



MASTER PLAN

CLEMENT
TOWNSHIP

CLEMENT TOWNSHIP MASTER PLAN

PREPARED BY THE
CLEMENT TOWNSHIP
PLANNING COMMISSION

DRAFT DATE: November 10, 2016

Planning Commission Public Hearing.....

Adopted by the Planning Commission

Final Approval by the Township Board

ACKNOWLEDGMENTS

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BUILDING PLACE

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CHAPTER 1

INTRODUCTION AND COMMUNITY PROFILE

The Master Plan is a comprehensive statement of policy for future development and natural resources preservation. It considers those elements necessary to promote public health, safety, and general welfare, and encourages the use of resources in accordance with their character and adaptability. The plan identifies the Township's goals regarding land use and future growth, and establishes corresponding policy recommendations. Per Section 7 of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), this plan is intended to guide decision-making of the Planning Commission and Township Board related to land use, community development, and capital improvement projects over the next ten to twenty-plus years.

The Master Plan should be distinguished from the Township Zoning Ordinance and Official Zoning Map, which are legal documents that utilize property lines to depict the current legal designations of land use. The plan should serve as a foundation upon which zoning decisions are made and provide major input to the decision-making process regarding future development proposals. It is not the intent of this plan to entitle a property owner to a zoning change consistent with a future land use designation in this plan, especially where the infrastructure or public services necessary for such development are not present.

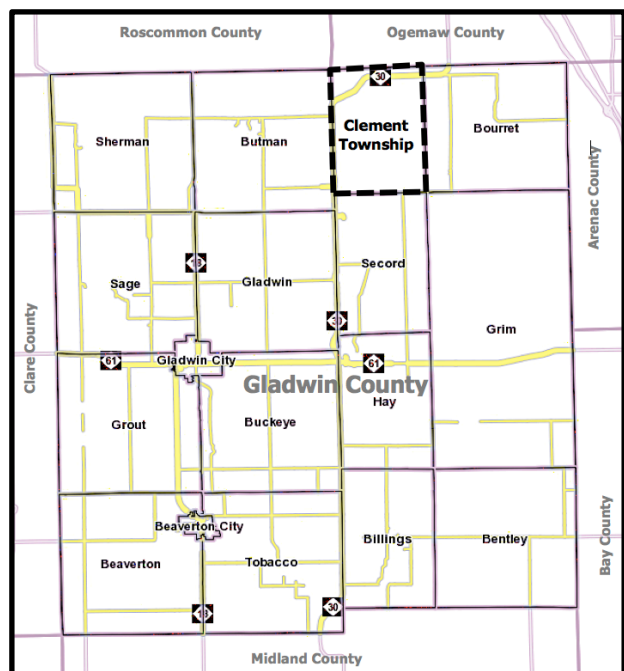
The Planning Commission recognizes that the future remains uncertain, and that current perceptions of future conditions will change. The major issues of concern raised in this plan may also change over time. The Commission intends to review this plan regularly; and to refine, add to or otherwise modify the Master Plan as necessary to meet changing conditions.

PLANNING AREA

Due to survey corrections along the Meridian Line and Clement Township's northern boundary, the Township is approximately twenty-one square miles in area. It is located in the northeast quadrant of Gladwin County, abutting both Roscommon County and Ogemaw County to the north. The M-30 state highway runs through the Township to West Branch, Michigan, which is about ten (10) miles to the north.

Over fifty percent (50%) of the Township is occupied by state forestland, which limits the areas that can be designated for other land uses and development. Five lakes are located within the Township: Cedar Lake, Dollar Lake, Elk Lake, Indian Lake, and Mud Lake. The Tittabawassee River and its branches further divide the usable land. The middle branch of the river dissects the Township, substantially separating the eastern and western portions of the Township.

Map 1 – Location of Clement Township



DEMOGRAPHICS

Population

The population of Clement Township shows significant variation between the 1990, 2000, and 2010 United States censuses. Between 1990 and 2000 the population grew by over twelve percent (12%), with a nearly corresponding population decline of 9.3% between 2000 and 2010. As shown in Figure 1 on this page, only fourteen percent (14%) of the Township's population consists of adults in their child-bearing years, while a total of seventy percent (70%) of the population was 40 years of age or older.

The median age in the Township was 55 in 2010, which is significantly higher than the median age for the State of Michigan (38.9 years) or Gladwin County (47.7 years).

The following is a summary of the population characteristics of the Township:

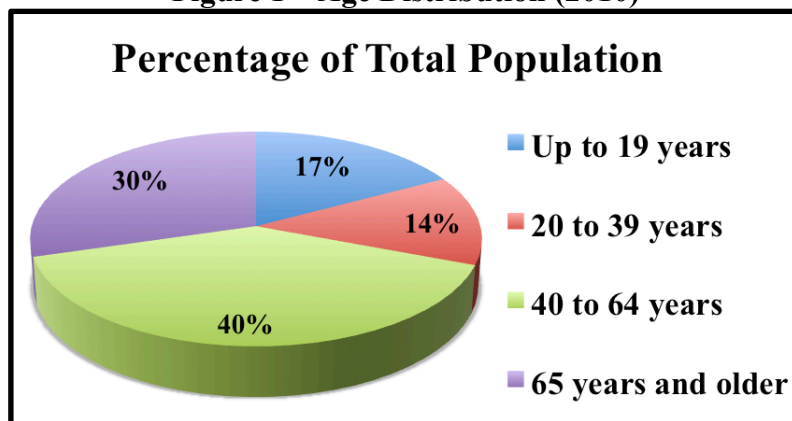
Table 1 – Population Characteristics (1990 - 2010)

Population Characteristics	1990	2000	2010
Total population	822	994	901
Total number of households	--	471	422
Average household size (number of individuals)	--	2.10	2.14
Total number of families	--	320	268
Average family size (number of individuals)	--	2.53	2.59
Percentage of households with children under 18 years of age	--	17.8%	17.1%
Percentage of households with individuals 65 years and older	--	39.5%	44.1%
Median age (years)	--	53.4	55

Source: U.S. Census Bureau

Based upon personal observations and consideration of real estate-related activity in the Township since the 2010 U.S. Census, it is the consensus of the Planning Commission that the Township population is currently trending upward as more property owners choose to convert cottages and second homes in the Township into their permanent residences.

Figure 1 – Age Distribution (2010)



Source: U.S. Census Bureau

Housing

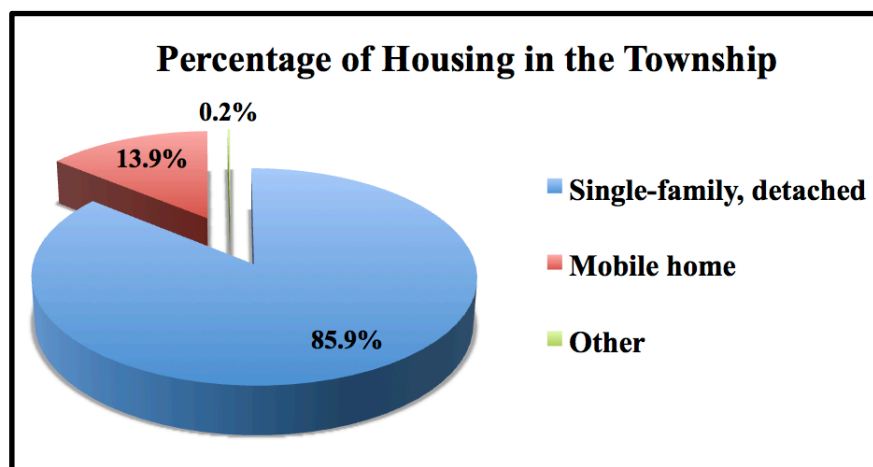
The large majority of the Township's housing consists of detached single-family residences (85.9%), with mobile home units making up the balance of the Township's housing stock (13.9%). About thirty-six percent (36%) of the Township's housing in 2010 was classified by the United States Census Bureau as "occupied housing." The following is a summary of housing data for the Township:

Table 2 – Housing Characteristics (2000 - 2010)

Housing Occupancy	2000	2010	Percent Change 2000-2010
Total housing units	1,186	1,168	- 1.5%
Number of occupied housing units	471	422	- 10.4%
Number of seasonal housing units	319	268	- 16.0%
Percentage of seasonal housing units in the Township	26.9%	22.9%	--

Source: U.S. Census Bureau

Figure 2 – Types of Housing in the Township (2013)



Source: 2009-2013 American Community Survey, U.S. Census Bureau

Income

The following is a summary of income and labor force characteristics of the Township, based upon American Community Survey data collected by the United States Census Bureau:

Table 3 – Employment and Income Characteristics (2013)

Employment and Income	2013
Total population 16 years and older	716
- in the labor force	37.8%
- not in the labor force	62.2%
Median household income	\$36,146
Average household income	\$48,391

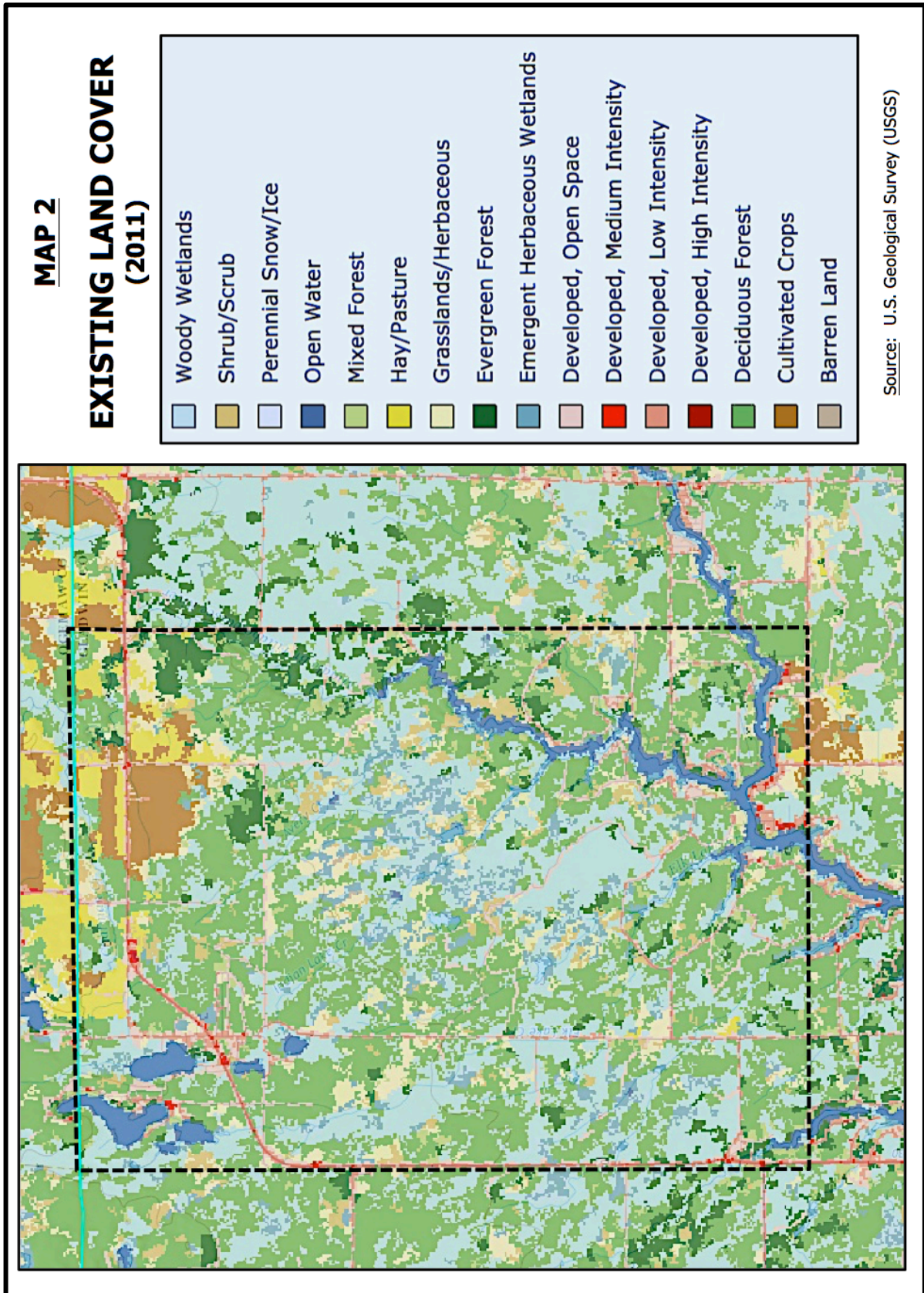
Source: 2009-2013 American Community Survey, U.S. Census Bureau

EXISTING LAND USES AND LAND COVER

Recognizing the unique physical features of the community and the roles they play in the environment and land use patterns is the first step in formulating land use and development policies for the future of Clement Township. The current range of land use activities in Clement Township include commercial businesses primarily along the M-30 corridor, cottages and rural residences, state forest land, agriculture, and resort-oriented facilities.

Map 2 on the following page shows the existing “land cover” classifications for the Township, based on analysis of satellite photography. Development activity of a “medium intensity” can be seen primarily along portions of the M-30 corridor and adjacent to Elk Lake in the northwest corner of the Township. Residential land uses tend to be clustered around the lakes and along the Tittabawassee River and its tributaries. Agricultural lands are concentrated primarily near the northeast corner of the Township.

The central and southeast areas of the Township are dominated by the Tittabawassee River watershed, including the river, its tributaries, and associated “woody wetlands.” Taken together, the forested, agricultural and open land categories make up the majority of the land cover in the Township, emphasizing its rural character.



CHAPTER 2 MAJOR ISSUES

State and regional trends and changing conditions in and around the Township raise major issues potentially impacting the future of our community. It is important to identify and address these issues in the Master Plan to effectively plan for the next 20-plus years. Through evaluation of existing conditions in the Township and current community planning issues faced by other Michigan communities, the Planning Commission has identified a number of significant issues that are summarized in this chapter. Recommended policies to address these issues will be addressed in subsequent chapters of this plan.

WATER QUALITY

The Tittabawassee River and multiple lakes in the Township are dominant natural features as well as important recreational resources. Protection of surface water quality involves making sure that the water that flows off the land and into the river and lakes is as close as possible in quality to the rain or melted snow that fell on a woods or meadow. It is best if water runoff flows to the river slowly, much of it percolating into the soil and reaching the main waterway as groundwater, clear and cool.

The proximity of many private septic disposal systems associated with residences near the river and lakes also creates some potential for degradation of water quality, especially as older seasonal cottages are converted to year-round living without corresponding upgrades to such systems. The Central Michigan District Health Department regulates the location, installation, and maintenance of private wells and septic systems in the Township.

Another issue affecting the quality and character of Michigan's inland lakes is the growing presence of invasive plant and animal species. Invasive species are non-native species that have the potential to become established and the potential to spread widely and cause ecological or economic harm or pose a risk to human health. The Michigan Department of Natural Resources has referred to invasive species in their publications as "a top threat to biodiversity," because they compete with native species for food and habitat. Invasive species can also directly or indirectly kill or displace native species and degrade wildlife habitat and food sources. Such invasives also have the potential for significant economic effects on property values, tourism, utilities and industry, and can be a health risk to human health in some instances.

Protection of groundwater resources from potential contamination is also significant issue for many Michigan communities. This is of particular concern for the Township, since all residents and businesses rely on private wells. Leaking underground fuel storage tanks, failing septic systems, and improperly capped or abandoned wells can be sources of contamination.

THE FUTURE OF HOUSING

Communities across Michigan are facing significant challenges with aging housing stock, including vacant or abandoned properties, and blight:

- Foreclosed, abandoned, and bank-owned properties create opportunities for vandalism, theft, and crime.
- Deferred maintenance, such as a lack of winterization or weatherization of vacant homes

or seasonal cottages, can lead to structural damage, black mold, insect infestations, and other blight conditions that affect neighbors and the Township as a whole.

- Elderly residents may not have the resources or family support needed to adequately maintain their property as they have in the past.
- Blighted and dangerous residential structures and dilapidated mobile homes are becoming a neighborhood nuisance in some areas of the Township.
- Changing ownership patterns, family structure, and an aging population can lead to increased feelings of isolation and a belief that “nothing can be done” about these issues.
- There is a need in the community for some additional rental housing.

Even in healthy communities with solid housing stock there is a need to upgrade obsolete infrastructure, including insulation, electrical systems, broadband Internet access, and heating/cooling systems to improve energy efficiency and better serve the needs of residents.

THE FUTURE OF THE M-30 BUSINESS CORRIDOR

Character of the Commercial District

The Township is primarily a rural, recreation-oriented community. Like many Michigan communities, it is facing budget challenges associated with stagnant tax revenues. The M-30 commercial corridor is not large in land area, but it does contribute both to the tax base of the Township and to the character of the community. However, some buildings along the corridor are beginning to show their age, and vacancies along the state highway could attract less desirable commercial tenants.

Changing Local Customer Base

Demographically, Clement Township is aging. While in some ways beneficial, this trend may also have serious consequences for local schools and churches, and for local businesses like those along M-30. Young families are the future of any community, both in terms of raising the next generation, and in the energy they bring to the neighborhood in which they live.

These population cohorts also provide entry-level workers for our businesses, home-buyers in our neighborhoods, and customers in our local stores. To attract and retain young adults and young families in the Township, it may be necessary for the Township to take a more proactive and strategic approach to local economic development and business growth.

RECREATION OPPORTUNITIES

The lakes, river, state forestland, and Midland to Mackinac Trail in the Township offer significant recreational opportunities for Township residents and visitors. However, in some cases there is only limited public water access for those that do not own waterfront property. In addition, there is limited access to the recreational trail system and few trail-related amenities or services are currently available to attract users.

The construction of a new Township fire station offers a unique opportunity to potentially develop new recreational amenities for the Township. The Township Board has authorized the preparation of a Parks and Recreation Master Plan for the Township to analyze and consider how local recreation needs should be met. This would include the potential conversion of the current fire station into a community center. An adopted Parks and Recreation Plan opens up

opportunities to secure state and private grant funding to support Township recreation initiatives and park improvements.

There is also a recognized need in the local area for athletic fields, with a special emphasis on soccer, baseball, and softball, which would potentially provide space for both youth and adult sports programs.

TRANSPORTATION ISSUES

Road Condition and Connectivity

Clement Township’s road infrastructure is predominantly rural in character, and the condition and ongoing maintenance of local roads is of concern. In addition, the [Tittabawassee River watershed](#) causes a lack of [road](#) connectivity within the Township ~~has been noted as a concern in past Township plans.~~

Complete Streets Legislation

On August 1, 2010, Governor Jennifer Granholm signed a package of bills into law that established the state’s new “Complete Streets” policy. The intent of the “complete streets” approach to transportation planning is to ensure that all users (motorists, pedestrians, bicyclists, etc.) are safely accommodated as part of transportation improvements along a road corridor.

The Gladwin County Road Commission and Michigan Department of Transportation (MDOT) are required to consider all users of the road right-of-way as part of the planning of future road projects, and to better coordinate road improvements with local governments and local transportation plans. For the Township, this state policy change also impacts local land use planning. The 2010 law included amendments to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) that:

- Modified the definition of “streets” to include all legal users, including bicyclists and pedestrians;
- Expanded the elements that may be included in a master plan to encompass all transportation systems that move people and goods;
- Specified that transportation improvements identified in a plan are appropriate to the context of the community and consider all legal users of the road; and
- Ensured that transportation elements of the master plan will be implemented in cooperation with the county road commission or MDOT.

The needs of all potential users of the Township’s transportation network should be adequately addressed as road improvement projects are planned and implemented. The M-30 corridor in particular has potential for bicycle touring, which could potentially benefit local businesses.

COMMUNICATION INFRASTRUCTURE

Since the 1980s, cellular telephones have progressed from a luxury item to a ubiquitous communications tool. During that same period, broadband Internet access also expanded from a service available primarily to research universities into an important, if not essential, component of business success and personal communication. The availability of communications infrastructure (whether cellular, fiber optic, cable, wireless or a combination of services) with robust capacity has become a significant economic development and quality of life issue, especially for more rural communities like Clement Township.

This has also become a future planning issue for the Township with the 2014 decision of the state legislature to adopt what is now Public Act 52 of 2014, which makes it somewhat easier for phone companies in Michigan to discontinue traditional landline telephone service where cellular, cable or VOIP (Voice Over Internet Protocol) telephone service options are available, beginning in 2017.

This new public act, combined with continuing demand from Township residents for more robust communications infrastructure capacity in all areas of the community, will require consideration of the need for additional communications towers and expansion of other communications-related infrastructure in the Township during the planning period of this Master Plan.

ENERGY

Decisions affecting land use directly affect energy use, and vice-versa. The expanding use of computers and other power-hungry technology in homes and businesses also necessitates further modernization and expansion of the local and regional power grid. One of the paths toward greater energy independence is through distributed energy generation from renewable resources, such as wind, solar, wood products, and geo-thermal. These small-scale power generation technologies located close to the user may:

- Increase the reliability of electrical power by serving as a supplement to the traditional electric power grid; and
- Serve as an emergency power resource during blackout/brownout situations.

Accordingly, the availability of reliable energy resources for Township residents, farms, and other business operations will remain an important local, regional, and statewide issue to be addressed during the planning period of this Master Plan.

THE FUTURE OF AGRICULTURE

Agriculture is “third leg” of Michigan’s economy. Over the past decade, as the other two “legs” of the state economy, manufacturing and tourism, suffered through the deep recession, agriculture has remained healthy and productive. However, there are a number of farm-related issues that may have significant impacts on the future of agriculture in Michigan:

Changing Character of the Agricultural Economy

The predominant character of agriculture is changing in some areas of Michigan from a commodity farming model to more specialty farming and “value added” agricultural activities such as corn mazes, ‘U-pick’ operations, roadside stands, and local farm markets. Some “value added” income sources for farmers have the potential to adversely impact neighboring land uses. For example, the State of Michigan’s ongoing push for increased use of alternative and renewable energy sources encourages farmers to “farm the wind” by constructing wind turbines or leasing land for commercial ‘wind farms.’ More recently, the Michigan Corn Growers Association supported a new law (Public Act 97 of 2011) that requires Michigan townships to allow equipment and storage facilities for on-site ethanol production of up to 100,000 gallons per year as a use “by-right” in agricultural zoning districts.

Impact of Increased Non-Farm Residential Development in Rural Areas

New non-farm dwellings near active agricultural operations increase the potential for adverse off-site impacts and resident complaints due to noise, odor, and dust typical of commercial

agriculture. Non-farm residential development can also exacerbate traffic conflicts, increase the frequency of accidents involving farm equipment, and decrease the ability of farmers to easily transport equipment to non-contiguous parcels. The presence of only a few non-farm residences can adversely affect the stability of an agricultural area.

Aging Farmers and National Ownership Trends

According to a 2007 census by the U.S. Department of Agriculture, the median age of farmers in the United States increased from 50.3 in 1978 to 57.1 in 2007. The majority of U.S. farmers are between ages 45 and 64, but farmers aged 65 and older are the fastest growing age group in this industry. The future of farming will depend largely on the availability and interest of younger generations to become farmers.

In addition, the commercial agricultural industry appears to be trending towards larger, corporate farming operations, where equipment and workers are transported from field to field, and even from state to state. Under this scenario, which may be related to the aging farmer population, there is less need at the local level for agriculture support services, and even less connection between the farmer and the local community.

CHAPTER 3

GENERAL GOALS AND POLICY PRIORITIES

This Master Plan has been developed by the Clement Township Planning Commission to provide a guide to the future development of the Township, for the benefit and welfare of all residents.

GENERAL GOALS

The primary goals of this Plan are to:

- Provide for the prudent use of land and avoid overcrowding of land.
- Designate adequate areas of land for agriculture, residential, business, recreation, public facilities, open space, lake access, and other uses and purposes that are consistent with the desired character of the Township as expressed in this plan.
- Establish a transportation plan, including the general location, character, and extent of existing and planned roads, bicycle paths, pedestrian ways, bridges, waterways, and other access and mobility improvements consistent with the Township's rural character.
- Establish a zoning plan as required by the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), [including recommended Township Zoning Ordinance updates](#).
- Protect surface and groundwater quality by encouraging the establishment, maintenance, and upgrading of effective private septic systems, public and private drainage systems and stormwater management improvements, and other pollution prevention measures.
- Make recommendations as to the general character, extent, and layout of community facilities, and to the redevelopment or rehabilitation of blighted areas.
- Make recommendations for implementing the plan's policies and proposals.

CLEMENT TOWNSHIP POLICY PRIORITIES

To assist in reaching the above goals, the following public policy priorities have been identified for the Township as part of this Master Plan:

- ✓ Encourage the development of some additional rental housing/apartments.
- ✓ Expand availability of broadband Internet service throughout the Township.
- ✓ Improve cellular telephone and data coverage within the Township.
- ✓ Expand the natural gas distribution network to cover the entire Township.
- ✓ Establish and maintain a consistent program of point-of-sale well and septic system inspections and minimum required upgrades for existing residences in the Township.
- ✓ Promote more community interaction and community gathering opportunities.
- ✓ Support the development and implementation of four (4) seasonal special events each calendar year, including the annual Hunters' Dinner, to bring visitors into the Township.
- ✓ Develop and maintain an inventory and map of trails and lake access in the Township.
- ✓ Ensure that the Township government is transparent, accountable, and accessible; and encourage active citizen involvement.

CHAPTER 4

FUTURE LAND USE PLAN

This section is intended to link the Township’s overall goals with specific land use recommendations by providing recommendations for the future use of land in the Township. The formulation of this land use plan was based on the goals outlined in Chapter 3, General Goals and Policy Priorities, along with additional factors that include regional influences, existing land use patterns, significant natural features, and the need for various land uses.

FUTURE LAND USE CLASSIFICATIONS AND MAP

The following describes the land use classifications designated on Map 3, Future Land Use Map, which is intended to show generalized land use, and is not intended to indicate precise size, shape or dimension. The recommendations of this land use plan also have a long-range planning horizon and do not necessarily imply that a particular near-term rezoning is appropriate.









Phasing in of any changes to the Township’s Official Zoning Map should be consistent with this land use plan; the goals outlined in Chapter 3, General Goals and Policy Priorities; and the implementation and phasing guidelines contained in Chapter 6, Zoning Plan.

Table 4 – Land Use Classifications

Classification	Description
Agricultural Preservation Area	<p>This land use classification is intended primarily to accommodate agricultural land uses and very low density residential uses consistent with the Township’s rural character. Agricultural land uses would be characterized by traditional cash crops, fruits, and vegetables; raising of livestock and poultry; equestrian activities, nurseries and greenhouses; and similar uses.</p> <p>Anticipated dwelling unit density within the Agricultural Preservation Area classification is one (1) dwelling unit per five (5) acres.</p>
Rural Residential	<p>This land use classification is intended to accommodate low-density residential uses consistent with the rural character of the area.</p> <p>Anticipated dwelling unit density within the Rural Residential classification is one (1) dwelling unit per acre.</p>
Single-Family Residential	<p>This land use classification is intended to accommodate low-density residential uses consistent with the rural character of the area.</p> <p>Anticipated dwelling unit density within the Single-Family Residential classification is two (2) dwelling units per acre.</p>

Table 4 – Land Use Classifications

Classification	Description
Mobile Home Park Residential	<p>This land use classification is intended to accommodate low-moderate-density residential uses consistent with the rural character of the area.</p> <p>Anticipated dwelling unit density within the Mobile Home Park Residential classification is four (4) dwelling units per acre.</p>
Commercial/Resort	<p>This land use classification is intended to accommodate the convenience shopping, food service, office, and personal service needs of the Township and the surrounding community. Development in these areas should be consistent with the Township’s rural character.</p>
Public/Quasi-Public	<p>This land use classification is intended to accommodate publicly-owned and operated facilities, places of public assembly, and private, non-profit or religious facilities that provide a public service to populations in and around the Township, such as churches, cemeteries, schools, government buildings, auditoriums, and outdoor recreation areas and facilities.</p>
Forest/Wildlife Habitat Preservation Area	<p>This land use classification is intended primarily for state forestlands and other areas dominated by significant natural features, such as rivers, lakes, wetlands, and dense woodlands. Uses and any physical improvements in these areas should be very low-impact, and consistent with the Township’s rural character.</p>

Agricultural Preservation Area		Rural Residential		Mobile Home Park		Public/ Quasi Public	
Forest/Wildlife Habitat Preservation Area		Single-Family Residential		Commercial/ Resort		Water	



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ADDITIONAL CLEMENT TOWNSHIP LAND USE POLICIES

The following are additional recommendations for the future use of land in the Township:

Policy Guidelines for Development and Expansion of M-30 Commercial Zoning Districts.

It is recognized that there are parcels of land outside adjacent to the land areas planned for future commercial land uses on Map 3, Future Land Use Map, and that growth of the Township's commercial tax base by prudent expansion of existing commercial zoning districts to include abutting parcels with adequate frontage on and access to the M-30 state highway would be consistent with the goals of this Plan. The following are the Township's policy preferences with regards to these areas:

1. Compatibility of such commercial land uses and development with surrounding agricultural or residential land uses is a paramount objective of the Township. Owners of existing commercial facilities should be encouraged to provide landscaping and screening improvements (such as fences, hedgerows, berms and/or tree plantings) whenever possible to improve compatibility with adjoining land uses.
2. Limited expansion of commercial zoning on to contiguous land not otherwise planned for future commercial uses on Map 3, Future Land Use Map, shall be considered consistent with this Master Plan under any of the following circumstances:
 - a. The proposed expansion is necessary to ensure that the commercially zoned land area is adequate to accommodate current site development requirements of the Zoning Ordinance, and any specific standards that apply to use of the site.
 - b. The proposed expansion is necessary to accommodate reasonable expansion of an existing, viable business operation on the site.
 - c. The proposed expansion would not create or exacerbate a land use conflict that cannot be mitigated through proper site design, buffering, and screening improvements as part of new commercial development on the site.
 - d. The proposed expansion would not create an isolated area or "island" of land planned for future agricultural or residential land uses.
3. The existence of a pocket of commercially zoned land outside of the planned commercial areas as delineated on Map 3, Future Land Use Map, shall not otherwise be considered a justification for the rezoning of adjacent land in a manner inconsistent with this Plan.

Rural Economic Development

The Township will continue to support and encourage the continuation and growth of a robust rural economy, including a network of agricultural support services and related businesses. The Township will also encourage farmers to diversify their income through development of value-added farm-based tourism and entertainment activities consistent with Zoning Ordinance requirements.

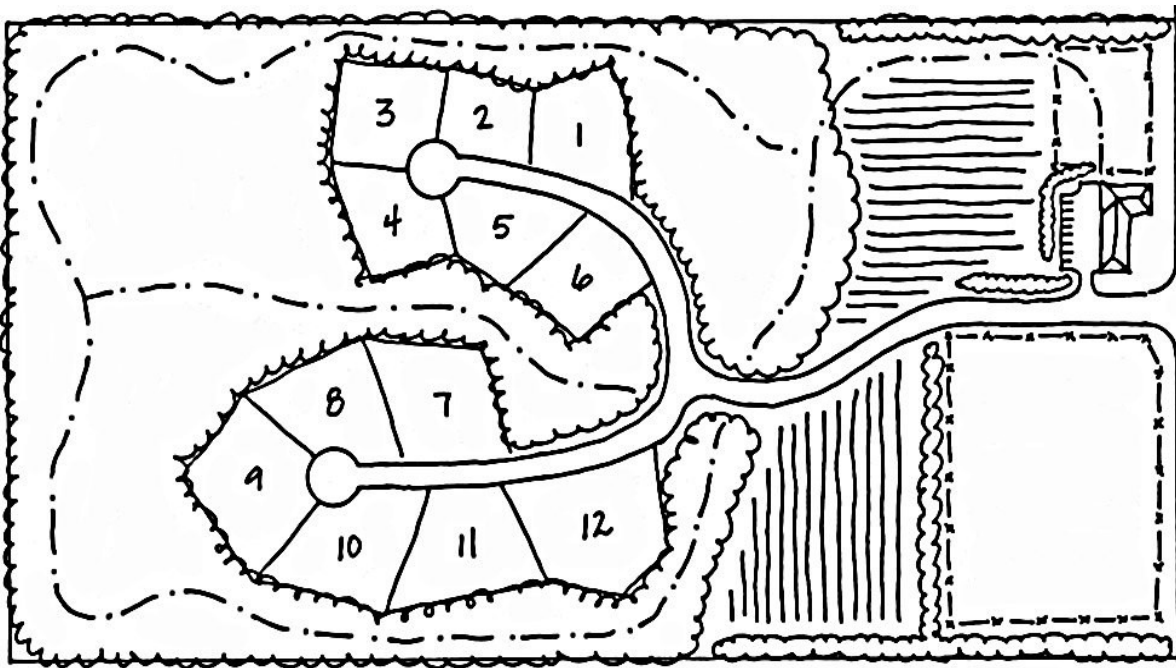
Open Space or Cluster Residential Development

New residential development should minimize land consumption and preserve open space and farmland, be consistent with the Township’s rural character, and be compatible with surrounding agricultural uses and natural features. The use of open space preservation and clustering techniques are encouraged for new residential development in the Township.

Section 506 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended) requires that a township with a population of 1,800 or more “*shall provide in its zoning ordinance that land zoned for residential development may be developed, at the option of the landowner, with the same number of dwelling units on [not less than 50% of the required lot area] specified in the zoning ordinance..., if all of the following apply:*

- *The land is zoned at a density equivalent to 2 or fewer dwelling units per acre;*
- *[Not less than 50% of the development’s overall land area] will remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, restrictive covenant, or other legal means that runs with the land;*
- *The development does not depend upon the extension of a public sewer or public water supply system; [and]*
- *The development...is subject to other applicable ordinances, laws, and rules, including rules relating to suitability of groundwater for on-site water supply [and] to suitability of soils for on-site sewage disposal....”*

While not a requirement for Clement Township because of current population levels, the open space preservation or clustering option preserves rural character without reducing the number of permitted dwelling units allowed on a particular parcel, by reserving a minimum percentage of the site as permanently preserved agricultural land or open space, while reducing the required minimum lot area for each dwelling by the same percentage.



Example of an open space preservation or cluster development, including preservation of significant natural features and active agricultural areas.

Mobile Home Park Residential Development.

A separate designation for manufactured housing park development has ~~not~~ been provided for on [Map 3, Future Land Use Map](#) ~~the land use plan maps~~. Consistent with the goals of this Plan, the Township has made the following findings and established the following land use and development policies with regards to mobile home park residential land uses and development:

- The Township has provided, both in this Plan and in the Township Zoning Ordinance, for a variety of housing types to serve the needs of current and future Township residents.
- It is the intent of this Plan that the pattern of residential land uses and development in the Township be limited to selected areas as identified on Map 3, Future Land Use Map.
- Predominant soil and subsurface conditions significantly limit the suitability of land in the Township for the types of intensive community wastewater treatment systems commonly used by mobile home parks.
- Because of the design limitations imposed by the Michigan Manufactured Housing Commission's General Rules, a mobile home park development cannot be compatible with Chapter 5, Transportation Plan, of this Master Plan.
- Existing mobile home park development in the Township and surrounding jurisdictions are more than adequate in land area and capacity to serve the needs of Township residents for this type of housing.
- Based on these findings, the Township has determined that there is no demonstrated need for additional mobile home park development sites in the Township.

This issue should be re-examined at least every five (5) years as part of the plan review required by the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), and this policy adjusted if determined necessary by the Township at that time.

Waterfront Lot Development

To minimize land use conflicts, to protect and enhance water quality in the Township's lakes and rivers, to provide for minimum areas of open space along the shorelines, and to minimize potential impacts on water views associated with structures and improvements on neighboring lots, the Township established a policy and related Zoning Ordinance provisions in 1991 to require a minimum 50-foot open space setback from the water's edge for principal buildings and accessory structures on waterfront lots.

The Planning Commission has evaluated this policy, and has considered alternatives such as a reduced 25-foot setback area similar to that allowed in neighboring Secord Township, or allowances for additional improvements near the waterfront. Based on this evaluation, the Planning Commission has made the following policy determinations for this Master Plan:

- The 1991 policy has been largely successful in establishing a beneficial character and arrangement of waterfront lots and dwellings for Clement Township residents;
- The minimum 50-foot open space setback area from the water's edge, as measured from the ordinary high water mark of the lake or river, should remain in place for new principal buildings and accessory structures, as well as to any additions to existing buildings and structures;

- Open and un-roofed decks and patios located between a dwelling and the water's edge have minimal potential to impact views of the water from neighboring lots;
- A limited allowance for installation of an open and un-roofed deck or patio adjacent to the waterfront side of a dwelling within a portion of the required 50-foot setback area would be consistent with this waterfront lot development policy; and
- The Township Board and Zoning Administrator should continue to strictly enforce this policy as applied to new principal buildings and accessory structures, as well as to any additions to existing buildings and structures, and should continue to work proactively with the Gladwin County Building Department to ensure that the waterfront lot standards of the Zoning Ordinance are followed for projects subject to building permit approval.

Home Occupations

Home occupations are those where the entrepreneur works from home, and can, within certain limitations, be almost any type of business. Some develop as people perform services elsewhere, but use part of their home as an office. Many tend to be service or direct marketing/sales oriented, and an increasing number are Internet-based businesses. Starting up a new business from home offers cost savings, and may increase the potential for success. The economic impact of a home-based business is like that of any other successful business operation, even if on a smaller scale. Sales of products and services generate income from which supplies, equipment, and labor are purchased and increased disposable income becomes available to spend in the Township. Since owners of home occupations work in the Township, it is likely that more purchases will also be made locally, which benefits other area businesses.

The Township will continue to permit limited business activities in the residential zoning districts that do not adversely impact the residential character of the property or surrounding neighborhood. The Township will also encourage owners of highly successful and growing home occupations to relocate their operations to nearby commercial or industrial zoning districts, as appropriate.

Communications

Robust capacity and a variety of options for broadband Internet access and cellular telephone service should be available to Township residents and businesses. As such, the Township will encourage Internet providers to extend high capacity cable and fiber optic lines and infrastructure through the Township, and to provide broadband Internet access for all Township residents and businesses. The Township will also continue to encourage collocation of multiple antennae on existing cellular telephone towers, and construction of a limited number of new towers where necessary to provide complete coverage and a range of service providers to Township residents.

CONCLUSION

This land use plan is a policy document intended to guide future Township decision-making with regards to land use and community development. It is intended to provide a clear link between the Township's goals and specific land use recommendations. While the land use plan portrays the community's vision for the future, implementation of this plan is the real key to achieving that vision. See Chapter 7, Plan Implementation, for recommended implementation strategies.

CHAPTER 5

TRANSPORTATION PLAN

This chapter provides specific transportation-related policy recommendations based on the goals and objectives detailed in Chapter 3, General Goals and Policy Priorities. An examination of the local transportation network is an important part of a Master Plan, as land uses and the means of transporting goods and people are interdependent elements of a successful community. The implementation of a functional transportation network depends upon adherence to sound planning principles and an effective collaboration between Township, County and State officials and private landowners.

COLLABORATION FOR ROAD IMPROVEMENTS

Because the Township does not have direct control over public roads within its boundaries, it is important that outside agencies with jurisdiction, including the Michigan Department of Transportation (MDOT) and Gladwin County Road Commission (GCRC), be kept aware of the Township’s policy preferences and plans.

COMPLETE STREETS IN THE TOWNSHIP

Public Acts 134 and 135 of 2010 give new project planning and coordination responsibilities to county and state transportation agencies across Michigan related to implementation of the new “Complete Streets” policy established by the package of laws.

MDOT and GCRC are required through amendments to the Act 51 program, which prioritizes state funding of road projects, to consider all users of the road right-of-way as part of the planning of future road projects.

Complete Streets.

A comprehensive approach to transportation networks, which integrates all facilities in the road right-of-way (travel lanes, shoulders, sidewalks and non-motorized pathways, driveway access, etc.) to abutting buildings and land uses.

The intent of the “complete streets” approach to transportation planning is to ensure that all users (motorists, pedestrians, bicyclists, etc.) are safely accommodated as part of transportation improvements along a road corridor.

Why should the Township be concerned with “complete streets” laws when the county and state are responsible for the road network?

These public acts provide the Township with a more powerful mechanism to influence decision-making within county and state road authority bureaucracies, which is this transportation plan.

In the absence of written and adopted road policies, the default county or state standard would apply to any future road improvements, with little regard as to whether a particular road width or design is best for Township residents or the intended character of the community as expressed in this Master Plan.

For the Township, these public acts also included amendments to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) intended to ensure that county and state road agencies better coordinate road improvements with the Township, and will cooperate with the Township to implement transportation elements included in this Master Plan. This transportation plan is intended to conform to the requirements of the Michigan Planning Enabling Act, and to establish Township priorities for future road improvements.

NON-MOTORIZED TRANSPORTATION

Increasing numbers of bicyclists and others are using Michigan roads and highways for non-motorized transportation. The needs of all potential users of the Township's transportation network should be adequately addressed as road improvement projects are planned/implemented.

ACCESS MANAGEMENT

Managing access points on to the state highway and county primary roads by limiting the number of driveways permitted for each land use can help preserve the traffic movement function of the roadway. Proposed and existing land uses should provide the minimum number of driveways needed to provide access to a development site. Access management is usually implemented through the site plan review process, and these techniques are suggested as guidelines in that process. Each case will require an individual analysis to determine the appropriate action given the characteristics of the site and use.

If multiple driveways are proposed for access to a single development, appropriate spacing between driveways should be maintained consistent with the applicable MDOT or GCRC spacing standards. Even if only one (1) access point is proposed, the most appropriate location should be selected to preserve the function of the roadway and maximize public safety. Driveways located too close together are safety hazards and can negatively impact road capacity.

Commercial and other non-residential driveway access to parcels on opposite sides of a public road should be lined up across the roadway or located with sufficient separation distance to allow safe left-hand turning movements consistent with MDOT or GCRC standards. The use of frontage roads, service roads and internal connections between commercial sites to provide for common or shared access is also encouraged. These access management alternatives to multiple individual driveways and "curb cuts" into the public road right-of-way can preserve roadway capacity and views from the road and maintain the character of the community.

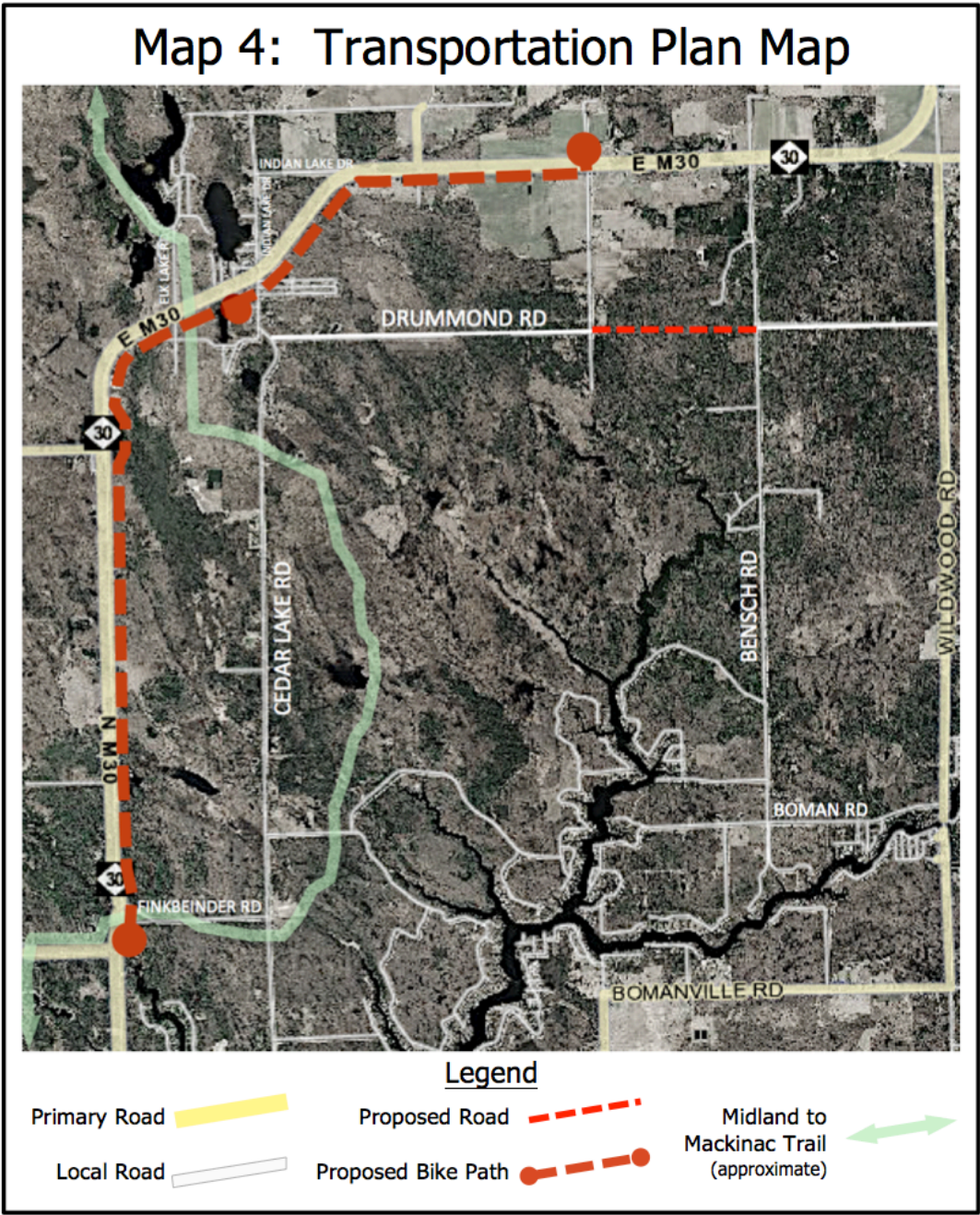
ADDITIONAL TRANSPORTATION PLAN POLICY PRIORITIES

The following additional transportation planning priorities have been identified for the Township as part of this Master Plan:

- ✓ Require internal road and pedestrian pathway connections between new developments and existing neighborhoods, and require the establishment of stub roads and future road connections to adjacent, undeveloped parcels as part of any new development.
- ✓ Encourage MDOT and the county road commissions with jurisdiction to inspect and evaluate the condition of existing bridges and under-road culverts, and to prioritize repair and replacement of deteriorating road infrastructure in a manner that maintains road connectivity and access for Township residents.
- ✓ Promote the use, maintenance, and improvement of the Midland to Mackinac Trail as an important transportation corridor and a unique regional tourism amenity in the Township.
- ✓ Collaborate with county and state leaders to identify funding sources for local road maintenance, and encourage Township residents and property owners to consider the use of special assessment districts to help fund improvements to local roads and neighborhood private roads.

TRANSPORTATION PLAN DESIGNATIONS AND MAP

One of the primary goals of this Plan is to “*establish a transportation plan, including the general location, character, and extent of existing and planned roads, bicycle paths, pedestrian ways, bridges, waterways, and other access and mobility improvements consistent with the Township’s rural character.*” In accordance with this goal, the following Map 4 has been developed to classify Township roads as either as “local roads,” which provide access to adjacent land in a neighborhood; or as “primary roads,” which include state highways and paved county public roads designed to provide routes for through traffic and connections to local roads. Map 4 also identifies Township’s policy priorities for a new road connection to complete the east-west route of Drummond Road across the Township, and for a new bike path along the M-30 state highway to link Finkbeiner Park with the Township’s planned community center and Township Hall.



CHAPTER 6 ZONING PLAN

The Township Zoning Ordinance is one of the most important tools available to implement the policies of this Master Plan related to the use and development of land. The purpose of zoning is to assist in orderly development and growth. It is also used to protect property values and investments. Because of the impact it can have on the use of land and related services, local zoning regulations must be built upon the foundation of a Master Plan and “zoning plan.”

The Michigan Zoning Enabling Act requires that a zoning plan be prepared as the basis for the Zoning Ordinance. This chapter is intended, along with the rest of the relevant parts of this Master Plan, to serve as the plan required by the Act. It functions as a link between the Master Plan and the Zoning Ordinance, and as a guide to the implementation of future ordinance changes.

Zoning. Zoning is the division of a community into districts by ordinance for the purpose of regulating the use of land and buildings, their height and bulk, the proportion of the lot that may be covered by them, and the density of development.

Zoning is enacted under the police power of the State for the purpose of promoting health, safety and general welfare and has long been supported constitutionally by the U.S. Supreme Court and the Michigan courts.

ZONING DISTRICTS

The following are descriptions and general purposes of the categories within which the proposed zoning districts in the Township Zoning Ordinance are organized. The proposed zoning districts are summarized in the table below. The specific regulations for each of the existing zoning districts can be found in the Zoning Ordinance:

Table 5 – Zoning Districts

Rural District

The principal purpose of the Rural District designation is to focus on conservation of lands with sensitive environmental characteristics like woodland, wetland, wildlife habitat, and farmland. A range of agricultural uses and agricultural support services are permitted, along with a limited range of very low-density single-family residential uses. The land

zoned the Rural District should include but is not limited to land designated as “agricultural preservation area” on Map 3, Future Land Use Map.

Type of District	Proposed Zoning District Name	Symbol
Rural	Agricultural-Conservation District	A-1
Residential	Rural Residential District	RR
	Single-Family Residential	R-1
	Mobile Home Park District	RM
Business	Commercial District	C-1
Other	Public/Semi-Public Services District	PSP

Residential Districts

The principal purpose of the Residential Districts designation is to accommodate a variety of housing needs and residential uses. Two additional residential districts are proposed to be added

to the existing R-1 District in the Zoning Ordinance. Any land zoned within the Residential Districts should conform to the corresponding areas as designated on Map 3, Future Land Use Map. See Chapter 4, Future Land Use Plan, for additional future land use policies associated with mobile home park residential development.”

Business District

The principal purpose of the Business District designation is to provide locations for compatible commercial, office or light industrial operations and activities in the Township. The land zoned within the Business District should conform to the areas designated as “commercial/resort” on Map 3, Future Land Use Map.

Other District

In addition to the areas designated for “public/quasi-public” land uses on Map 3, Future Land Use Map, there are certain other land uses of a similar character that may not be otherwise addressed on the maps. These land uses include churches and other religious institutions, government buildings, parks, schools, and similar public facilities. The new PSP District is intended to serve as the appropriate zoning classification for these land uses.

Land may be rezoned to the PSP District to allow for uses of a public or quasi-public character in areas of the Township designated for other land uses on the future land use maps, consistent with the following:

1. The location should be served by existing utility infrastructure and/or soils with adequate capacity for the intended occupancy of the facility.
2. The location should have direct frontage on and access to public roads that can safely and efficiently accommodate the expected traffic generated by the facility. Locating public or quasi-public facilities on local roads or unpaved roads should be discouraged.
3. Public or quasi-public facilities should not be located on land designated as part of any “Agricultural Preservation Area” unless the soil conditions or other characteristics of a specific site make it unsuitable for long-term agricultural operations.
4. The location would be compatible with the surrounding area and adjacent land uses in terms of traffic, noise, scale, and intensity of planned activities on the site.

Quasi-Public. As used in this Master Plan, the term “quasi-public” refers to land uses that are not government-owned but provide a substantial and enduring public service, are institutional in character, or include public assembly or similar gathering space as part of their operation. Examples include schools, churches and other religious institutions, private clubs and meeting halls, private recreation facilities, and similar land uses.

Consideration of rezoning petitions for these zoning districts should also include Planning Commission evaluation of any potential issues of compliance with applicable Zoning Ordinance requirements associated with permitted land uses and development in the proposed zoning district, based on the size, location, configuration, and other characteristics of the subject land.

RECOMMENDED ZONING ORDINANCE CHANGES TO CONSIDER

As a principal tool for implementing this Master Plan, the requirements and standards of the Township Zoning Ordinance should reflect the applicable policies of this Plan. Following is a list of recommended changes to the regulations and standards of the Zoning Ordinance consistent with the policies of this Master Plan. These changes should be considered with deliberation by the Planning Commission and Township Board as the need arises, or in conjunction with other planned Ordinance amendments:

1. **Organization.** Reorganize the Zoning Ordinance to improve readability and make it easier to find information quickly.
2. **Illustrations and flowcharts.** Add illustrations and flowcharts to clarify and illustrate certain development review procedures, regulations, and defined terms.
3. **State Zoning Act requirements.** There are a number of technical updates needed to fully conform to the requirements of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended).
4. **Site plan and special use approval requirements.** The Township’s site plan and special use permit review requirements and review processes should be updated consistent with current zoning practices. Each time the Planning Commission reviews a site plan for compliance with the Township Zoning Ordinance, another step is taken in the process of implementing the policies of this Master Plan. Development review and approval is an important implementation tool to ensure that new construction is consistent with the goals and objectives of this Plan.
5. **Screening, buffering, and natural resource protection.** New landscaping, screening, and natural resource protection standards should be added for projects subject to site plan approval.
6. **Agricultural land uses.** Consider expanding the allowable land uses in the A-1 District to create additional opportunities for “entrepreneurial” or “value-added” agricultural activities that allow farmers to diversify their income sources.
7. **Planned unit development.** Consider adding a Planned Unit Development (PUD) option for added flexibility. The PUD zoning district is established under the special district authority authorized by Section 503 of the Michigan Zoning Enabling Act. The PUD option offers considerable flexibility to the land developer to provide opportunities for site designs that respect the natural environment, result in efficient layout of infrastructure and public facilities, and ensure mitigation of negative impacts on adjoining land uses and the Township as a whole.
8. **Lot standards.** Consider updating lot and road frontage requirements to prohibit “flag lots” with minimal or no direct frontage on a public road or approved private road.
- ~~9.~~ **Waterfront lots.** ~~Consider updating~~ Maintain the minimum required 50-foot open space setback standards for buildings and structures on waterfront lots, but consider ~~to~~ adding a limited allowance for open and un-roofed decks and patios to be located within a portion of the zoning district’s minimum required setback from the water.

10.-11. Home occupations. Consider updates to the home occupation provisions to add a specific list of allowable home occupations, update the standards and limitations that apply to this activity, and add a provision that allows any proposed home occupation that is not specifically listed in the Zoning Ordinance or that would exceed these standards to be considered by the Planning Commission as a special land use, subject to a public hearing and the special use provisions of the Zoning Ordinance.

11.-12. Sign regulations. The Township’s sign regulations should be updated to eliminate content-based regulation, update billboard regulations, add provisions for electronic message boards and sign lighting, and ensure that the sign standards are consistent with current zoning and sign industry practices.

The Planning Commission should undertake a thorough review of the Zoning Ordinance in consultation with the Zoning Administrator and Township consultants to identify additional necessary revisions.

REZONING TO IMPLEMENT THE MASTER PLAN

Map 3, Future Land Use Map, and the associated elements of this Master Plan are intended to guide future changes to the Township’s Official Zoning Map. The Master Plan should be a principal source of information in the investigation of all rezoning requests. The Planning Commission should conduct a periodic appraisal of the Zoning Ordinance and Official Zoning Map to ensure that all elements of this Plan are adequately reflected in the ordinance text and map, and that no changes to the Plan or ordinance are necessary.

Phasing of Zoning Map Changes

A key to successful Master Plan implementation is the timing of future changes to the Township’s Official Zoning Map, whether initiated by the Township or by petitioners. When considering whether a rezoning request is consistent with this Plan, the Planning Commission and Township Board should keep in mind that the Master Plan’s policy recommendations are based upon a ten to twenty year planning period.

While the Plan may identify certain Township lands for more intensive development, the time for such development may not yet have arrived. More intensive land uses and development should be phased-in over a period of time, consistent with the policies of this Plan and the infrastructure and land capacity available to support the development. The Planning Commission shall consider the following in making its findings and recommendations on proposed amendments to the Official Zoning Map:

A. Evaluation of existing zoning and development pattern.

Review the existing zoning and set of principal permitted and special land uses for compatibility with Master Plan policies, the surrounding development pattern, and site characteristics. Determine whether there are conditions or circumstances that warrant a change or reasonably prevent the site from being developed or used as zoned. Consider whether the boundaries and size of the proposed district are compatible with the surrounding area and the scale of future development on the site. The requested rezoning should not create an isolated or incompatible zone in the area.

B. The apparent demand for the types of uses permitted in the district(s).

Consider the apparent demand for the types of uses permitted in the district(s) in relation to the amount of land currently zoned and available in the Township and surrounding communities to accommodate the demand.

1. Consider whether there is a demonstrated market demand for more land to be classified in the district; and if so, whether this is the appropriate location.
2. Consider the availability of land already planned or zoned for the types of land uses and intensity of development possible under the proposed zoning district.
3. Consider the amount of land in the Township or adjoining jurisdictions that is already prepared and/or ready for development consistent with the proposed zoning district's intent and list of permitted land uses.

C. Availability of public services and infrastructure to serve all potential land uses.

Rezoning of undeveloped land to a more intensive zoning district should only take place in conjunction with the availability of public services and infrastructure to serve all of the potential land uses in the proposed district.

1. Capacity of soils, infrastructure, and public services to accommodate the allowable land uses in the district without compromising the health, safety, and welfare of Township residents or burdening public entities or the Township with unplanned capital improvement or operational costs.
2. Capacity of the existing road system to safely and efficiently accommodate the expected traffic generated by uses permitted in the zoning district.
3. Capacity of existing police, fire, ambulance, schools, and other public services to serve all potential land uses on the site.

D. Compatibility with the surrounding area.

Evaluate the proposed district and existing zoning of surrounding properties in terms of all allowable land uses and the district intent. Determine the adjacent uses and their general character. Consider the surrounding vicinity on both sides of the road and all sides of the site. Finally, determine whether development that could occur on the subject site is compatible with the surrounding character in terms of traffic, noise, scale, and types of uses in comparison to current activities in the area. Isolated and abrupt changes in land uses and densities not consistent with Master Plan objectives and policies are considered spot zoning and are not recommended planning and zoning practice.

E. Consistency with Master Plan future land use recommendations.

Determine whether the intent and all of the allowable uses within the requested zoning district are compatible with the future land use designation(s) for the site, as shown on Map 3, Future Land Use Map.

1. Rezoning inconsistent with this Plan. A rezoning inconsistent with this Master Plan should only be considered where specific findings are made that demonstrate conditions have changed significantly since the Plan was prepared, and/or new information supports a change. In such cases, the Township may first consider an amendment to the Plan.
2. Phasing in of new development. The future land use recommendations of this Master Plan are based upon a ten to twenty year timeframe. Consider whether the timing of the proposed rezoning is appropriate, given trends in the area, infrastructure capacity, and other factors.

CHAPTER 7

PLAN IMPLEMENTATION

To be effective, this Plan must be used as part of daily decision-making in the Township. Policies in the Master Plan are implemented, for the most part, by day-to-day administrative actions of the Township officials and staff, decisions made by the Planning Commission, and the actions of the Board of Trustees. Although the Township may have responsibility to prepare and maintain this Plan, implementation also necessitates coordination with the outside agencies that have some jurisdiction in the Township.

Townships have several means at their disposal to implement a Master Plan. The Township's power includes control of land use enforced by zoning ordinances, subdivision regulations and other ordinances. The following is a summary of some of the plan implementation tools available to the Township:

ZONING ORDINANCE

See Chapter 6, Zoning Plan.

REGULATION OF LAND DIVISION

Land may be divided into smaller parcels by one of three methods: by metes and bounds descriptions, by platting under the Land Division Act (Public Act 288 of 1967, as amended), and as a condominium under the Condominium Act (Public Act 59 of 1978, as amended).

- A. **Metes and bounds land division.** By metes and bounds, review at the Township level is essential to ensure compliance with the Zoning Ordinance and other Township regulations.
- B. **Subdivision plats.** Subdividing, or platting, is a more complex method of land division and is regulated by the Land Division Act and any local subdivision regulations. The Township's review should be coordinated with those of county and state agencies with jurisdiction. Subdivision review should be used as a means for the Township to ensure that proper infrastructure planning and construction occur without public expense, and that natural features are protected.
- C. **Condominium subdivision or site condominium.** The condominium is the third method of land division. In this method, purchasers acquire fee simple rights to described physical spaces in which dwelling units may be constructed (residential site condominiums are most common, but the process may also be used for non-residential developments). The site condominium is a variation on the principle of land division involved in subdividing. However, the Condominium Act does not provide a specific review process, as does the Subdivision Control Act. Since the issues and interests are the same from the Township's point of view in either approach to land division, the Township's review process for site condominiums should be as similar as possible to that exercised in subdivision review. The site plan review process should be used to review proposed site condominium developments. Completion of all improvements shown on an approved site plan must be assured by appropriate financial guarantees.

CAPITAL IMPROVEMENTS PROGRAM

One of the most important non-regulatory tools the Township has available to implement this Plan is a “Capital Improvements Program” (CIP). The Township can use a CIP to implement Master Plan recommendations for new or expanded public facilities, plan for major expenditures, and ensure that public funds are used wisely and efficiently.

What are capital improvements?

Capital improvements are physical facilities that require substantial investments to construct/develop, and are intended to last/be used for a long period of time. Examples include:

- fire engines, bulldozers, and similar large equipment purchases;
- treatment plants, water and sewer lines, street construction or reconstruction, and similar infrastructure improvements;
- libraries, schools, government buildings, and similar building projects; and
- replacement, expansion, or major repair of existing facilities and equipment.

“Gray area” projects that could also be considered “operating” expenses outside the scope of a CIP include vehicle and small equipment purchases, repairs, and remodeling projects.

What is a Capital Improvements Program?

A CIP identifies the community's capital needs; ranks them by priority; coordinates their scheduling over a specific number of years; and determines the best funding method(s) to pay for them. The first year of the CIP is the capital budget, and as each year is completed a new year is added at the end. Many CIPs are organized into three (3) sections:

1. Overview of the CIP process, along with a list of the benefits the community will derive from the capital improvements;
2. Financial data, including charts outlining historical revenue and expenditure data, projected revenue, expenditure, and debt service; and a
3. Description of projects recommended for funding in the CIP period, including a justification for a project's inclusion in the CIP, the project's relationship to the Master Plan, and how the project will be financed within the community's fiscal capacity.

The CIP should cover a six (6) year period, updated annually, with the first year representing the community's capital budget. The document lists the proposed capital improvement projects and expenditures by:

- Location, date of construction, and relationship to other existing and proposed facilities;
- Cost, means of financing, and sponsor; and
- Priorities over the CIP time period and geography of the Township.

Per the Michigan Planning Enabling Act, any municipality with jurisdiction may prepare and adopt a CIP, but it is typically mandatory for most cities and villages and for those Michigan townships that “alone or jointly with one or more other local units of government owns or operates a water supply or sewage disposal system.”

What are the Benefits of Using a CIP?

The CIP is a tool to enable and improve the Township’s ability to balance its capital needs and available financing over a multi-year period. The following are some of the additional benefits of adopting and maintaining an up-to-date capital improvements program:

- A CIP helps to ensure that new public facilities and infrastructure improvements meet Master Plan objectives, spreads large capital expenses over time, and breaks large projects into phases.
- An up-to-date CIP will alert residents and developers of the Township’s intention to make certain improvements in particular places at particular times. This helps coordinate private investment, minimize inappropriate development proposals, and restricts development from occurring at a too rapid rate.
- The process of adopting and updating a CIP increases opportunities for public input on and public support for proposed capital improvements.
- The CIP process helps to identify public projects with substantive long-term value to the community vs. those that may have only “seemed like a good idea at the time.”
- Use of the CIP “tools” by the Township enables private businesses and citizens to have some assurance as to when public improvements will be undertaken.

FINANCING

Successful implementation of these projects will depend on the ability of the Township to secure the necessary funding for community planning and project implementation. In addition to the Township’s General Fund, there is an ever-changing range of potential federal and state government sources, community foundations, and other sources for grant funding and loans which the Township may be eligible for to complete a particular project.

The first step is to develop a capital improvements program to identify potential projects, anticipated costs, and potential sources of funding. Once a specific project has been identified, the most appropriate sources of grants and other revenues to supplement local funds can be considered. The following are examples of potential financing tools:

1. **Millage.** A special millage can be used to generate revenues for a specific purpose.
2. **Bond programs.** Bonds are one of the principal sources of financing used by communities to pay for capital improvements. General obligation bonds are issued for a specific community project and are paid off by the general public with property tax revenues. Revenue bonds are issued for construction of projects that generate revenues. The bonds are then retired using income generated by the project.
3. **Grant programs.** The State of Michigan periodically makes grant funding available for park development, land acquisition, and other public purposes. Local community foundations and private foundations may also have funding available for projects that fit their specific grant-making criteria.

