

4.0 GOALS AND OBJECTIVES FOR LELAND TOWNSHIP

Goals and objectives are the foundation of this Comprehensive Development Plan. Goals are broad-based statements of intent and establish the focus of the plan. Objectives are the stated means which can be measured by which goals can be achieved.

The goals and objectives presented in this section are based upon the Leelanau General Plan, which were prepared over three years of public interaction and modified to reflect the needs of Leland Township.

4.1 GROWTH MANAGEMENT

Goal: Guide future growth and development in a manner which:

- is consistent with the natural characteristics of the land and the planned provision or expansion of necessary public facilities and services;
- preserves the scenic beauty and views;
- fosters the wise use of natural resources;
- protects environmentally sensitive areas;
- prevents noise and light pollution;
- prevents sprawl;
- enhances the special character of the Township and villages.

Objective: Continuously consult this plan to ensure that existing and future development is sustainable in regard to the Township's carrying capacity.

Objective: Make land use and capital improvements decisions that will guide growth in compact areas around the villages where public facilities, services and public roads have adequate capacity to accommodate growth and where provision of public services is cost-effective.

Objective: Compare proposed plans for the expansion and improvement of public services and facilities with county and adjacent township plans for impact on peninsula-wide growth patterns.

Objective: Specify the timing, cost, and means of financing proposed public facilities in capital improvement plans.

Objective: Consider regulation of land uses which generate noise and/or light pollution.

4.2 ECONOMIC DEVELOPMENT

Goal: Strengthen the local economy through the development of enterprises which will create permanent, year around employment opportunities for residents but not overburden

the existing infrastructure nor natural resources nor create light or noise pollution.

4.3 LAND USE PLANNING

Goal: Promote the balanced, efficient, and economical use of land to meet the environmental needs of people and nature in a manner which minimizes land use conflicts while preserving the unique character of the Township.

Objective: Discourage sprawl and scattered development through the planned expansion of roads and public utilities and through zoning regulations which direct intensive development to the villages where facilities are available.

Objective: Identify and monitor, with county assistance, the impacts of the local tourism industry and use planning and zoning tools to minimize any negative impacts of these activities.

Objective: Encourage approaches to land use and site design which take into account natural features of the property, such as soils, topography, hydrology, and natural vegetation, and which use the land most effectively and efficiently to maximize open space and preserve scenic views.

Objective: Encourage retention of open space, farmland, and forest land through coordinated land use plans and related regulations.

4.4 COMMUNITY CHARACTER

Goal: Retain and enhance the scenic vistas, natural beauty, dark night sky, and unique character of the Township.

Objective: Document the existing character of the Township and villages to serve as the basis for programs to protect and enhance that character.

Objective: Identify and preserve significant historic, archaeological, and scenic features.

Objective: Identify and propose methods to preserve the rural character of transportation corridors and scenic vistas within view of these corridors. Preserve scenic vistas as viewed from both the shoreline (views to ridges, etc.) and inland (views from the ridges, etc.).

Objective: Preserve the natural vegetation of shoreline areas.

Objective: Establish sign control standards to protect the rural character and scenic beauty of the Township.

Objective: Adopt a lighting/night sky ordinance requiring that lights be shielded and directed downward to reduce glare and light pollution.

4.5 SPECIAL ENVIRONMENTS AND OPEN SPACES

Goal: Protect special environments and open spaces such as sand dunes, wetlands, woodlands, farmland, bays, lakes, streams, and critical wildlife habitat from the harmful effects of incompatible development activity by limiting the type and intensity of land development in those areas.

Objective: Define and identify sensitive environmental areas to be preserved as open space such as woodlands, wetlands, sand dunes, and other environmentally sensitive areas; orchard lands, farmland and land not suitable for development because of natural limitations for the erection of structures or septic systems (such as hydric soils, flood plains, steep slopes, or areas at high risk of shoreline erosion).

Objective: Develop regulations and guidelines which encourage clustering of new development within land parcels so as to maximize the amount of open space preserved.

Objective: Develop guidelines for land development which protects and preserves significant views of natural resources as viewed from public lands and rights-of-way.

Objective: Establish regulations for land development in special environments which permit development in a manner consistent with natural resource protection objectives and which complement state and federal regulations for special environments. Require new developments to mitigate negative impacts on such environments where appropriate.

Objective: Acquire special environments of significant public value by public agencies or nonprofit conservancy organizations for the purpose of permanent preservation.

4.6 ENVIRONMENTAL QUALITY

Goal: Ensure that land uses and activities in the Township promote and preserve clean air, soil, and water and protect groundwater, lakes, and streams from the harmful effects of intensive and incompatible development through the use of aquifer and watershed management techniques which seek to reduce risks of and quantities of potential pollution and sedimentation.

- Objective: Establish review processes for all development in locations identified as sensitive aquifer and/or watershed areas and limit development densities, land division, and land uses in and around them.
- Objective: Require as a condition of development approval that all state and federal air pollution regulations be met.
- Objective: Inform the public regarding groundwater aquifer sensitivity to improper disposal of pollutants.

4.7 AGRICULTURE, FARMING, MINING AND FISHERIES

- Goal: Ensure that the sustained economic vitality of natural resource based industries is preserved through appropriate land management practices.
- Objective: Encourage the use of contemporary resource management techniques by farmers and foresters.
- Objective: Inform the public about the value of and alternative approaches to preserving agricultural lands.
- Objective: Encourage the development of watershed management programs for areas within and adjacent to the Township.
- Objective: Encourage establishment of private local facilities through which local resource-based products can be sold.
- Objective: Encourage compatible development and the adoption of land use techniques that preserve natural resource industries.
- Objective: Explore the development of programs to purchase development rights, to transfer development rights, and to encourage conservation easements as means of protecting resource-based lands and industries.
- Objective: Reduce the amount of taxes paid by property owners by encouraging the utilization and implementation of land conservation techniques (i.e., conservation easements, PA116).

4.8 COMMERCIAL AND INDUSTRIAL

- Goal: Provide practical and functional locations, patterns, and regulations for the expansion of commercial and industrial activities which serve the current and future needs of residents and tourists. Ensure that commercial and industrial activities are consistent with the unique character of the Township, and are adequately served by public services.

- Objective: Review the requirements of this plan prior to rezoning so that new commercial and industrial development is located adjacent to existing commercial and industrial land uses.
- Objective: When one commercial area becomes saturated, do not rezone new areas for commercial use, but encourage new businesses to locate in under-utilized commercial areas.
- Objective: Adopt zoning regulations that allow low impact types of light industry only.
- Objective: Develop regulations and guidelines to ensure that new commercial, industrial, and government developments preserve elements of rural character including dark night sky and low noise levels in their site designs.
- Objective: Work with local economic development groups to attract, and adopt zoning regulations that allow, diversified and locally generated commercial and light industrial development, with year-around employment opportunities, including non-tourism based ventures.
- Objective: Focus economic activities in a manner to preserve and enhance existing village land use patterns and character.

4.9 HOUSING

- Goal: Provide for a broad range of housing opportunities which respond to the varying economic, family, and lifestyle needs of area residents and tourists in a manner which reflects the current overall residential development densities.
- Objective: Adopt zoning regulations and consider capital improvement programs to provide the conditions that will encourage an adequate supply of housing that is conveniently located to public and private facilities and services.
- Objective: Continue or improve inspections that promote safe and healthful housing.
- Objective: Adopt zoning regulations that encourage a diversity of types and prices of housing.
- Objective: Establish zoning regulations and guidelines to ensure that residential development takes place in an orderly fashion with respect to adjacent land uses, public facilities, and services while serving

the resident's needs for individual utility, identity, character, and aesthetics.

Objective: Adopt regulations and guidelines to encourage the renewal of deteriorating residential structures.

Objective: Prepare, enforce, and maintain adequate and effective zoning regulations.

Objective: Encourage the development of housing to meet the needs of senior citizens as an alternative to institutional care.

4.10 PUBLIC FACILITIES AND SERVICES

Goal: Provide a range of public facilities and services consistent with the rural character of the Township and its growth management goals, while supporting the public health, safety, and welfare of residents and visitors.

Objective: Meet uniform level of service standards that require adequate public facilities and services be in place concurrent with new development.

Objective: Cooperate with the county to maintain the quality and capacity of the road network and the existing level of service.

Objective: Identify priority roadway segments for maintenance and improvement to remove traffic hazards, improve public safety, and traffic flow.

Objective: Implement all roadway improvements according to the multi-year capital improvement plans coordinated with the county and the state.

Objective: Encourage safe pedestrian and bicycle passage by considering the requirements of non-motorized traffic when making decisions.

Objective: Establish zoning criteria for proper driveway width and fire lanes to ensure adequate access by fire/rescue equipment.

Objective: Make periodic reviews to ensure that adequate and updated ordinances govern the operation of the sanitary sewer system. Scrutinize all changes to zoning ordinances and to this plan to prevent out of character development taking place because of sewer availability.

Objective: Identify areas which present natural limitations to septic systems including floodplains, wetlands, poor soils, and excessive grades.

- Objective: Develop a program to disperse information to the general public regarding septic system limitations to discourage development in affected areas.
- Objective: Identify areas with domestic water quality and/or quantity problems, provide an evaluation of the problem and proposed solutions. This objective should be undertaken by the property owners, lake associations and the Township.
- Objective: Support the county-wide solid waste management program.
- Objective: Support the development of community recreation facilities for youth, the elderly, and others.
- Objective: Maintain lake accesses and boat launching ramps.
- Objective: Maintain or expand Township Parks to accommodate growing resident and tourist use.
- Objective: Improve the Provemont Pond Natural Area to encourage public use.
- Objective: Encourage acquisition of new parks and recreational areas.
- Objective: Continue or increase the Township tradition of cooperating with local private organizations to maximize public benefit of facilities.

4.11 INTERGOVERNMENTAL COORDINATION

- Goal: Promote cooperation with the county and other townships to support the objectives of this plan and the Leelanau General Plan, especially in environmental issues, public facilities, and land use planning.
- Objective: Make use of the extensive data base that supports the Leelanau General Plan, including the Geographic Information System.
- Objective: Use opportunities to cooperate in providing public facilities and services, sharing costs where possible.
- Objective: Work with the county planning department to develop new land use procedures consistent with this plan and the Leelanau General Plan.
- Objective: Coordinate land use planning and land use development with adjacent townships.