: The Pines Park Improvements.** Outdoor recreation facilities such as ball diamonds would be a welcome addition to the current facilities in East Bay Township. The pines property on Eikey Road is an 80 acre parcel currently heavily wooded. The park could serve as a geographically central location for the entire County, and would be a local asset to two large residential subdivisions (total residential units; 185) and the Forest Lakes area which has a larger residential base as well. The improvements planned for this park are quite general at this time as most of the recent effort by the Parks Commission has been in the development of Gens Park. The general conceptual plan for the Pines are to include such features as; Utilize 20 acres of the property for 2 baseball diamonds, 2 softball diamonds, one all-purpose field for football and soccer, a parking lot, one paved walking track, vault toilets, and equipment storage. Other items may include skiing trails, playground and picnicking areas.

All improvements would be done using barrier-free designs, as it is desired that the total population of the Township be serviced.

### **Estimated Cost of each Item-Capital Improvement Program.**

Costs are unknown at this time. Estimated costs are expected to exceed \$500,000.

All items listed above are considered high priority, since they all have to be conducted together as required by local codes and ordinances. The project is expected to require a 2-3 year timeline based on funding and contractual services.

### **Funding Sources:**

- Local; Township General Fund via Parks Commission budget, contracted selective removal of trees, volunteer labor, County labor services.
- State and Federal; MNRTF and/or LWCF.
- Private; Donations and/or Private Foundation Grants.

**Year Actions will be Undertaken.**

Selective timber harvesting may be undertaken on the property both as a means to prepare the site for future development and as a potential means to generate revenue to support the planning and development of the site. As the site is cleared, a rye grass mixture will be established to stabilize the topsoil.

The Parks Commission has also appointed a citizen advisory committee to assist with the design of the park. \$20,000 has been appropriated to help with this work. They plan to conduct public input sessions and hearings on designs for this park. Eventually a site plan with cost estimates will be developed as well.

2008-2009: Work with citizens committee to undertake a public fundraising effort to seek pledges and contributions in order to support some or all of the local match needed to implement the park improvements.

2010: Apply for MNRTF and LWCF funding to develop park. Seek additional local share for funding program.

2009-2012: Construct outdoor park.



**Priority #3: Killingsworth Park Expansion and Improvement.** The Township has an opportunity to acquire lands to expand this community park facility. The owner of approximately 70 acres located at the Northwest corner of the existing Killingsworth Park, has indicated an interest in conveying this site to the Township. The addition of this land will enable the development of the facility for passive outdoor recreation.

**Estimated Cost of each Item-Capital Improvement Program.**

Costs associated with the property acquisition are estimated at \$487,950. Development of passive recreation facilities are estimated at \$100,000.

Acquisition of the land is considered high priority as the owner is intent of disposing of the lands and the opportunity to add this site to the park may be lost without a determined effort to acquire it. Acquisition should be accomplished in 2009 and improvements will occur in 2009 – 2011.

**Funding Sources:**

- Local; Township General Fund via Parks Commission budget.
- State and Federal; MNRTF and/or LWCF.
- Private; Donations and/or Private Foundation Grants.

**Priority #4. Property Acquisition.** An important goal of the Township through this Plan is to seek out opportunities to improve public access to trails and key natural features in the community, such as Grand Traverse Bay, inland lakes and streams and woodland areas. A regional trails system is anticipated and desired, both within this plan and in the Township Master Plan. Most trail segments will be developed in conjunction with private development or as part of new roadway development. In some instances, however, property acquisition for trail head facilities, gathering places or connecting trail links will be needed. While no particular sites are committed currently identified for acquisition, the Township will remain attentive to opportunities to acquire bayfront lands, trail connections and trailhead facilities or other lands for this purpose or to assist in such acquisition through other public or quasi-public entities.

**Priority of Actions.**

High priority should be given to trail links and trailhead facilities and to areas on Grand Traverse Bay first. Other potential acquisition sites may include waterfront lands on inland lakes or streams or within important woodlands with good connectivity to existing or proposed trails or park lands.

**Estimated Cost.**

The cost of land acquisition will vary depending on the nature of the lands, any improvements that may be present, its accessibility and land area. Current estimates for a trailhead facility, including improvements are \$554,000.

**Funding Sources.**

- Local; Township General Fund via Parks Commission budget.
- State and Federal; MNRTF and/or LWCF.
- Private: Donations or partial donations and/or Private Foundation Grants

**Priority #5. Trails Study and Site Acquisition.** As a part of the Township's goal to provide convenient access to all recreational facilities, a study should be undertaken to examine the feasibility and cost of connecting some or all of the recreational parks to surrounding population centers, as well as to one another, via an extended network of non-motorized trails. A regional trails system is anticipated and desired, both within this plan and in the Township Master Plan. Most trail segments will be developed in conjunction with private development or as part of new roadway development. In some instances, however, property acquisition for trail head facilities, gathering places or connecting trail links will be needed. Some trails may be much more difficult to establish than others as easements must be granted by private property owners. However, for the purposes of this priority, it is important to assemble an advisory committee which will develop both short-term and long-term plans for trails throughout the Township.

**Priority of Actions.**

Priority should be given to those areas where demand is significant, connections to sidewalks or regional trails are possible and current property owners are receptive to granting an easement.

**Estimated Cost.**

The cost of each trail segment may vary significantly depending on the length of the trail and the cost of land acquisition.

**Funding Sources.**

- Local; Township General Fund via Parks Commission budget, contracted selective removal of trees, volunteer labor, County labor services.
- State and Federal; MNRTF and/or LWCF.
- Private; Donations and/or Private Foundation Grants.