

CHAPTER FIVE

LAND USE GOALS AND OBJECTIVES

Sets of goals were developed using the physical and cultural data generated up to this point. Within this context "goals" serve as end products for the Master Land Use Plan. Planning policies are the means to reach these goals. A single policy may support more than just one goal.

The prescribed goals and policies are based upon the fundamental intent of the Master Land Use Plan; to establish a land utilization strategy. This strategy allows reasonable development in the Township, while protecting the desires of the residents. In addition this strategy supports a healthy and safe environment while meeting the land use needs of its current and future residents and visitors.

Within this framework, the following goals and policies were established by the Moran Township Planning Commission to guide the future development of Moran Township.

Goal #1 - The Master Land Use Plan

The goal of this Master Land Use Plan is to provide a clear and orderly direction for land uses in the Township. This Plan provides guidance in preserving the physical characteristics and cultural amenities of the Township, while promoting compatible development patterns.

Planning Policies of the Master Plan:

1. Support and maintain the present rural Upper Peninsula character of the community.
2. Provide a degree of flexibility, where appropriate, without sacrificing effectiveness when developing land use regulations.
3. Provide continuity in land utilization throughout the Township and provide an orderly and practical basis for land use.
4. Provide for adequate protection of the Township's environmental, cultural and historical features.
5. Protect ground water aquifers from human contamination.
6. Provide guidance for development and insure that it occurs in locations where appropriate with respect to infrastructure capabilities.
7. Provide guidelines for uses that could potentially have an adverse effect on the Township and its looks, such as wind towers, telecommunication towers, and sexually oriented businesses.

Goal #2 - Residential Development

Housing opportunities in the Township are to be in a manner that reflects the differing housing needs of individuals and families. All housing environments are to be healthy, pleasant, and safe.

Planning Policies for Residential Development:

1. Permit higher-density residential developments in areas where public water and sewer systems are readily available. Densities of residential areas are to be contingent upon the existing and anticipated Township public facilities with particular concern on the availability of water and sewer services.
2. Provide opportunities for a variety residential type including single-family homes, townhouses, apartments, manufactured housing, and rural homesteads.
3. Minimize development in sensitive environmental and natural areas.
4. Promote residential development that is rural in character by efficiently using land areas, encouraging planned residential developments, and discouraging residential strip development.
5. Insure all residential developments have safe and appropriate methods of sustainable, long-term sewage and drinking water sources.
6. Provide gas, electric and recreational services and facilities for every development.
7. Preserve the views to Lake Michigan and the Mackinac Bridge. Insure that land uses do not interfere with the scenic vistas and visual aesthetics along US Route 2.

Goal #3 - Non-Residential Development

Commercial, office and industrial uses are to be built and operated in a manner that is compatible with the rural characteristics of the Township.

Planning Policies for Non-Residential development:

1. Have all non-residential establishments maintain a visual image supportive of the rural and environmental characteristics of the Township.
2. Locate non-residential development near the existing and anticipated population centers of St. Ignace and Brevort. In the south zone, municipal water and sewer systems should serve non-residential developments.
4. Regulate temporary uses of excavation and their restoration for the health, safety and welfare of the Township residents. Enforce measures to control sediment runoff and other environmentally harmful elements. Have excavation operations be visually screened from road rights-of-way and residential properties.

5. Maintain the existing rural character of the Township and support the visual aesthetic quality of the natural local landscape.
6. Minimize excessive and obtrusive signage, lighting and related elements.
7. Implement programs to minimize the possibilities of improper and illegal methods of sewage and garbage disposal, including back lot and landfills. Sanitary sewage and water supply construction permits are to be obtained prior to issue of the Township Zoning and Building Permits.
8. Encourage utility easements to be maintained and operated in a manner compatible with the health, safety and welfare of the Township. Where appropriate, the clearing of vegetation and use of herbicides is strongly discouraged and prohibited wherever possible.
9. Have industrial enterprises submit data describing all toxic elements, including hazardous and radioactive materials, utilized on site before determining the appropriateness of the land use.
10. Preserve the views of Lake Michigan and the Mackinac Bridge. Insure non-residential uses do not interfere with the scenic vistas and visual aesthetics along US Route 2.
11. Reduce the potential of incompatible land uses being placed together, such as sexually oriented businesses and residential development.
12. Encourage compact developments.

Goal #4 - Open Space and Natural Areas

The environmental and natural features in Moran Township are unique to the area and provide for abundance of scenic views, magnitude of recreation options, and sustainability of wildlife. These features are critical to the area and to the Upper Peninsula. Preserving them is one of the Township's highest priorities.

Planning Policies:

1. Evaluate developments to understand their effects upon the surrounding natural environment.
2. Recognize the highly complex and sensitive nature of the natural environment. Understand the direct and indirect ramifications that can diminish and debilitate these areas as a result of poorly planned development.
3. Protect geographically depressed areas including marshes and wetlands which are critical to the natural and cultural environments of the Township as they serve to replenish ground water resources, store flood waters, and provide wildlife habitats.

4. Regulate drainage, filling and development within or near watercourses to ensure protection of valuable and sensitive environmental features and minimize pollution and flooding potentials.
5. Preserve and conserve natural areas and woodlots so that they will be available for use by future generations of Moran Township.
6. Monitor the rural and natural features along Route U.S.-2 corridor in light of the heavy traffic it receives. Protect these features whenever possible.
7. Support land purchases by public agencies, private conservation groups, conservation easements, and cooperative efforts between pertinent public offices and/or private property owners to protect the Township's natural features and heritage.
8. Discourage the extension of utility services through special environmental areas.
9. Restrict outdoor lighting to protect the visual and environmental impacts on the nighttime experience and wildlife habitats.

Goal #5 - Public Utilities

The development and expansion of public utilities are to be in a manner that meets the present health, safety, and general welfare needs of the Township and the anticipated needs for the future. Public utilities should not be used as a vehicle for sprawl.

Planning Policies:

1. Recognize the benefits of the City of St. Ignace's proximity to the Township, the municipal services it provides, and the value of working with the City of St. Ignace for expansion of these municipal services into the Township.
2. Insure the development of utility services occurs at a rate that will not cause undesirable growth. Guide growth at a desirable rate as detailed in the Township's Water and Sewer Master Plan.
3. Implement the Water and Sewer Master Plan as soon as financial resources allow.
4. Connect non-residential developments to the municipal water and sewer systems. Have developers extend municipal water and sewer systems across the full width of their property in accordance with the State Approved Township Water and Sewer Master Plan.
5. Allow only lot sizes greater than 5-acres to occur outside of the municipal water and sewer service areas. Parcels with ample open space should maintain long-term, sustainable on-site utilities.

Goal #6 - Transportation

The development and improvement of roads are to be in a manner that meets the present health, safety, and general welfare needs of the Township and the anticipated needs for the future. Construction of new roads should not be used as a tool for sprawl.

Planning Policies:

1. Protect high quality scenic views and preserve critical natural features during road expansions or improvements.
2. Encourage non-motorized transportation systems.
3. Embrace context sensitive design road standards. Support different design standards for different roads. Know that roads in rural areas should differ from roads in urban areas with respect to the width, placement, and paving.
4. Be an active partner with road projects. Involve the public for road improvement projects.
5. Support mass transit programs.
6. Plant trees along roadsides. Preserve existing tree canopies.
7. Promote access management.