

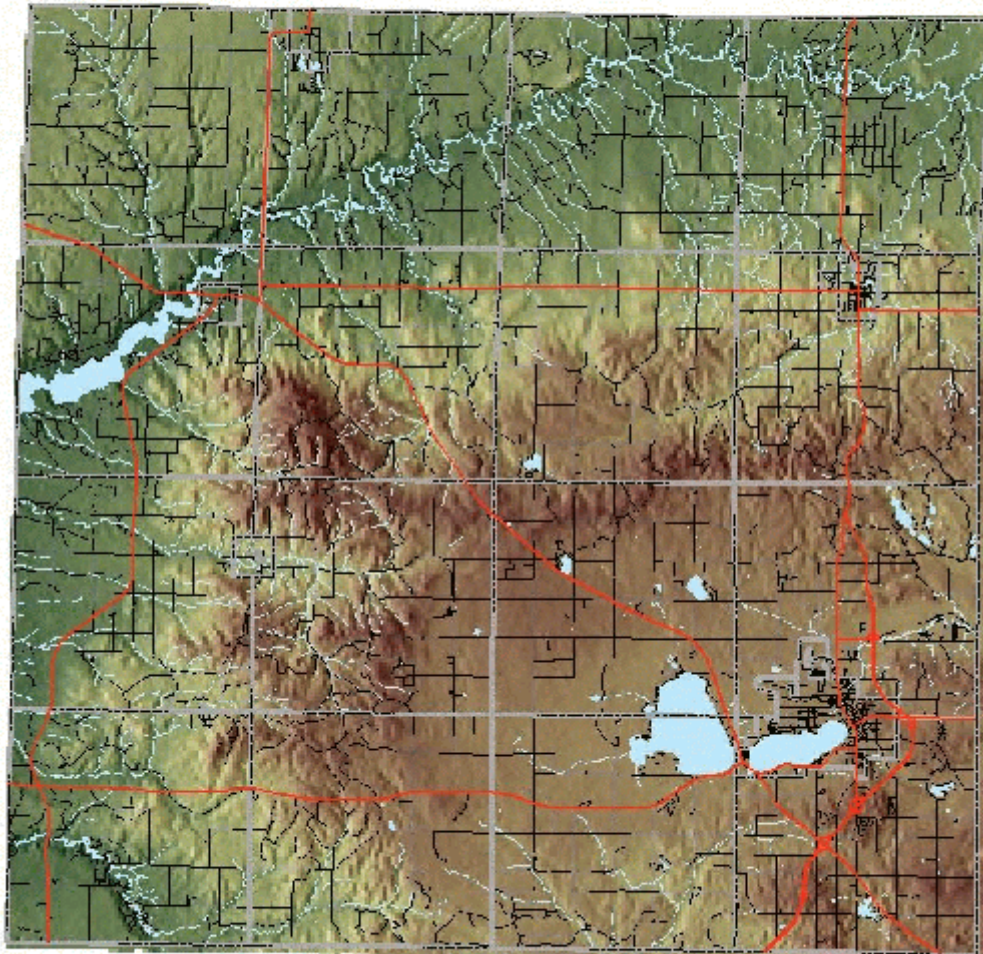
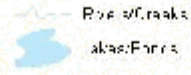
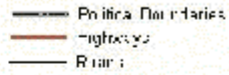
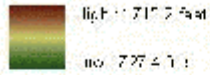
Wexford County Comprehensive Plan

May 19, 2004

This copy printed: December 17, 2004

Adopted May 19, 2004 pursuant to P.A. 282 of 1945, as amended,
(being the County Planning Act, M.C.L. 125.101 *et. seq.*)

WEXFORD COUNTY Digital Elevation Model



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This copy printed: December 17, 2004

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(being the County Planning Act, M.C.L. 125.101 *et. seq.*)



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Bibliographic cite is: Wexford County Planning Commission (Kurt H. Schindler, Tim Evans, Mike Green); *Wexford County Plan*; Wexford County Planning Department, Wexford County; Cadillac, Michigan; June 2003.

To cite a specific “goal,” “objectives,” “policies/strategies/method” in a short-hand form use the chapter number and then the “goal,” “objectives,” “policy/strategy/method” number. For example:

A goal: “goal G2,1.” (for the first goal in chapter G2 on Ground and Surface Water Protection.)

An objective: “objective G2,2.1.” (for the first objective under the first goal in chapter G2.)

A policy/strategy/method: “strategy G2,3.2.1.” (For the first strategy under the second objective under the third goal in chapter G2.)

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Glossary

PLANNING Commission means the Wexford County Planning Commission created pursuant to the Wexford County Planning Commission Ordinance under authority of P.A. 282 of 1945, as amended, (being County Planning act, M.C.L. 125.101 *et. seq.*).

County Board means the County Board of Commissioners of the County of Wexford, pursuant to P.A. 156 of 1851, as amended, (being County Boards of Commissioners; M.C.L. 46.11 *et. seq.*)

DEQ means the Michigan Department of Environmental Quality.

Discourage means a disincentive approach, ordinance and/or other means, which make the action less attractive. In the context of zoning, all standard concepts such as continuation of nonconforming uses, etc. apply. In the context of a “goal” it is a statement of utopia, to provide a direction or end-state.

DNR means the Michigan Department of Natural Resources.

Encourage means an incentive approach, ordinance, and/or other means, which make the intent more attractive. In the context of a “goal” it is a statement of utopia, to provide a direction or end-state.

GIS means Geographic Information System, a digital set of files for use by a computer for drafting/mapping and database management which allows for computer spacial and quantitative analysis.

Heavy Industry means any manufacturing activity which is not defined in this *Plan* as “light industry.”

Light Industry means where the sight, sound of all the activities are wholly contained within a building

and that meet the following standards:

- C if there is an accessory/work area, it is enclosed by a solid wall;
- C air and water pollution discharge permits are not required, ventilation of work areas to the outside beyond normal heating and cooling of a building is not required.

Municipality means unincorporated municipalities: townships; and incorporated municipalities: villages, charter townships and cities.

County means the County of Wexford, a Michigan municipal corporation.

Fact Book (in *italic*) means the *Fact Book for the Development of the Wexford County Plan*: (Schindler, Kurt H., Mike Green, Tim Evans; *Plan Fact Book for the Wexford County Plan*; MSU Extension, Wexford County; Cadillac, Michigan; April 2002.

Plan (in *italic*) means this document and its respective appendixes and addenda as well as other documents specifically incorporated as part of this document by reference.

Require means regulation, such as an ordinance.

This *Plan* also uses the terms “goal,” “objectives,” “policies,” “strategies,” “methods,” and “expected results.” These terms have specific meanings as explained below. **Issue(s)** are significant matters of concern. The means to deal with them are known as Objectives, Policies and Strategies/Methods. *An example is provided using the issue of poor water quality.*

Term:	GOAL	OBJECTIVE	POLICY, STRATEGIES, METHODS
Definition	The goal is the utopia, to provide direction or end-state the Objectives, Policies, Strategies/Methods are to work toward.	The objective(s) is an achievable point to describe what is aimed at to resolve the issue.	The policy(ies) outline government position which is designed to achieve the objectives. The strategy(ies)/method(s) are the actual ways the policy(ies) or goals are carried out.
Example	<i>1. Have pure water everywhere.</i>	<i>1.1. Maintain acceptable water quality.</i>	<i>1.1.1. Use standards for water quality factors.</i>
Example			<i>1.1.2. Define standards and implement controls to achieve them and educate the public.</i>

Term	EXPECTED RESULTS
Definition	The result(s) are the anticipated outcome of implementing the policies and methods.
Example	<i>Water quality that meets environmental and human needs.</i>

Part D: Introduction

Chapter D1: Acknowledgments

THIS *Plan* is the result of the efforts of many people. This is to thank everyone who has participated in the development of this *Plan*.

Wexford County Planning Commission

MEMBERS of the Wexford County Planning Commission:

Michael L. Haner, Secretary, Cadillac
Richard LaBarre, Manton (former member)
Paul Osborne, Vice Chair, Mesick
Marie D. Rabun, Cadillac
Michael Solomon, Chair, Cadillac
Sharon Zakrajsek, Cadillac
Beverly Monroe, Manton
[two vacancies¹]

Subcommittees of the Plan Committee of the Wexford County Planning Commission

A listing of subcommittees and their members are:

Economic Subcommittee (chapter H1)
Bill Tencza, Cadillac Area Chamber, co-chair;
Brian Valice, co-chair;
Bill Barnett, Wexford County Board;
Todd M. Bennington, Plant Manager BDRG WARNER COOLING SYSTEMS;
Clif Burritt, Boon Baptist Church;

Jim Perrin, Cadillac Winter Warriors Snowmobile Club;
Eleanor Sosenko, Manton Senior Center;
Pete Stalker, Cadillac City Manager;
Dan Woodcock, NW Michigan Homebuilders Association.

Environment Subcommittee (chapters G1, G2, G3, part of F10, F11, H2, J1.)

Steve Cunningham, Boon Township, chair;
Bill Barnett, Wexford County Board;
Sandra Boyd;
Arvid Dussel, Colfax Township;
David Gregg, District Health Department #10;
Russ Hemstreet, Village of Harrietta;
Wendy Johnson, Cedar Creek Twp. Zoning Board;
Beverly Monroe, Manton Area Chamber of Commerce;
Joyce Petrakovitz, Cadillac Area Citizens for Clean Air;
Larry Roderick Jr., Great Lake Whitetails;
Tom Rozich, Michigan Department of Natural Resources, Fisheries Division;
Laura Lee Smit; and
Michael Solomon, Chair of Wexford County Planning Commission, and County Drain Commissioner.

Future Land Use Map Subcommittee (chapters F1, F3, F4, F5, F6, F7, F8, F9, F10, and F11.)

John Saari, City of Cadillac Planning Board, co-chair;
Susan Baldwin, Haring Charter Township;
Larry W. Copley, Cherry Grove Township;
Steve Cunningham, Boon Township;
Sherry Davy, Clam Lake D.D.A.;
Joe Dumont;

¹The Wexford County Planning Commission Ordinance (Ordinance No. 1, adopted by the County Board February 9, 1970) specifies the Planning Commission shall have nine members. Current practice is to have one member from each Board of County Commissioner District.

Milt **Erickson**, South Branch Township;
 Jerry **Faloon**;
 George **Giftos**;
 Wendy **Johnson**, Cedar Creek Twp. Zoning Board;
 Allen **Meyer**;;
 Joyce **Petrakovitz**, Cadillac Area Citizens for Clean Air;
 Ruth **Wilber**;
 Don **Wilkening**; and
 Sharon **Zakrajsek**, Wexford County Planning Commission.

Government Cooperation Subcommittee (chapters E2, and part of F2, F8, and J1.)

George **Youngert**, chair;
 Gorden **Baas**, Cadillac City Council;
 Susan **Brettschneider**, Greenwood Township;
 Jim **Houston**, Clam Lake Township;
 Beverly **Monroe**, Manton Area Chamber of Commerce;
 John **Saari**, City of Cadillac Planning Board;
 and additional help from Pete **Stalker**, Cadillac City Manager.

Human Services Subcommittee (chapters I1, and I2)

Diane **Dykstra**, United Way of Wexford County co-chair;
 Barbara **Youngert**;
 Susan **Baldwin**, Haring Charter Township;
 James **Hora**, Wexford Co. Historic Society;
 and
 Eleanor **Sosenko**, Manton Senior Center;

Infrastructure Subcommittee (chapters J1, J3, and part of H2.)

John **Divozzo**, Wexford Dept. Public Works, chair;
 Susan **Brettschneider**, Greenwood Township;
 David **Gregg**, District Health Department #10;
 Bob **Lindbeck**, Wexford County Road Commission;
 John **Robbins**, City of Manton; and
 Margo **Stratton**, Cherry Grove Township;

Use of Natural Resources Subcommittee (chapters F9, H3, and part of F10.)

Leon **Bigelow**, Henderson Township, co-chair;
 Bob **Garner**, Cadillac Area Land Conservancy;
 Joe **Dumont**;
 Dave **Fox**;
 Ray **Fox**;
 John R. **Hojnowski**, Huron-Manistee National Forest;
 Jim **Perrin**, Cadillac Winter Warriors Snowmobile Club;
 Carol **Potter**, Cadillac Area Visitor Convention Bureau;
 Larry **Roderick Jr.**, Great Lake Whitetails;
 Tom **Rozich**, Michigan Department of Natural Resources, Fisheries Division;
 Tom **Williams**, Antioch Township; and
 Sharon **Zakrajsek**, Wexford County Planning Commission.

Additional members who participated but did not serve on subcommittees are:

Bill **Benson**, Wexford Conservation District;
 Jill **Benson**, Wexford County Farm Bureau;
 Lloyd **Butcher**, Liberty Township;
 Dean **DeKryger**, Clam Lake D.D.A.;
 Gary **Donohoe**;
 JoAnn **Engels**;
 Gary **Gilmore**, Wexford County Board;
 Clyde **Kastl**, Springville Township;
 Teresea **Loving**, City of Manton;
 Darlene **Merritt**, Cadillac D.D.A.;
 Leo **Porter**, Slagle Township;
 Bill **Sparks**;
 Debbie **Stanton**, Village of Mesick;
 Greg **Swanson**, Cedar Creek Township;
 Dick **LaBarre**, Greenwood Township;

As part of this process, Alice Deibel surveyed members of the Plan Committee and elected officials in Wexford County in spring 2002. Many of the questions asked were the same that were asked in the Public Opinion Survey reported in the *Fact*

*Book.*² A comparison of the two surveys found no significant difference between the opinion of the population at large and those working on this *Plan*.

Staff & Author

THIS document was written by **Kurt H. Schindler**, County Extension Director, MSU Extension; **Alice Diebel**, MSU Extension Victor Land Institute; **Tim Evans**, Wexford County Planner; **Mike Green**, the Wexford County Assistant Planner, and Geographic Information System (GIS) operator; **Michael Solomon**, Chairman, Wexford County Planning Commission. Maps for this *Plan* were developed by **Mike Green**. Plan Committee meeting facilitation was done by **Schindler**, **John Amrhein**, MSU Extension State and Local Government Agent and **Harvey Liss**, MSU Extension. Plan Committee meetings were chaired/moderated by **Mike Solomon**, Wexford County Planning Commission chair.

The MSU Extension Victor Institute for Land Use provided technical assistance through a grant from the United States Forest Service. **Phil Davis**,

Alice Diebel, and **Mike Thomas**, of the MSU Extension Victor Institute, provided assistance to the county, and researched ways to improve public participation in public planning and public policy processes. The Victor Institute has maintained a web page of the *Fact Book*. They also reported on progress in the development of this *Plan* through the website.

Wexford County Board of Commissioners

FINALLY, members of the County Board whose support and funding to prepare this *Plan* was essential.

Gary Gilmore, Chairman
Larry Copley, Vice Chairman
William Barnett
Lester Barnes
Alan Devereaux (former member)
George Guffey (former member)
Terry Harvey (former member)
Richard Hill (former member)
Lesile Housler
Darrell Kelley
Sarah McKeever
Bob Lee (former member)
Fran Okoren (former member)
Laura Lee Smit
Jay Thiebaut

²Hill, James P., Dr. and Mary Senter. *Report of Findings Wexford County Residents' Views of Land Use Planning and Quality of Life; A study Prepared for the Wexford County Commission*; Central Michigan University Center for Applied Research and Rural Studies; Mt. Pleasant; December 2000.

Maps, Charts and Graphs

[INSERT: Wexford County Location Map]

Chapter D2: Executive Summary

Part I: Human Services and Housing Plan

Part J: Infrastructure Plan

Part K: Appendixes and Addendums

About This *Plan*

THIS *Plan* is prepared as the *Wexford County Comprehensive Plan*.

Planning results in a document that is used and referred to for purposes of guiding government decisions. The process used to develop a plan is circular: inventory analysis, technical studies, identification of community desires, identification of various goals and objectives, exploration of alternatives, the *Plan* is written, formally adopted, implemented, reviewed and updated, return to step one.

Good planning is the process that involves people in decision making. It is important for a large number of citizens and viewpoints to play a part in creating the plan.

The end result of planning is to have a good community.

A large part of planning success is dependent on public involvement. The key is to use the planning process to build community consensus.

The Wexford County comprehensive planning process is one that relied heavily on public involvement. Approximately 70 citizens participated in the Citizen Plan Committee. This included representatives of townships, cities, villages, environmental groups, business leaders, industry and other interest groups. This Committee identified the planning issues and broke into subcommittees to develop the goals, objectives and policies/strategies/methods to address these issues.

The *Plan* is broken down into the following chapters:

Part D; Introductory materials

Part E; Overall Plan

Part F: The Land Use Plan and Program

Part G: Environment, Natural Resources Plan

Part H: Economic Plan

The legal authority for planning is the County Planning Act (PA 282 of 1945, as amended). The Wexford County Comprehensive Plan meets the requirements of the Act.

There are nine fundamental principles that underlie the goals, objectives and policies of this *Plan*. These are:

1. Scenic character should be preserved or enhanced in the County.
2. Natural resources in the County should be protected from inappropriate use or conversion.
3. The natural environment of the County should be protected.
4. An economy built on renewable natural resources is sustainable and should continue to be an important economic base for the future.
5. Future development should primarily take place in a compact development pattern in the urban growth areas around Cadillac, Manton, Mesick, Buckley, and Harrietta.
6. Future land use, zoning, land division and public infrastructure decisions should be made consistent with this Plan.
7. A strong effort should be made to achieve improved intergovernmental cooperation within Wexford County.
8. The vision of this Plan must be achieved without violating protected property rights.
9. Preservation of the scenic character in Wexford County is both dependent on and supports most of the economic base in the county.

Government cooperation is an issue that was identified. Currently, cooperation exists on many levels, but more should be expected. The Goals

include: 1) Increased coordination and cooperation between governments; 2) Avoid unnecessary duplication of services; 3) Develop quality communication; 4) Coordinate community planning and development; 5) Be prepared for emergencies and 6) Explore the benefits of regional fire stations.

The Future Land Use (Map) (Chapter F1) goals include: 1) Economic growth and development is focused on existing urban centers; 2) The County will have multiple use recreation trails and 3) Incompatible land areas are minimized through coordinated planning.

Wexford County has certain areas designated for existing and future industrial development with the following goals: Creation of visually appealing light industrial parks in urban growth areas and limit the impact of heavy industry on the rural character of the County.

Commercial areas should: Encourage light commercial uses as a buffer between heavy commercial, cluster heavy commercial along major roads and to create areas that are visually appealing and safe for vehicle and pedestrian traffic.

Office Service areas should be emphasized with visually appealing and safe access.

Resort areas are important to the community and areas that are suitable should be recognized with policies that support this use. Many areas that were classified as resort are now residential in character.

Residential areas of the County should have the highest density housing in areas suitable for residential development with the recognition of a home occupation being suitable under the special use process.

Rural residential areas should maintain an unspoiled character free of urban development with the allowance of home occupations under the special use process.

Agriculture and Forest Production areas are established to protect areas with prime farmlands, to preserve existing farms when practicable, and protect and maintain forested tracts for forest products, recreation and wildlife habitat.

Wexford County has certain areas designated

for existing and future “special and unique areas”. These areas can be scenic, historic sites, watershed protection, wildlife habitat or open space preservation. The goals are to protect environmentally significant areas and sustain and enhance tourist based development while protecting natural historic, cultural, scenic and recreational features of the County.

Transition and urban growth areas are areas adjacent to concentrated use areas where we can anticipate future expansion of dense land use. In these areas we should avoid strip development and have phased development for orderly growth.

Zoning in the County needs to be updated. Updating the zoning ordinance should immediately follow adoption of this Plan. Implementation of the Plan and updated zoning ordinance will require expansion of the Planning Department to provide the needed services.

Part G is the Environment and Natural Resources Plan. These concerns apply to all areas of the County and are important to maintain the characteristics that attract many to this area. Primarily, the maintenance of clean air, water and the scenic quality of the County.

The Ground and Surface Water Protection (Chapter G2) calls for the protection of groundwater, protection and wise management of surface water features and local zoning provisions to protect water quality.

The issue of Recycling and Solid/Hazardous Waste is discussed in Chapter G3. The goals are to 1) Have solid waste management with a reduce/reuse/recycle theme, 2) A convenient system for recycling, 3) A long term solid waste management plan in place, and 4) Avoid pollution problems related to discarded tires.

Economic Development is important to our citizens. They expect 1) An orderly and concentrated pattern of economic growth using existing infrastructure, 2) To support the attraction of new industry, 3) To encourage businesses that exceed environmental standards and 4) To designate adequate residential areas to support community

growth.

Tourism (Chapter H2) is recognized as a core use. The goal is to sustain and enhance tourist based economic growth and development. This chapter recognizes the assets of the National and State Forests which make up about 42% of the County's land area.

Human Services (Chapter 17) has goals of 1) High quality, lifetime educational opportunities, 2) Affordable health care, 3) Maintaining healthy families, 4) Wexford County will be a safe community that provides a good quality of life.

Housing (Chapter 12) concentrates on having safe and affordable housing available for all income levels and family situations.

Transportation (Chapter J1) is one component of the Infrastructure Plan. It recommends that the

County improve and maintain a safe and efficient road system and have public transportation services appropriate for the size and rural nature of the County.

The Recreation Chapter (J2) places emphasis on development of a non-motorized trail system as a integral part of the County's Recreation Plan.

The Water and Sewer Chapter (Chapter J3), recommends the provision of a water distribution and sewer collection system through cooperative efforts that benefit the region as a whole.

Chapter D3: About This *Plan*

PLEASE remember a “plan” is a government policy statement. It is not a statute, law or ordinance. Use of the words “must” or “shall” does not make it the mandatory directive it would be if in a statute or ordinance. Use of the words “must” or “shall” in the Plan is intended to convey a desire that it be followed.

The *Fact Book*³ was prepared as a presentation of facts and data for use by Wexford County in preparation of this *Wexford County Comprehensive Plan* pursuant to the County Planning Act⁴ (see “Type of Plan This *Plan* Is” in Appendix K5, page 167).

A plan for a community must be done publicly to include as many people as possible in the process. The process itself must have formal steps for adoption.

Many times the planning process is described as being a set of steps which ultimately go in a circle:

1. First are inventories and analysis of the current situation.
2. Then various technical studies are done. The *Fact Book* reflects work for these first two points.
3. Identification of community desires is gauged by public opinion survey (included in the *Fact Book*) and participation by a large number of people.
4. Citizens and appointed officials identify various goals and objectives.
5. Alternative courses are reviewed and one

³Schindler, Kurt H., Mike Green, Tim Evans; *Fact Book for the Development of the Wexford County Plan* MSU Extension, Wexford County; Cadillac, Michigan April 2002.

⁴P.A. 282 of 1945, as amended, (being the County Planning Act, M.C.L. 125.101 *et. seq.*)

selected.

6. This *Plan* is prepared and made available.
7. Formal adoption takes place.
8. Various government and private agencies act to implement various parts of the *Plan*.
9. The document is reviewed and updated – about every five years. The process begins again with step one.

The steps used to prepare the Wexford County Plan follow. Section notations refer to sections of the County Planning Act.⁵

1. Initial strategy to do the work.
2. Prepare the *Fact Book* of background, inventories and studies (§4(1)).
3. Send out a notice required by section 4b(2) of the County Planning Act, which includes all municipalities in the county, contiguous to the county, state and federal government agencies with significant land holdings in the county, etc.
4. County Planning Commission appoints a citizen committee of the county planning commission (§4(3)(c), §4(3)(d), and §4(5)).
5. Provide presentations on the *Fact Book*, trend future, education programs to the citizen committee
6. Committee selects issues/concerns/priorities.
7. Committee breaks into subcommittees to work on those issues (§4(3)(a), §4(3)(b), and §4(2)).
8. Committee adopts subcommittee reports (§4(3)(a), §4(3)(b), and §4(2)).
9. Compile reports into a proposed (draft) *Plan* (§4(3)(a), §4(3)(b), and §4(2)).
10. County Planning Commission adopts draft *Plan*

⁵P.A. 282 of 1945, as amended, (being the County Planning Act, M.C.L. 125.101 *et. seq.*)

(§4c(2)).

11. County Board of Commissioners adopts draft *Plan* (§4c(3)).
12. Draft *Plan* is sent to everyone required by section 4c(3) of the County Planning Act (same list as in number 3, above)
13. Those receiving the draft *Plan* have 65 days to make comment on the draft *Plan* (§4c(4)).
14. At the end of the 65 days County Planning Commission reviews the comments and may make modifications to the draft *Plan*.
- 15.. Hold the public hearing on the modified draft *Plan* (§5(1)).
16. County Planning Commission reviews comments and may make further changes to the modified draft *Plan* (§5(1) and §5(3)).
17. County Planning Commission adopts the final *Plan* (§5(3)).
18. If the County Board of Commissioners reserved the right to do so (in step 11, above) acts to adopt the *Plan* (§5(4)).
19. Copies of the *Plan* are sent to everyone required by section 5(5) of the County Planning Act (same list as in number 3, above) and a certified copy to the County Board of Commissioners as required by section 5(2) and 5(9) of the County Planning Act.
20. Implement the *Plan*.
21. Not more than five years later, the County Planning Commission shall review the *Plan* to determine if it needs revision, updating, or a new *Plan* prepared (§5(7)).

To prepare for making a county plan, the County Planning Commission shall do all of the following:

1. Conduct studies, investigations, and surveys relative to the economic, social, and physical development of the county (§4(3)(a)).
2. Formulate plans and make recommendations for the most effective economic, social, and physical development of the county (§4(3)(b)).
3. Cooperate with all departments of the state, federal governments, and other public agencies concerned with programs for the economic,

social, and physical development of the county and seek the maximum coordination of the county programs of these agencies (§4(3)(c)).

4. Consult with representatives of adjacent counties in respect to their planning so that conflicts in overall county plans may be avoided (§4(3)(d)).
5. The county planning commission may serve as a coordinating agency for all planning committees and commissions within the county.
6. The county planning commission may meet with other governmental planning commissions to deliberate.

The *Fact Book* is intended to be the studies, investigations, surveys, and some of the recommendations referred to in number 1 and 2.

The County Planning Act requires a county plan including text, maps, plats, charts, and shall be for the development of the county and address land use issues and may project 20 years or more into the future (§4(2)). The Plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the County:

1. A land use plan and program (§4(2)(a))
 - A. If the county has adopted a zoning ordinance, the plan shall include allocating land for agriculture, residences, commerce, industry, recreation, ways and grounds, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.
 - B. If the county does not have county zoning, the plan may be a general plan with generalized future land use maps.
2. The general location, character, and extent of streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, and water front developments; flood prevention works, drainage, sanitary sewers and water supply systems, public works for preventing pollution, and works for maintaining water levels; and public utilities and structures

(§4(2)(b)).

3. Recommendations as to the general character, extent, and layout for the redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, or changes or use or extension of ways, grounds, open spaces, buildings, utilities, or other facilities (§4(2)(c)).
4. Recommendations for implementing any of its proposals (§4(2)(d)).

A good plan, however, is not just a document that goes on the shelf. That “book” just records the

decisions and direction chosen. Sometimes more important – is the process that involves people during the creation of the plan. It is this process that builds consensus, that helps a community have a common vision. This is one of the main reasons why a plan should be reviewed and updated every 5 years. In five years time, enough people have left their elected or appointed office, or other leadership roles that it is time to reconstruct that consensus and vision.

Chapter D4: Legal Authority

This *Plan* should be considered as a component of the county's comprehensive planning. Other published and adopted components of planning in Wexford and selected special reports are also included in Appendix K6., page 173. This *Plan* supercedes all other plans which are or may be adopted by Wexford County. If the intent is to adopt policy different than what is in this *Plan*, then this *Plan* should be amended. If other plans which are or may be adopted by Wexford County are inconsistent with this *Plan* or conflict with this plan, then the content of this *Plan* shall control.

This *Plan* is the same "plan" referred to, and authorized to be adopted by P.A. 282 of 1945, as amended, (being the County Planning Act, M.C.L. 125.101 *et. seq.*). This *Plan* is the Wexford County Planning Commission's recommendations for the development of the County for land use; zoning; and infrastructure. This *Plan* is the Commission's recommendations for coordination with municipalities, County departments, Wexford County Road Commission, state, Native American and federal governments. **This *Plan* is the formal policy of the County, and its statement of goals, objectives, and intended strategies.** This *Plan* is intended to be the document, that once adopted, involves the following:

Following adoption of the county plan or any part thereof and the certification by the commission to the county board of supervisors [commissioners] of a copy of the county plan, no work shall be initiated on any project involving the expenditure of funds by a county board, department or agency unless a full description of the project, its proposed location and extent thereof shall have been submitted to the county planning commission and the report and advice of the commission thereon shall have

been received by the county board of supervisors and by the county board, department or agency submitting the proposal. The requirement for planning commission's review shall be deemed to be waived if within thirty days after the proposal has been filed with the commission, the commission fails to furnish in writing, its report and advice upon the proposal. Copies of said report and advice shall be furnished to the county board, department or agency sponsoring the proposal.⁶

This *Plan* is also intended to be the "plan" referred to in section 3 of P.A. 183 of 1943, as amended, (being the County Rural Zoning Enabling Act, M.C.L. 125.203). That section reads the county "zoning ordinance shall be based upon a plan...."

This *Plan* can also be, in part or in whole, the "plan" referred to in the respective municipal zoning enabling acts: Section 3 of P.A. 184 of 1943, as amended, (being the Township Rural Zoning Act, M.C.L. 125.273) reads the township "zoning ordinance shall be based upon a plan...." Subsection (2) of section 1 of P.A. 207 of 1921, as amended, (being the City or Village Zoning act, M.C.L. 125.581) reads the city or village "land development regulations and districts authorized by this act shall be made in accordance with a plan...."

This *Plan* is the document which is used for purposes of the Commission reviewing proposed amendments to the Wexford County Zoning Ordinance. An amendment to the county zoning ordinance shall not be adopted if it is found not to comply with this *Plan*. If an amendment to zoning is wanted, and is found not to comply with this *Plan*,

⁶ Section 5 of P.A. 282 of 1945, as amended, (being County Planning Act, M.C.L. 125.105).

then this *Plan* shall be amended first.

This *Plan* is the document which is used for purposes of the Commission reviewing township zoning.⁷ This *Plan* is the document which is used for purposes of the Commission reviewing township; village; city; adjacent county, township city, village; state; and federal agency plans⁸. In its review, the Commission's primary job is to insure the other plan is consistent, and not inconsistent, with this *Plan* and adjacent county, township, city, and village plans. The view of a plan is advisory, with coordination being the statutory and this *Plan's* goal. In the case of a township zoning ordinance, Commission review is required prior to adoption by the township. However, a township zoning ordinance shall be based upon a plan.⁹ In the absence of a township plan, it is intended this *Plan* shall be the plan for those unincorporated area(s).

In finding compliance with this *Plan*, one should be guided by content and apparent intent. It is not important that a township name its zoning districts in the same manner as this *Plan* names areas on the future land use map. The test for compliance should be substantial agreement between uses permitted in an area with the uses listed as intended in the explanations of this *Plan*.

Further, it is possible for township zoning, or anyone's planning, to combine two future land use plan map areas, or districts, or to further subdivide this *Plan's* future land use plan map areas. Again, intent or net result of what are the land uses should be the test.

⁷ Pursuant to section 10 of P.A. 184 of 1943, as amended, (being Township Rural Zoning Act, M.C.L. 125.280.)

⁸ Pursuant to section 7b of P.A. 168 of 1959, as amended, (being Township Planning act, M.C.L. 125.327b); section 4c of P.A. 282 of 1945, as amended (being the County Planning Act, M.C.L. 125.104c); and section 7b of P.A. 285 of 1931, as amended, (being the Municipal Planning Act [villages, cities and townships that started planning prior to 1959], M.C.L. 125.37b).

⁹ Section 3 of P.A. 184 of 1943, as amended, (being the Township Rural Zoning Act, M.C.L. 125.273).

To conduct the zoning review, the county should also find that proper procedure for adoption has been followed, proper drafting of the ordinance has been done, and that the ordinance has been reviewed in light of all other applicable statutes and law. This finding of fact should be based on a legal opinion provided by the township's attorney. Some, but not all, applicable statutes, federal programs, and county ordinances are listed in Appendix C1 of the *Fact Book*.

To use this *Plan* as a part or all of the plan for incorporated municipalities (city or village) it must first, in whole or in part, be adopted as part or all of that city or village's official plan.¹⁰ That adoption must be done by the city or village in accordance with the procedures contained in P.A. 285 of 1931 (being the Municipal Planning Act, M.C.L. 125.31 *et. seq.*)

In Michigan, municipal governments (city and village) assume the primary role in zoning, land use regulation, and basic government services. While there is county zoning, it is also recognized some townships may choose to have their own zoning. It is recognized, however, that coordination at a county level is needed. An overall policy from the county which provides direction and creates a point of cooperation between the county, townships, and municipalities in the county is important. Such cooperation is necessary for any progress to be made in the development of our area or in a wise and unified approach to land use controls.

Use of this *Plan* is important. It is especially important in Wexford County in administration of County zoning, and where local governments create and administer zoning and land use planning. However County agencies have the power to make decisions which can affect or enhance local government efforts. This document provides an outline for further development. It is intended to guide public decisions for new home development, for placement of zoning ordinance district

¹⁰ Second paragraph of section 5, P.A. 282 of 1945, as amended, (being County Planning Act, M.C.L. 125.105).

boundaries, new road construction, so each agency and government is coordinated with each other.

Also, this document is an important tool for influencing at the state and federal government level. In 2001, The United States Forest Service owned 26% of the total County land area, State of Michigan Department of Natural Resources (DNR), owned 14.7% of the total County land area. The management of these properties has an impact on land use, and local planning. Local government and

the County, should provide input to decisions made by the DNR and the United States Forest Service.

There will be situations where exceptions to the policies and intent of this *Plan* may be expected. A finding that a greater public good will result from not following this *Plan* may be made by the Commission. Lacking such a finding by the Commission, indicates compliance to this *Plan* is the most appropriate action.

Part E: Overall Plan

Chapter E1: County Wide Goals

WEXFORD County has certain main goals, which are intended to transcend everything else in this *Plan*. These concerns are presented in this chapter.

Fundamental Principles

FOLLOWING are nine fundamental principles that underlay the goals, objectives, strategies, methods, and policies presented in this *Plan* and the balanced growth and environmental protection overall goals of this *Plan*. These principles are intended to help achieve the long-term goal of sustainable development in Wexford County. These principles aim to ensure the needs of the present generation are met without compromising the quality of life for future generations. The goals, objectives, strategies, methods, and policies that appear to most contribute to the achievement of this *Plan*, in a particular instances, is the one that should supercede -- in the event of a conflict.

Nine Principles

THE following nine principles are presented here. They are not presented in an order of priority.

1. **Scenic character should be preserved or enhanced in the County.** The natural character of the landscape within Wexford County combine to create a scenic quality that is highly valued by residents and visitors alike. It is the source of a number of economic sector's base in the County: farming, forestry, recreation, and tourism. It must be preserved as future land use change occurs. It is critical to achieving all the major goals, objectives, strategies, methods, and policies in this *Plan*.

Enhancement should be accomplished primarily through encouragement to implement common design guidelines (such as those in the *Grand Traverse Bay Region Development Guidebook*¹¹). Where appropriate, local ordinances can require visual buffers, scenic character landscaping, and appropriate signs. Institutional properties can be enhanced through carefully planned capital improvements.

2. **Natural resources in the County should be protected from inappropriate use or conversion.** Forested hillsides, farmlands, wetlands, rivers, and lakes provide the natural landscape background across most of the County. They attract thousands of seasonal residents, and tourists. Much of this land is in public ownership and offers outstanding hunting, fishing, hiking, and a wide range of other recreational activities. Managed harvests of forests contribute lumber, fiber, and fuel to support our society. Agricultural land is principally in row-crop, cattle, or dairy production. Forestry, agriculture, tree farms, tourism, and recreation have historical roots in Wexford County and contribute to its economic base. Each of these industries requires a substantial amount of land. Preservation of the natural resource base is essential to preservation of these industries.
3. **The natural environment of the County should be protected from degradation.** The

¹¹Grand Traverse County Planning Department; *Grand Traverse Bay Regional Development Guidebook*; Grand Traverse County Planning Department, 400 Boardman Avenue, Traverse City, Michigan 49684.

clean air, water, and soil in the County is a natural asset of immeasurable importance. The lakes, rivers, streams, wetlands, and flood plains are important parts of this natural environment which contribute greatly to the scenic quality of the landscape. This environment supports abundant fish and wildlife populations. The quality of the natural environment is a significant feature in attracting people to the County. The natural environment and especially sensitive features must be protected to sustain the scenic quality and economic potential of the County.

4. **An economy built on renewable natural resources is sustainable and should continue to be an important economic base for the future.** Agriculture, forestry, recreation, and tourism are a part of the economic base in Wexford County. They are a significant part of the local quality of life. They are also tied to renewable resources. Maintaining a sustainable local economy and quality of life, requires maintaining the renewable natural resources of the County. Further diversification of the economy that draws from the talents of the existing labor force will also enhance the prospects for a sustainable economy.
5. **Future development should primarily take place in a compact development pattern.** New commercial, industrial, and medium density residential uses should be constructed in the urban growth areas around Cadillac, Manton, Mesick, Buckley, and Harrietta and within areas designated as service areas. These mixed-use areas may be served with public sewer and water where it is cost-effective to do so. These services would not be extended beyond the urban growth areas during the life of this *Plan*. Outside the service areas, development should only occur at low densities or primarily in small clusters of a few lots sited so as to minimize visibility from the roadway and to maximize the amount of open space around them. Shared water wells and waste treatment systems may be needed to facilitate open space development. Also inside the urban growth areas there should be encouragement of the full development, or as necessary the redevelopment, of existing and planned industrial park space, brownfield sites, existing commercial buildings and sites, and existing residential in-fill sites, existing commercial buildings and sites, and existing residential in-fill sites, as opposed to new greenfield locations.
6. **Future land use, zoning, land division, and public infrastructure decisions should be made consistent with this *Plan*.** Achievement of the vision embodied in this *Plan* depends heavily on adoption and implementation of County and local (city, village, and township) zoning, and land division regulations consistent with this *Plan*. It depends on infrastructure decisions consistent with this *Plan*. Future road, sewer, water, school, County building, state and federal facility decisions should be consistent with this *Plan*, and an annually updated capital improvement program. Where the public funds are spent on infrastructure, has an enormous impact on private land development decisions.
7. **A strong effort should be made to achieve improved intergovernmental cooperation within Wexford County.** This *Plan* recognizes that land use and infrastructure decisions of each governmental unit have, over time, an impact on the character of the entire county. County government only has the ability to achieve part of the vision embodied in this *Plan*. A partnership for achievement of the vision of this *Plan* should guide the development and implementation of new relationships between the County and local governments and adjoining counties in the region. Improved intergovernmental coordination, communication, and cooperation

are essential to success of this partnership.

- 8. **The vision of this Plan must be achieved without violating protected property rights.** Many of the principles of this Plan will require changes in County and local regulations. As these changes are made, it is essential that constitutionally protected property rights not be violated. It is also important that special consideration be paid to the legitimate desire of large landowners who may have their “retirement” locked up in their land. They need to be given options for capturing the development value of their land, even if more dense development on the land is not a permitted activity.
- 9. **Preservation of scenic character in Wexford County is both dependent on and supports most of the economic base in the County.** The scenic character is comprised of the natural environment, farms, and the built environment. Protecting the scenic character, the natural environment and economic development must proceed together.

All principles are interrelated. They are all oriented to achieving the goal of sustainable development in Wexford County. They recognize that a healthy economy depends on a healthy environment and that these need not be mutually exclusive. They are structured to achieve a balanced growth and environmental protection strategy that also protects the scenic character of the County.

Where these new homes and businesses are located will dramatically affect the future character of the County. If the current trend of single family homes lining County roads is continued, the landscape will become suburbanized. Many of the large open spaces will be chopped up and sprinkled with homes. Most open space would then be in yards, rather than a part of the current scenic landscape. This will diminish the value of the landscape to tourists and create a public service burden over time. Cost-effective public services are nearly impossible with a scattered land development pattern.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Achieve a thriving, yet sustainable, economic base for Wexford County without depletion of its valuable natural resources and scenic values.	1.1. Have managed growth based on available services	1.1.1. Follow and implement this Plan.
	1.2. Wexford’s economy, remains a sustainable diverse economy and the manufacturing community is enhanced.	1.2.1. Follow and implement this Plan.
	1.3. Conserve and protect property values by minimizing incompatible uses.	1.3.1. Follow and implement this Plan.
	1.4. Natural resources in the County should be protected from inappropriate use.	1.4.1. Follow and implement this Plan.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
2. Conserve special and unique areas, farmlands, open spaces, and forests. Centralize commercial, industrial, and residential development at recognized trade centers and incorporated municipalities where ever possible.	2.1. Balance environmental protection, resource management, and economic development	2.1.1. Follow and implement this <i>Plan</i> .
	2.2. Natural character should be preserved or enhanced.	2.2.1. Future road, sewer, water infrastructure should be consistent with this <i>Plan</i> .
3. Minimize conflicts between land uses and this <i>Plan's</i> future land use map areas.	3.1. Retain the character of the County.	3.1.1. Follow and implement this <i>Plan</i> .
4. Agreement on visions for the best future land use.	4.1. Create an environment for decision making where all government agencies share information and agree on visions for the best future land use.	4.1.1. Wexford County Planning Commission takes a lead role in implementation of this <i>Plan</i> . This will provide a coordinated and consistent zoning, land use planning, and management with all municipalities; county, federal, and state land management agencies.
5. Creation of more economic base jogs in Wexford County	5.1. Retain the active program of base job business retention and recruitment in the county.	5.1.1. Utilize state brownfield tax incentives, other tax incentives, and other business retention and recruitment programs.

EXPECTED RESULTS
The vision of this <i>Plan</i> for the future of Wexford County becomes a reality.

Chapter E2: Government Cooperation

An issue identified in Wexford County has been one of cooperation between governments. These concerns and possible solutions are presented in this chapter. It is intended to be applicable county-wide.

ISSUES for this topic include the classic concerns of extending services and infrastructure outside of a city, and annexation. The issue presented here, can also apply to any city or village in Wexford County.

For background refer to Appendix K1 (page 91 of this *Plan* and the sections of the *Fact Book* on urban growth areas (pp. 90-94, 115), and the sections on public water, and public sewer in the Infrastructure Chapter (B12, pp. 273-286, 301-302).

The coordination needs to involve all governments. The coordination needs to address how areas are zoned, so that planning, zoning and infrastructure decisions are consistent. This also means there needs to be a political will to say “no” to development in certain areas, so the development is channeled to areas deemed appropriate. An urban growth areas approach is one avenue to explore.

Consultants¹² are available that specialize in bringing communities together to establish the coordinated approach to growth and tailor-design an urban growth area to Wexford’s needs.

Attempts to resolve these issues fail because there are (1) too many issues, (2) uncompromising

personalities, and (3) lack of community support. The efforts to bring communities together succeed when (1) all stakeholders have been identified and are involved in the process, (2) legal authority exist to do so, (3) a regional vision exists, (4) a defined achievable scope exists, and (5) past differences are set aside.

Cooperation between governments does exist on many levels. There are a few points where disagreement exists. Regularly scheduled meetings may be necessary to build trust between government offices.

The Ground and Surface Water Chapter of this *Plan* (G2, page 71) addresses the need for a county-wide coordinated wellhead protection planning process. The same types of concepts exist for solid waste management in the county, and avoiding illegal dumping in public and private forests.

There should be a government cooperation ethic in Wexford County which recognizes that land use and infrastructure decisions of each governmental unit have, over time, an impact on the character of the entire County (and entire region). In addition, citizens increasingly recognize they primarily live in a geographic region, instead of merely a single jurisdiction. Each has a stake in the future of the local unit of government in which they live, in the County, and in the region. Businesses and industries also share this same stake. It will take the coordinated efforts of all units of government working together to achieve the goals of this *Plan*.

It is with this discussion, and background the following goals, objectives and strategies are made.

¹²One example is E. Tyson Smith or Michael Lauer of FREILICH LEITNER & CARLISLE of Kansas City, Missouri.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
<p>1. Increased coordination and cooperation between governments.</p>	<p>1.1 A successful municipal wellhead protection program.</p>	<p>1.1.1 Wexford County initiates a County-wide groundwater protection committee which contracts for the joint wellhead delineation, and joint creation of wellhead protection plans.</p>
	<p>1.2 Establish a multiple-government cooperative approach to development.</p>	<p>1.2.1. Wexford County Board of Commissioners should create an inter-government committee and consider hiring a consultant to establish coordinated approach to growth and tailor-design an urban growth area to Wexford’s needs. a. The committee should be available, to respond to a need identified by the County or various city, village, and township governments.* (*e.g. regional or county-wide fire, sewer, water, storm water management, wellhead protection, economic development, tourism development, recreation planning, solid waste, illegal dumping, and so on.) b. The committee membership should reflect stakeholders for each issue. c. Representatives on the committee should include elected officials and leaders from the affected city, village, township, and County government.</p>
		<p>1.2.2. Development is channeled to areas deemed appropriate.</p>
<p>2. Avoid unnecessary duplication of government services.</p>	<p>2.1 Identify specific services which are, or could be unnecessary duplication of government services.</p>	<p>2.1.1. Strategies 1.2.1., 1.2.2., 1.2.3., and 1.2.4.</p>
	<p>2.2. A “clean community” free of illegal dumping of solid waste on public and private lands through a coordinated multi-government cooperation effort.</p>	<p>2.2.1. All governments adopt a junk ordinance. 2.2.2. Explore stricter enforcement and penalties for illegal dumping. 2.2.3. All governments should require some form of solid waste collection to make it convenient and easy for trash disposal, rather than illegal dumping</p>
	<p>2.3. A coordinated streamlined “one-stop-shopping” for permits to make it easier and faster for citizens to comply with land use laws.</p>	<p>2.3.1. All governments work together to create a system where citizens can get all their permits by contacting one location (or on the Internet) so it is easier and faster for developers to proceed with a project.</p>
	<p>2.4. Increased cooperative use of new technology and facilities.</p>	<p>2.4.1. Develop a computer network between the County , townships, cities and villages. 2.4.2. Explore the possibility of multi-county facilities. (E.g. jail, ice arena, etc.)</p>

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
<p>3. Quality communication between government and citizens.</p>	<p>3.1. Notice requirements for special use permits and zoning amendments should be the same throughout the County so citizens can expect the same level and type of communication regardless which government is the zoning jurisdiction.</p>	<p>3.1.1. Provide the news media with information so they can prepare pre-meeting publicity prior to each planning commission and elected board meeting.</p>
		<p>3.1.2. All zoning jurisdictions in the County should include a pamphlet with notices for special use permits, appeals, variances, and zoning amendments to help citizens better understand and express concerns at hearings.</p>
		<p>3.1.3. Wexford County government should create a regular newsletter which is sent to each resident in the County, and to state, and federal representatives.</p>
		<p>3.1.4. All zoning and planning jurisdictions should post minutes, notices, plans, ordinances, and other pertinent material on an Internet Web site.</p>
		<p>3.1.5. The County should consider a partnership with cable television public access channel 2 for purposes of televising County Board, planning commission, and appeals board meetings, and maintain a calendar of events.</p>
		<p>3.1.6. Expand the County /township association meetings to include village, city, and County elected officials.</p>
		<p>3.1.7. Have regular meetings of all members of all zoning/planning commissions and zoning board of appeals for coordination in planning issues.</p>
		<p>3.1.8. Expand the quarterly meetings of the “Metro Four” (Haring, Clam Lake, Cherry Grove, Selma Townships) to include Cadillac City and County officials and vice versa.</p>
		<p>3.1.9. Four Corners Group (Manton City, Cedar Creek, Greenwood, Liberty, Manton Chamber) should continue meeting and working on various projects.</p>
		<p>3.1.10. The County planning commission should send notices to everyone within and 300 feet around a proposed zoning map change. The County board should adjust amendment fees to cover the cost of doing so.</p>
		<p>3.1.11. Encourage area Chambers of Commerce to meet regularly to consider co-operative efforts.</p>
	<p>3.2. To have County-wide standardization of how ordinances are arranged and permit application forms used.</p>	<p>3.2.1 Zoning ordinances should adopt a standard codification system so one is able to look in the same article and section in each zoning ordinance in the County to find the same thing for each zoning jurisdiction. This should be done by use of a codification system established in “Organization and Codification of a Zoning Ordinance; What is Codification?” <i>Land Use Series</i>, by MSU Extension.</p>
<p>3.2.2. Zoning ordinances can be made more user-friendly by adopting a standard set of permit application forms.</p>		

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	3.3. Improved communication between state and federal government (legislators and agencies)	3.3.1. Wexford County should be pro-active concerning various activities of other government agencies within the boundaries of the County. The County should have a formal system to receive, review, and respond, or chose not to respond, to public notices of: C State, federal, and local governments.
4. Wexford County will have coordinated community planning and development	4.1. All plans and zoning ordinances should be coordinated and should not contravene each other.	4.1.1. Once an urban growth area(s) is(are) established, plans and zoning should be used to reinforce the agreed upon concepts to deal with issues of infrastructure, road, dense development, commercial/industrial development, preservation of open space, and recreation.
5. Be prepared for emergencies	5.1 Have a current up-to-date Emergency Preparedness Plan.	5.1.1. Include the <i>Wexford County Emergency Services Plan</i> as an addendum to this <i>Plan</i> .
6. Wexford County will explore the benefits of regional fire stations.	6.1a. Develop regional fire stations.	6.1.1. New and existing equipment is sited to provide maximum benefit.
	6.1b. Explore the benefit of Countywide GIS system that is compatible for all County emergency systems.	6.1.2. Consider operating with one chief with oversight and battalion commanders for each station.
		6.1.3. Explore regional or County millages to finance these services.
		6.1.4. The base infrastructure will be compatible to all departments.

EXPECTED RESULTS
A successful wellhead protection plan.
A core of people representing city, village, township governments who know and trust each other and are positioned to address other issues.
Up to 100% of the homes and businesses in the County will have improved access to county government information.
Those with Internet access will have improved ability to inform themselves about zoning and planning.
Nearly 60% of the households in the County will improved access to County government meetings.

Part F: Land Use Plan

Chapter F1: Future Land Use Map

WEXFORD County has certain land use issues and goals which apply throughout the county in all future land use plan areas. These concerns are presented in this chapter.

ISSUES for this topic include:

- C Urban growth areas
- C Cluster development vs. strip development
- C The need to develop recreational trails
- C Incompatibility of land uses under current zoning ordinances.
- C Encourage cluster development in the County.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Economic growth and development is focused on existing urban centers and away from undeveloped areas of Wexford County.	1.1. Encourage economic growth and development in or near existing urban growth areas served by existing infrastructure.	1.1.1. Establish defined urban growth areas (see land use map) where higher density development should occur. Any development of urban infrastructure should be restricted to areas that have been defined on the land use map as urban growth areas.
	1.2. Encourage cluster developments in urban growth areas.	1.2.1. Discourage continuous strip zoning districts
2. Wexford County will have multiple use recreational trails through cooperative efforts between developers and local governments.	2.1. Municipalities should work together with land developers to create and maintain a network of recreational trails to serve the local population.	2.1.1. Request developers to dedicate easements for the purpose of constructing multiple use recreational trails.
		2.1.2. The Wexford County Planning Commission should take the lead in developing a non-motorized transportation plan.
3. Incompatible land uses are minimized through coordinated planning between Wexford County and its cities, villages, and townships.	3.1. Discourage potential and existing land use conflicts in the plan area.	3.1.1. Each zoned community should develop zoning districts that act as a buffer between incompatible land uses or zoning ordinances should include site design standards to mitigate conflicts between land uses and zoning districts.

EXPECTED RESULTS
Economic Development will be focused in urban growth areas
Future development will be aesthetically pleasing and harmonious with the surrounding environment
Rural areas will be protected from unwanted impacts of urban development.

The future land use map for this *Plan* is made using GIS analysis capacity. The analysis is based on the resource mapping information found in the *Fact Book*. Detailed information about that process can be found in Appendix K2, on page 94.

The process favors both protection of the environment, while permitting commercial/industrial development. The intent is to balance the need for commercial/industrial uses while recognizing the need

to protect the environmental and quality of life for residents.

The table in appendix K2 ,on page 98, is intended to document the future land use map on page 25 (or the black and white township detail maps, pages 27-42) provide enough land area in each category to meet the projected needs for Wexford County future growth.

Maps, Charts and Graphs

[INSERT: Future Land Use Map]

[INSERT: Future Land Use Map Detail for T24N R12W, Wexford Township]

[INSERT: Future Land Use Map Detail for T24N R11W, Hanover Township]

[INSERT: Future Land Use Map Detail for T23N R12W, Springville Township]

[INSERT: Future Land Use Map Detail for T23N R11W, Antioch Township]

[INSERT: Future Land Use Map Detail for T24N R10W, Greenwood Township]

[INSERT: Future Land Use Map Detail for T24N R9W, Liberty Township]

[INSERT: Future Land Use Map Detail for T23N R10W, Colfax Township]

[INSERT: Future Land Use Map Detail for T23N R9W, Cedar Creek Township]

[INSERT: Future Land Use Map Detail for T22N R12W, Slagle Township]

[INSERT: Future Land Use Map Detail for T22N R11W, Boon Township]

[INSERT: Future Land Use Map Detail for T21N R12W, South Branch Township]

[INSERT: Future Land Use Map Detail for T21N R11W, Henderson Township]

[INSERT: Future Land Use Map Detail for T22N R10W, Selma Township]

[INSERT: Future Land Use Map Detail for T22N R9W, Haring Charter Township]

[INSERT: Future Land Use Map Detail for T21N R10W, Cherry Grove Township]

[INSERT: Future Land Use Map Detail for T21N R9W, Clam Lake Township]

Chapter F2: Industrial

WEXFORD County has certain areas designated for existing and future “industrial” development.

The statements found in this chapter apply only to the areas shown as red on the map on page 25 (or solid black on the black and white township detail maps, pages 27-42).

This Future Land Use Map area is further defined and intended to be zoning district(s) which includes the following.

! Land uses found and commonly allowed:

- C Utilities
- C Construction
- C Manufacturing
- C Wholesale Trade

! Under special conditions might include:

- C Waste Management and Remediation Services.
- C Re-cycling

ISSUES for this topic include:

- C The need to support industrial job base while balancing the need for environmental protection
- C Importance of public utilities to support higher impact industrial uses
- C The perceived unsightliness of some industrial areas.
- C The location of heavy industry should only be where infrastructure exists and where demands on water use and solid waste disposal can adequately be handled

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. The creation of visually appealing light industrial parks in urban growth areas.	1.1. Encourage light industrial uses in areas served by public utilities.	1.1.1. Create a zoning district that exclusively encourages light industrial activities . Year-round truck routes should be available in light industrial areas. Special use permit approval and site plan review should be required; any negative impacts should be mitigated before special use is approved.
		1.1.2. Encourage cluster development in light industrial districts with an open space requirement (based on developable area).
2. Limit the impact of heavy industry on the rural areas of Wexford County.	2.1. Restrict heavy industrial uses to urban growth areas and/or areas served by water, sewer, and year-round truck routes.	2.1.1. Any new zoning for heavy industrial uses should only be created in areas where public water, sewer, and roads are available. Special use permit approval and site plan review should be required.

EXPECTED RESULTS
Wexford County will have a diversified industrial employment base, resulting in lower unemployment and a higher quality of life for local residents.
Future industrial areas will have a more “park-like” appearance.
Heavy industrial areas will be restricted to the urban growth areas of Wexford County.

Chapter F3: Commercial

WEXFORD County has certain areas designated for existing and future “commercial” development (see explanation on page 94.)

The statements found in this chapter apply only to the areas shown as dark orange on the map on page 25 (or grey on the black and white township detail maps, pages 27-42).

This Future Land Use Map area is further defined and intended to be zoning district(s) which includes the following.

! Land uses found and commonly allowed:

- C Retail Trade
- C Information services
- C Finance and Insurance
- C Real Estate, Rental and Leasing
- C Personal and Laundry Services

- C Religious /Professional Organizations
- C Educational Services
- C Public Administration
- ! Under special conditions might include:
 - C Traveler Accommodations
 - C Food Services and Drinking Establishments
 - C Repair and Maintenance.
 - C Nursing and Residential Care Facilities
 - C Social Assistance
 - C Hospitals

ISSUES for this topic include:

- C Current zoning supports strip development.
- C Poor parking and circulation patterns for traffic moving between parking areas and thoroughfares. There is a need to look at access management.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Encourage light commercial uses as a buffer zone between heavy commercial and residential areas.	1.1. Encourage light commercial activities that have low impacts to locate adjacent to residential areas.	1.1.1. Create zoning that encourages light commercial uses, such as small retail shops, neighborhood restaurants, small grocery stores, and similar uses that are limited in scope and size and does not allow other uses. Such activity should be located adjacent to residential areas and should be used as a buffer between heavy commercial and residential zoning districts. Special use permit approval and site plan review should be required; any negative impacts should be mitigated before special use is approved.
2. Have rural commercial neighborhood retail and service locations	2.1. To have rural areas of the county with relatively close geographic access to basic retail and service needs, at an economic service level which is less than what is found in a town or urban growth area.	2.1.1. Provide rural commercial centers as shown on the Future Land Use Map.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
<p>3. Clustered development of heavy commercial areas along or near major thoroughfares..</p>	<p>3.1. Encourage heavy commercial activities to occur along routes that are intended to carry traffic and are located away from residential areas.</p>	<p>3.1.1. Create a zoning district that allows commercial activities as regional shopping centers, big box retail outlets, large restaurants, hotels, service stations with or without diesel fuel, hardware stores, and similar uses of larger size and scope. Special use permit approval and site plan review should be required; any negative impacts should be mitigated before special use is approved. Zoning in these areas should include access management principles (interior and frontage roads, shared driveways, etc.) that make travel safer for vehicles and pedestrians.</p>
		<p>3.1.2. Restrict heavy commercial use to areas served by water, sewer, and year-round truck routes.</p>
<p>4. Commercial areas in Wexford County will be visually appealing and will allow for safe access for vehicular and pedestrian traffic.</p>	<p>4.1. Adopt requirements for landscaping and signage that create a positive visual image..</p>	<p>4.1.1. Adopt standards for maximum height and square footage on all commercial signage. Discourage the use of pole signs; create incentives for the use of smaller monument signs, where adequate.</p>
		<p>4.1.2. Require developers to create a landscaped buffer between the road frontage and the parking areas and buildings. Native vegetation should be encouraged for landscaping.</p>
		<p>4.1.3. Townships, cities, and villages adopt uniform billboard regulations concerning size, lighting, design, following a county model developed by the Wexford County Planning Department.</p>
	<p>4.2. Develop access guidelines for commercial property.</p>	<p>4.2.1. Frontage roads, interior access drives, or shared driveways should be required, as needed, to eliminate traffic hazards associated with ingress or egress. Driveways or curb cuts along public highways should also be subject to minimum spacing requirements.</p>
<p>5. Have vital, vibrant downtown city and village commercial areas</p>	<p>5.1. Retain, enhance, or improve downtown city and village commercial areas.</p>	<p>5.1.1. Use tax incentives provided by downtown development authority to revitalize city and village downtowns, and make a part of this <i>Plan</i>, by this reference, downtown development plans which have been adopted in Wexford County.</p>

EXPECTED RESULTS
<p>Commercial development will be visually appealing and will safely accommodate vehicular access and pedestrian movements.</p>
<p>Commercial areas will be developed in a manner that will not contribute to urban sprawl.</p>

Chapter F4: Office Service

WEXFORD County has certain areas designated for existing and future “office service” development (see explanation on page 94.)

The statements found in this chapter apply only to the areas shown as light orange on the map on page 25 (or 45 degree diagonal lines on the black and white township detail maps, pages 27-42).

This Future Land Use Map area is further defined and intended to be zoning district(s) which includes the following.

- ! Land uses found and commonly allowed:
- C Professional, Scientific and Technical Services
- C Management of Companies and Enterprises
- C Administrative/ Support Services
- C Ambulatory Health Care Services
- C Social Assistance, except Temporary Shelters, and Community Food Services.

- C Public Administration
- ! Under special conditions might include:
- C Educational Services
- C Hospitals
- C Nursing and Residential Care Facilities
- C Traveler Accommodations
- C Full Service Restaurants (not drive through)

ISSUES for this topic include:

- C The economy of Wexford County is anticipated to grow in the higher-tech types of businesses in the Cadillac area which require office space.
- C The need for increased standards for urban development.
- C Cadillac urban growth area is the center of the region’s office service activity.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. An increased emphasis on office development in Wexford County.	1.1. Locate personal, professional, and technological offices in urban growth areas of Wexford County.	1.1.1. Create an Office-Service District that is applicable to urban growth areas, where such uses as professional offices, technology firms, and personal service establishments are allowed.
2. Office Service areas in Wexford County will be visually appealing and will allow for safe access for vehicular and pedestrian traffic.	2.1. Adopt requirements for landscaping and signage that create a positive visual image.	2.1.1. Adopt standards for maximum height and square footage on all commercial signage. The number of signs should also be limited. Discourage the use of pole signs; create incentives for the use of smaller monument signs, where adequate.
		2.1.2. Require developers to create a landscaped buffer between the road frontage and the parking areas and buildings. Native vegetation should be used as landscaping and should be maintained as to not limit sight distance for vehicular or pedestrian traffic.
	2.2. Establish access guidelines for office service property.	2.2.1. Frontage roads, interior access drives, or shared driveways should be required, as needed, to eliminate traffic hazards associated with ingress or egress. Driveways or curb cuts along public highways should be subject to minimum spacing requirements.

EXPECTED RESULTS

Office development will be concentrated in appropriately zoned areas within urban growth areas.

Chapter F5: Resort

WEXFORD County has certain areas designated for existing and future “resort” development (see explanation on page 94.)

The statements found in this chapter apply only to the areas shown as pink on the map on page 25 (or horizontal lines on the black and white township detail maps, pages 27-42).

This Future Land Use Map area is further defined and intended to be zoning district(s) which includes the following:

! Land uses found and commonly allowed:

- C Single Family Dwelling, duplex, multi-family
- C Entertainment and Recreation
- C Accommodations and Food Services
- ! Under special conditions might include:
- C Planned Unit Developments and mixed use developments for development of resort communities.

ISSUES for this topic include:
 C The importance of tourism on the local economy.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. The recognition of areas that are suitable for resort-type operations	1.1. Develop land use policies that support the continued use and expansion of the County’s resort facilities.	1.1.1. Create a Resort District area which allows such uses as outdoor recreational facilities, hotels and motels, sit-down restaurants, and other uses incidental to the resort industry.

EXPECTED RESULTS
Wexford County will benefit economically from the tourism generated by the resort industry.

Chapter F6: Residential

WEXFORD County has certain areas designated for existing and future “residential” development (see explanation on page 94.)

The statements found in this chapter apply only to the areas shown as yellow on the map on page 25 (or brick pattern on the black and white township detail maps, pages 27-42).

This Future Land Use Map area is further defined and intended to be zoning district(s) which includes the following:

Land Uses Found and commonly allowed:

C Single Family dwellings and duplexes

! Under special conditions might include:

C Multi-family

C Home occupations (no external evidence)

C Mobile Home Park

ISSUES for this topic include:

C Residential areas in relation to urban growth areas.

C Home occupations

C Availability of public water/sewer systems.

C Senior housing, low to moderate income affordable housing, housing to accommodate people with special needs, and homeless.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Higher density housing in areas that are more suitable for development	1.1. Encourage smaller lot sizes in areas served by water/sewer systems or areas included in urban growth areas (see land use map).	1.1.1. Limit urban residential districts to areas served by water/sewer systems or in defined urban growth areas (see land use map). Urban residential areas should have smaller lot sizes than that of rural residential districts.
		1.1.2. Mobile home parks should be served by community/municipal water and sewer systems.
2. Residents are able to engage in home occupations and are not required to commute to work.	2.1. Allow no-impact home occupations as an incidental use in the home in residential areas.	2.1.1. Permit home occupations as a special use in residential zoning districts. Such uses should have minimal traffic, no visual, noise, and air quality impacts on surrounding parcels. Special use permit approval and site plan review should be required; any negative impacts should be mitigated before special use is approved.
		2.1.2. The issue of short term rentals of dwellings in residential districts is a concern that should be the focus of Planning Commission research to identify jurisdiction and a solution. Evaluate the issue of short term rental of residences.

EXPECTED RESULTS
Wexford County will have urban residential areas that support higher densities and feature a higher level of urban services (public water, sewer, paved roadways, solid waste collection).

Chapter F7; Rural Residential

WEXFORD County has certain areas designated for existing and future “rural residential” land uses (see explanation on page 94.)

The statements found in this chapter apply only to the areas shown as white on the map on page 25 (or white on the black and white township detail maps, pages 27-42).

This Future Land Use Map area is further defined and intended to be zoning district(s) which includes the following.

! Land uses found and commonly allowed:

- C Agriculture, Forestry, Fishing, and Hunting
- C Single-family dwelling, and duplex

! Under special conditions might include:

- C Mining (under special use permit and reclamation plan requirements)
- C Multi-family dwelling
- C Home occupations (no external evidence)
- C Mineral and timber processing, including

sawmills.

ISSUES for this topic include:

- C Strip residential development vs. clustering
- C Land use compatibility in rural areas
- C The need to consider what extent of neighborhood services is desirable for rural residents
- C Home occupations
- C Many people do not understand the county’s existing “forest recreational” zoning district which also includes many commercial-type land uses as permitted uses or special uses. There is a feeling that many people do not support that. The topic of what might be allowed in a large rural district needs to be looked at again, and corrected.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Residents are able to engage in home occupations.	1.1. Encourage no-impact home occupations as an incidental use in the home in residential areas.	1.1.1. Permit home occupations as a special use in residential zoning districts. Such uses should have minimal traffic, no visual, noise, and air quality impacts on surrounding parcels. Special use permit approval and site plan review should be required; any negative impacts should be mitigated before special use is approved.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
2. A “rural” character, unspoiled by unwanted urban development.	2.1. Restrict activities in the rural residential areas to housing, agriculture, and limited range of small-scale neighborhood commercial activities such as convenience stores. Encourage clustering of development as an alternative to strip residential uses along existing roadways.	2.1.1. “Rural Residential” zoning district that include single family residential and small scale agricultural operations as an allowed use. Allow a limited range of commercial activities.
		2.1.2. Encourage cluster development with a minimum 50% open space requirement (based on developable area).

EXPECTED RESULTS
The rural character of the outlying areas of Wexford County is maintained.
Rural residential areas are more homogenous; land use conflicts are minimized.
Rural residents enjoy the benefits of living “out in the country”, while being able to maintain some level of conveniences.

Chapter F8: Agricultural-Forest Production

WEXFORD County has certain areas designated for existing and future “agricultural-forest production” (farm and forest protection) land uses (see explanation on page 94.)

The statements found in this chapter apply only to the areas shown as light green on the map on page 25 (or vertical lines on the black and white township detail maps, pages 27-42).

This Future Land Use Map area is further defined and intended to be zoning district(s) which includes the following.

! Land uses found and commonly allowed:

C Agriculture, Forestry; Fishing, Hunting, and Trapping operation.

C Single-family dwelling, and duplexes

! Under special conditions might include:

C Mining (under special use permit and reclamation plan requirements)

C Single-family dwelling

C Migrant or seasonal housing for employees only.

C Mineral and timber processing, including sawmills.

ISSUES for this topic include:

C The loss of farmland in recent years.

C The encroachment of urban dwellers into prime agricultural areas.

C The impact of mining operations on native soils.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
<p>1. The protection and continued farming of areas with prime agricultural soils.</p>	<p>1.1. Encourage continued agricultural production on prime soils and areas that are currently being farmed.</p>	<p>1.1.1. Agricultural/Forest Production and Rural Residential zoning districts should encourage large parcel sizes with options to compensate a land owner. A citizen’s committee be established to look at least the following and make recommendations:</p> <ul style="list-style-type: none"> C Cluster development with a minimum 50% open space requirement (based on developable area) where the same number of units can be sold and a large parcel is still retained. C Donation, and tax advantages to the landowner, of a conservation easement to a municipality, county, or conservancy. C Purchase of development rights, where the landowner is paid, by a municipality, county, or a conservancy. C Leasing of development rights by a municipality, county or a conservancy. C Transfer of development rights when/if this tool becomes possible in Michigan. C Utilization of the Farmland and Open Space Preservation Act.¹³ C Utilization of the Conservation & Historic Preservation Easement Act.¹⁴ C Utilization of the Private Forestry Act.¹⁵ C Utilization of the Commercial Forest Act.¹⁶ <p>(See pages 338-341 of the <i>Fact Book</i>).</p>
		<p>1.1.2. Local governments or conservation groups in Wexford County should consider developing a PDR (purchase of development rights) fund for the purpose of buying development rights from local land owners, thus giving them some financial incentive to stay in business.</p>

¹³Part 361 of P.A. 451 of 1994, as amended, being the Farmland and Open Space Preservation part of the Michigan Natural Resources and Environmental Protection Act, M.C.L. 324.36101 *et. seq.* (formerly P.A. 116 of 1974, as amended, Farmland and Open Space Preservation Act, M.C.L. 554.701).

¹⁴Part 21 of P.A. 451 of 1994, as amended, being the Conservation & Historic Preservation Easement part of the Michigan Natural Resources and Environmental Protection Act, M.C.L. 324.2140 *et. seq.*

¹⁵Part 513 of P.A. 451 of 1994, as amended, being the Private Forestry part of the Michigan Natural Resources and Environmental Protection Act, M.C.L. 324.51301 *et. seq.*

¹⁶Part 511 of P.A. 451 of 1994, as amended, being the Commercial Forestry part of the Michigan Natural Resources and Environmental Protection Act, M.C.L. 324.51101 *et. seq.*

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
2. Preserve and protect prime agricultural land and existing farms in Wexford County.	2.1. Discourage smaller parcels in the County’s prime agricultural lands.	2.1.1. Provide for tax incentive, state programs to keep prime agricultural lands and existing farms in larger parcel sizes (see pages 338-341 of the <i>Fact Book</i>).
	2.2. Encourage best management practices to protect farmlands under production.	2.2.1. Promotion and utilization of services provided by the Wexford County Soil Conservation District and the Michigan State University Extension Service.
	2.3. Road construction and development should be a mix of County primary and local roads designed to accommodate agriculture and forest/timber industries.	2.3.1. Give priority to paved or gravel roads capable of use on a year round basis not subject to seasonal load restrictions.
		2.3.2. Road improvement should not take place if the improvement results in seasonal limitations.
		2.3.3. New roads for spot residential development should be given a low priority.
2.3.4. Any new road development should be carefully examined and studied to avoid the impact of causing or contributing to further land fractionalization.		
2.4. Support programs which have farmland, open space and forest preservation as a goal.	2.4.1. Promotion of conservation and open space easements with tax advantages.	
3. Protect and maintain the forests of Wexford County as a source for forest products, wildlife habitat and recreation.	3.1. Strengthen the current technical assistance (federal, state & local)	3.1.1. Encourage through an education program timber management practices (using Michigan Department of Natural Resources best management practices) for timber harvesting.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		<p>3.1.2 Agricultural/Forest Production and Rural Residential zoning districts should encourage large parcel sizes with options to compensate a land owner. A citizen’s committee be established to look at least the following and make recommendations:</p> <ul style="list-style-type: none"> C Cluster development with a minimum 50% open space requirement (based on developable area) where the same number of units can be sold and a large parcel is still retained. C Donation, and tax advantages to the landowner, of a conservation easement to a municipality, county, or conservancy. C Purchase of development rights, where the landowner is paid, by a municipality, county, or a conservancy. C Leasing of development rights by a municipality, county or a conservancy. C Transfer of development rights when/if this tool becomes possible in Michigan. C Utilization of the Farmland and Open Space Preservation Act.¹⁷ C Utilization of the Conservation & Historic Preservation Easement Act.¹⁸ C Utilization of the Private Forestry Act.¹⁹ C Utilization of the Commercial Forest Act.
<p>4. Restore sites of sand, gravel and other mining operations.</p>	<p>4.1. Require reclamation of gravel pits and other mining operations once they are no longer in operation.</p>	<p>4.1.1. New mining operations should be considered a special use. Applicants should be required to file a reclamation plan and post a performance bond with the local planning commission to guarantee that such action will be completed.</p>

EXPECTED RESULTS
<p>Agricultural lands in Wexford County will receive greater protection through a combination of zoning and financial incentives for farmers to continue operating.</p>

¹⁷Part 361 of P.A. 451 of 1994, as amended, being the Farmland and Open Space Preservation part of the Michigan Natural Resources and Environmental Protection Act, M.C.L. 324.36101 *et. seq.* (formerly P.A. 116 of 1974, as amended, Farmland and Open Space Preservation Act, M.C.L. 554.701).

¹⁸Part 21 of P.A. 451 of 1994, as amended, being the Conservation & Historic Preservation Easement part of the Michigan Natural Resources and Environmental Protection Act, M.C.L. 324.2140 *et. seq.*

¹⁹Part 513 of P.A. 451 of 1994, as amended, being the Private Forestry part of the Michigan Natural Resources and Environmental Protection Act, M.C.L. 324.51301 *et. seq.*

Chapter F9: Special and Unique Areas

WEXFORD County has certain areas designated for existing and future “special and unique areas” (see explanation on page 94.)

The statements found in this chapter apply only to the areas shown as green on the map on page 25 (or coarse dot pattern on the black and white township detail maps, pages 27-42).

This Future Land Use Map area is further defined and intended to be zoning district(s) which includes the following.

! Land uses found and commonly allowed:

C Single- family dwellings

! Under special conditions might include:

C Museums, Historic Sites and Like Institutions

C Parks, boat launch, campgrounds, and similar uses.

The types of permitted and special uses in special and unique areas will differ, depending on the reason

for the designation as special and unique and the goals and objectives provided for the specific areas in this chapter of this *Plan*.

ISSUES for this topic include:

C Watershed protection

C Open space preservation

C Wildlife habitats

C Historic preservation.

This plan endorses the special and unique areas listed on pages 177-181, 185, and mapped on page 184 of the *Fact Book* with the addition of #44E “Bear Corridor”.

The list of special and unique areas for purposes of this *Plan* are listed in Appendix K3, page 98, 99.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Protection of environmentally significant areas without severely restricting individual property rights.	1.1. Promote cluster zoning to encourage open space preservation.	1.1.1. Encourage cluster development with a minimum 50% open space requirement (based on developable area).
	1.2. Provide public access, to special and unique areas of the County while protecting the resource.	1.2.1. County, state, and federal government should promote tourism through development of facilities and infrastructure.
		1.2.2. Develop a program guide for distribution.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
<p>2. Sustain and enhance tourist based economic growth and development while protecting natural, historic, cultural, scenic, recreational features of the County, and enhances the area for attracting new businesses.</p>	<p>2.1. Recognize, protect and enhance the historic special and unique areas:</p> <p>1HER Big Manistee River (including Pine River)</p> <p>30H Cadillac City Hall (201 North Mitchell Street, Cadillac.)</p> <p>31H Cobbs, Frank J. House (407 East Chapin Street, Cadillac)</p> <p>32H Elks Temple Building (122 South Mitchell Street, Cadillac.)</p> <p>33H Masonic Temple Building (122-126 North Mitchell Street, Cadillac)</p> <p>34H Mitchell, Charles T., House. (118 North Shelby Street, Cadillac.)</p> <p>35H Shay Locomotive. (Cass Street, in the city park, Cadillac.)</p> <p>36H Cadillac Public Library (127 Beech Street, half block east of Mitchell Street, Cadillac.)</p> <p>37H Clam Lake Canal (Northeast of 6093 M-115, Cadillac.)</p> <p>38H Cobbs and Mitchell, Inc. Building (100 East Chapin, west of Mitchell Street, Cadillac.)</p> <p>39H Greenwood Disciples of Christ Church (7303 North 35 Road, Greenwood Township.)</p> <p>40H Manton Fire Barn and City Hall (Southeast corner of West Main and State Street, Manton.)</p> <p>41H Cadillac Historic District</p> <p>42H Harrietta Fish Hatchery</p> <p>43H Coates Highway (W 30 Road, S 23 Road, W and E 34 Road (Boon Road)).</p>	<p>2.1.1. Increase visitor and community interest in historically significant structures and sites.</p> <p>2.1.2. Increase private and government investment in historic site preservation, interpretation, and restoration.</p> <p>2.1.3. Promote tourism through development of facilities and infrastructure for serving the patrons of the tourist industry.</p> <p>2.1.4. Planning Department shall maintain a list of historic sites.</p>
	<p>2.2. Discourage conflicting land uses in historic areas and preserve and restore historic buildings and sites.</p>	<p>2.2.1. Local governments should set up historic districts for tax advantages where applicable. Any new buildings or renovations should fit in with the historic character of the district.</p>

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	<p>2.4. Recognize, protect and enhance the use of environmental/nature based special and unique areas:</p> <p>1HER Big Manistee River (including Pine River)</p> <p>2ESR Briar Hills</p> <p>3ERT Caberfae Hills</p> <p>4ERT Long Lake</p> <p>5ET Pine River Experimental Forest</p> <p>6ET Olga Lake (centered in Lake County)</p> <p>7E Thousand Acre Swamp (a.k.a. Brandy Brook Waterfowl Area, Mitchell Creek Waterfowl Area)</p> <p>8E Heritage-Cadillac Nature Study</p> <p>9E Wheatland-Mystic Area</p> <p>10E North Branch Pine River Swamp</p> <p>25E Adams Creek</p> <p>26E Slagle Creek</p> <p>27E Arquilla Creek</p> <p>28E Pine River tributaries (Dowling, Poplar, and Hoxey Creeks)</p> <p>29E Manton (Cedar) Creek</p> <p>44E Bear Corridor (between S 29 and 31 Roads from Thousand Acre Swamp to the south to Oglala Lake)</p>	<p>2.4.1. Retention of environmentally fragile areas in their natural state, by use of surrounding land uses as buffers, restrictions, and protections for these environmental areas through zoning.</p> <p>2.4.2. Promote tourism through development of facilities and infrastructure for serving the tourist industry.</p> <p>2.4.3. Ensure all proposals protect these areas, and maintain the long term sustainability of these area resources.</p> <p>2.4.4. In these areas, road development should be minimal.</p> <p>2.4.5. Encourage state and federal ownership of lands in these areas.</p> <p>2.4.6. Promote tourism through large public tracks of land for tourism activities.</p> <p>2.4.7. Encourage petitions for Natural Beauty Roads or other scenic road designations.</p> <p>2.4.8. Approve applications for open space preservation, and encourage open space preservation types of development with the intent to protect views.</p> <p>2.4.9. See chapter G2, goal 2 and 3 and related objectives, policy, strategy, and methods for waterfront protection along the Pine and Big Manistee River, and tributaries.</p> <p>2.4.10. For the Bear Corridor (44E): ! Actively pursue purchase or donation of development rights by public or conservancy, ! Approve applications for open space preservation, and encourage open space preservation types of development with the intent to protect the bear habitat corridor. ! Encourage large parcels and cluster types of development, or minimal development.</p>
	<p>2.5. Encourage linked areas of open space that create corridors for wildlife habitat.</p>	<p>2.5.1. Identified wildlife corridors should be protected through the use of conservation easements, purchase of development rights, fee simple purchase, covenants, or other similar means.</p>

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	<p>2.6. Recognize, protect and enhance the use of recreation based special and unique areas:</p> <p>1HER Big Manistee River (including Pine River)</p> <p>2ESR Briar Hills</p> <p>3ERT Caberfae Hills</p> <p>4ERT Long Lake</p>	<p>2.6.1. Promote tourism through development of facilities for serving the tourist industry.</p> <p>2.6.2. Park development should be encouraged. Provide specialized accommodations for recreation (camping, snowmobile trails, skiing, hiking, day use).</p> <p>2.6.3. Encourage state and federal ownership of lands in these areas.</p> <p>2.6.4. Ensure all proposals protect and maintain the scenic values of the area.</p>
	<p>2.7. Recognize, protect and enhance the use of timber based special and unique areas:</p> <p>3ERT Caberfae Hills</p> <p>4ERT Long Lake</p> <p>6ET Oglala Lake</p> <p>11T Wheeler-Anderson Area</p> <p>12T Greenwood Area</p> <p>13T Chase Creek Area</p> <p>14T Stoddard Lake Area</p> <p>15T Briar Hills Area</p>	<p>2.7.1. Promote tourism through large public forested tracts of land for hunting and related sport activities.</p> <p>2.7.2. Encourage landowner qualifying applications for inclusion under the Commercial Forest Act.</p> <p>2.7.3. Road development should be minimal.</p> <p>2.7.4. Encourage state and federal ownership of lands.</p>
	<p>2.8. Recognize, protect and enhance the use of scenic/tour based special and unique areas:</p> <p>2ESR Briar Hills</p> <p>16S White Pine Trail (former railroad grade)</p> <p>17S Caberfae Highway (M-55) (No. 25 Rd to M-37)</p> <p>18S W 40 Road (S 13 (Caberfae) Road to S 23 Road)</p> <p>19S S & N 17 Road (W 30 Road (Coates Highway) to W 24 Road)</p> <p>20S W 38 Road (S 15½ Road to S 11¼ (Caberfae) Road)</p> <p>21S S 49 Road (Seeney Road) (E 48 (McBain) Road to E 52 (County Line) Road)</p> <p>22S E 22 & E 20½ Roads (N 33 to N 39 Roads)</p> <p>23S S 13 Road & 11¼ Road (Caberfae Road, Old State Highway) (W 48 (Hoxeyville) Road to W 32 Road)</p> <p>24S N 17 Road & W 10 Road & N 19 Road (W 6 to ¾ mile north of W 14 Road)</p>	<p>2.8.1. Promote tourism through development of facilities and infrastructure for serving the tourist industry.</p> <p>2.8.2. Protect aesthetic views through zoning regulations.</p> <p>2.8.3. Enhance users enjoyment of public and private lands for local residents and area visitors by promoting visually enhancing management activities.</p> <p>2.8.4. Approve applications for open space preservation, and encourage open space preservation types of development with the intent to protect views.</p> <p>2.8.5. Petitions for Natural Beauty Roads or other scenic road designations should be encouraged.</p>

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		2.8.6. Ensure all proposals protect and maintain the scenic values of the area.

EXPECTED RESULTS
Historic areas are identified and protected through public and private investment and cooperation.
Watersheds are protected from the effects of urban development.
Wildlife corridors are established and maintained through open space preservation efforts.

Chapter F10: Transition Areas

WEXFORD County has certain areas designated as urban growth areas and transition areas.

The statements found in this chapter apply only to the areas shown with a thick black line around Cadillac, Manton, Buckley, Mesick and Harrietta on the map on page 25 (or thick black boundary on the black and white township detail maps, pages 27-42). Transition areas are shown in brown on the map on page 25 (or wavy lines on the black and white township detail maps, pages 27-42).

Generally the transition areas are locations where it is anticipated there will/should be a change in land use. The change would be to commercial, office service, or residential land uses/zoning.

The areas shown as residential, commercial, and industrial within the urban growth area

boundaries, would be the “Phase I” area of expansion of residential/commercial/industrial land uses. The areas shown as transition within the urban growth area boundary would be considered “Phase II” for future expansion of residential/commercial/industrial development. Those areas would be rezoned as needed e.g. when land for development in Phase I is near full. The areas shown as transition outside the urban growth area boundaries would be considered “Phase III” expansion of residential/commercial/industrial development. Those areas would not be rezoned for such use until the lands in Phase I and II are considered near full. Infrastructure investment, and construction would also be planned for taking place concurrently with rezoning/development in the same phasing.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Avoid strip development	1.1. Wexford County and municipalities should discourage strip development.	1.1.1. Zoning should provide for and encourage cluster/open space protection..
		1.1.2. Infrastructure (e.g. sewer, water, etc.) should be concentrated within urban growth area boundaries.
2. Have phased progression of growth around the County’s urban areas	2.1. Have a “Phase I” within the urban growth area which is shown as residential, commercial, and industrial and located within the “urban growth area” on the future land use map.	2.1.1. These areas may be zoned for urban development, upon adoption of this <i>Plan</i> .
		2.1.2. Infrastructure (roads, sewer, water, etc.) should be developed concurrent with private development efforts.
		2.1.3. Zoning approval for specific developments (PUD, special uses) should not be granted unless public infrastructure is developed concurrently.
	2.2. Have a “Phase II” which is shown as “transition” and located within the “urban growth area” on the future land use map.	2.2.1. These areas will be zoned for urban development when lands for development within Phase I has nearly been developed.
2.2.2. Infrastructure (roads, sewer, water, etc.) should be developed concurrent with private development efforts after Phase I has nearly been developed.		

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		2.2.3. Zoning should not be changed nor approval for specific developments unless Phase I has nearly been developed and public infrastructure is also developed concurrently.
	2.3. Have a “Phase III” which is shown as “transition” and located outside but contiguous to the “urban growth area” on the future land use map.	2.3.1. These areas will be zoned for urban development, when lands for development within Phase I and Phase II have nearly been developed.
		2.3.2. Infrastructure (roads, sewer, water, etc.) should be developed concurrent with private development efforts after Phase II has nearly been developed.
		2.3.3. Zoning should not be changed for approval of specific developments unless Phase II has nearly been developed and public infrastructure is also developed concurrently.

Chapter F11: Zoning Plan Update

THESE goals may apply to all zoning authorities. It is recognized all zoning in the County has deficiencies which need to be addressed. For more background on each of the strategies (to address deficiencies in current zoning) outlined in this chapter see pages 329-358 of the *Fact Book*. Also all zoning in the County will need to be changed to comply with this *Plan*, so that zoning continues to meet its statutory requirement that it is based on a plan.

The Wexford County Planning Department has made significant strides to improve its zoning ordinance. Amendments already made include:

- C Regulation of sexually oriented businesses (zoning amendment #99-1).
- C Provisions for open space protection through clustering of development. (zoning amendment #02-3).
- C Regulation of wireless communication towers (zoning amendment #01-1).
- C Improvement of zoning enforcement by utilizing civil infraction enforcement system (decriminalizing zoning violations) (zoning amendment #00-1).
- C Establishing regulations and minimal dimensional requirements for assisted living facilities and multi-family dwellings (zoning amendment #02-1).
- C Regulation of mining, excavation, processing, stockpiling and removal of gravel, sand, and other mineral resources as a special use in the County's Agricultural/Residential and Forest-Recreational zoning districts (zoning amendment #02-2).
- C Cedar Creek Township Master Plan (2000) and Zoning Ordinance (2002).

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1.1 Have better and more consistent zoning in the County.	1.1 Improve effectiveness and comprehensiveness of planning in the County	1.1.1. All zoning should be based on a plan. Springville Township, Buckley, and Mesick Village need to adopt a plan, or adopt this <i>Plan</i> then bring their zoning into compliance with their plan..
		1.1.2. Haring Charter Township, Cedar Creek Township, Manton, Cadillac, (and other municipalities which may adopt plans and zoning in the future) should have their plan or five year plan update coordinated and consistent with this <i>Plan</i> or, if a township, adopt this <i>Plan</i> at that time; then work to bring their zoning into compliance with this <i>Plan</i> .
		1.1.3. Harrietta Village needs to adopt a plan, or to adopt this <i>Plan</i> prior to adopting the village's first zoning ordinance.
		1.1.4. For those planning issues that cover large areas, the planning effort should be a partnership of all affected municipalities.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		1.1.5. Use a uniform format for plans and zoning ordinances (codification)
		1.1.6. Where feasible share zoning administrator, building inspectors and community planner.
		1.1.7. County planning should prepare sample ordinance and zoning for use throughout the County.
		1.1.8. County planning takes an active, helpful, and critical role in review and recommendation for local planning and zoning.
		1.1.9. County takes an active role with the Northwest Michigan Council of Governments.
	1.2 Create County-wide land development review.	1.2.1. Adopt a County-wide subdivision ordinance that includes coordinated plat review (for fast, complete reviews)
		1.2.2. Include in the subdivision ordinance provisions for the same review of site-condominiums.
		1.2.3. Include in the subdivision ordinance a process for division of lots in a subdivision
		1.2.4. Include in the subdivision ordinance public/private road and drive requirements.
		1.2.5. Include site condominiums regulations in local zoning ordinances.
	1.3 Wexford County Zoning Ordinance is updated.	1.3.1. Definitions section of the Wexford County Zoning Ordinance needs to be updated to include definitions for (boat house, plat, density, development rights, conservation easement, site plan, site condominium, condominium, adjacent, easement, frontage, parcel, greenway, open space, and sign.)
		1.3.2. The Definitions of the land use section in Wexford County Zoning Ordinance needs to be updated.
		1.3.3. Wexford County Zoning needs to revise provisions on fences.
		1.3.4. Wexford County Zoning needs provisions for public and private road and private drive standards.
		1.3.5. Wexford County Zoning needs to include provisions for Bed and Breakfast.
		1.3.6. In Wexford County Zoning, the “Clam Lake Corridor Overlay Zone” should be repealed and replaced with a zoning district which is written for this area by the Clam Lake Township Downtown Development Authority.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		1.3.7. Wexford County Zoning should send notice of special uses, amendments, and appeals being sent to the local government, and water and sewer authority if located within one mile.
		1.3.8. In Wexford County Zoning, the number of members of the appeals board should be in the zoning ordinance, and should reference case law for a finding of “practical difficulty standards” for variances.
		1.3.9. Notice should be sent to everyone within 300 feet of a proposed zoning map change.
	1.4. All zoning to be updated.	1.4.1. In all zoning; district’s lists of permitted uses and special uses need to be modified to comply with this <i>Plan</i> .
		1.4.2. In all zoning; the preamble needs to provide the proper citation of legal authority for zoning, and recite the purpose of the zoning.
		1.4.3. In all zoning, general regulations should clearly indicate the Article applies throughout the jurisdiction.
		1.4.4. In all zoning, reference to maximum lot coverage allowance (and/or one principal use per parcel) should be clearly indicated.
		1.4.5. In all zoning, include surface and groundwater protection.
		1.4.6. In all zoning, include provisions for storage and handling of solid waste (as is found in Wexford County zoning)
		1.4.7. Uniformity of setback and parcel sizes between similar zoning districts throughout the County should be explored.
		1.4.8. In all zoning, parking requirements should be reviewed, with an intent to reduce impervious surfaces, and provide parking lot design that incorporates pervious islands, vegetation and snow storage areas .
		1.4.9. All zoning, should include access management provisions for service roads, limited drives along highways, design, parking areas, traffic flow, and landscaping.
		1.4.10. All zoning needs to include comprehensive sign requirements that are standardized throughout the County.
		1.4.11. All zoning needs to have provisions for sexual oriented businesses.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		<p>1.4.12. In all zoning there should be uniform dwelling regulations that apply equally to all dwellings, regardless of construction type (log, 2X4, frame, pole, modular, mobile home, pre-fabricated, etc.) and uniform structure regulations for non-dwellings.</p>
		<p>1.4.13. Include site condominium regulations in local zoning ordinances.</p>
		<p>1.4.14. In all zoning, consideration should be given for specific standards for specific types of possible special uses – not just the generic special use standards – as well as clearly indicate the general provisions and respective zoning district standards that apply.</p>
		<p>1.4.15. In all zoning , the zoning map should be referenced and made a part of the zoning ordinance, along with rules for interpretation, certification, revision, and replacement.</p>
		<p>1.4.16. In all zoning, the zoning map needs to be modified to comply with this <i>Plan</i>. In particular consideration for:</p> <ul style="list-style-type: none"> C special and unique areas, C avoiding strip zoning, C agricultural preservation, C forest production, C removing incentives for sprawl, C having the option for cluster development, C reenforcement of “town centers” for residential and commercial development, and C heavy industrial in areas where needed infrastructure already exists.
		<p>1.4.17. All zoning should have coordinated overlay districts for historic preservation, airport, wellhead protection, lakes, rivers, where applicable.</p>
		<p>1.4.18. All zoning should include provisions for replacing non-conformities under some circumstances.</p>
		<p>1.4.19. All zoning should include provisions for expansion of existing nonconforming buildings in some circumstances.</p>
		<p>1.4.20. In all zoning, site plans should be required for all permits (in varying degrees of complexity, based on the type of use being applied for).</p>
		<p>1.4.21. County and municipal development proposals and site plan review should be coordinated with all affected agencies. The submitted review comments and/or agency requirements, will be reflected in the staff report and may be made</p>
		<p>conditions of approval for the project. At the developer’s option pre-application meetings, preliminary site plan, and possibly the decision to issue a special use permit conditioned on final site plan approval, should occur prior to requiring other permits.</p>

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		<p>1.4.22. In all zoning, civil infraction system of enforcement should be incorporated, in Wexford County Zoning.</p>
<p>2. Effective system of land use controls in the County.</p>	<p>2.1. Adequate staff to enforce zoning, and other ordinances dealing with land use issues.</p>	<p>2.1.1. Wexford County needs to develop a user-pay system with a fee schedule for site plan reviews, and other labor intensive efforts within this <i>Plan</i>.</p> <p>2.1.2. Provide staffing within the County to adequately implement this Plan, which may include hiring a part-time zoning enforcement officer.</p>

EXPECTED RESULTS
<p>A modern zoning ordinance in effect resulting in better land use management.</p>
<p>The vision of this <i>Plan</i> for the future of Wexford County becomes a reality.</p>
<p>County development regulations that provide timely review of zoning, plats, and site-condos.</p>

Part G: Environment, Natural Resources Plan

Chapter G1: Environmental Protection

WEXFORD County has certain environmental issues and goals which apply throughout the county in all future land use plan areas. These concerns are presented in this chapter.

The issues presented here focus on environmental protection. The statements found in this chapter apply only to matters of environmental protection.

Those communities that do not protect their natural resources and a community's quality of life, may fail in their long term efforts to sustain economic development.

There are state and federal statutes and administrative rules which govern water discharge. Pollution discharge permit laws preempt local government from enforcing the same or stricter regulations.

There are state and federal statutes and administrative rules concerning air quality emissions. Local governments can enforce the same or stricter regulations. However, it is not practical for the County to attempt to have its own enforcement of air quality issues.

For further information please see Chapter B6 in the *Fact Book*.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Have clean air and water.	1.1. Wexford County should have a cooperative working relationship with state agencies responsible for pollution control/regulation.	<p>1.1.1. Wexford County needs to be pro-active, not reactive, concerning various activities of other government agencies within the boundaries of Wexford County. The County should have a formal review system to respond to public notices of:</p> <ul style="list-style-type: none"> C Other municipal, county, state, federal and Native American government proposed actions, as appropriate. <p>In doing these reviews the county should recognize that municipal, state, and federal agencies must make their decision based on the standards and policies which are written in the respective statute, ordinance, administrative rule, or plan.</p> <p>In conducting these reviews the county should:</p> <ul style="list-style-type: none"> C base its comments on the standards which are discretionary, C base its comments on matters of compliance with this <i>Plan</i>, C make comment within the County's area of expertise through its staff or consultants,

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		<p>1.1.2. Industry which have significant air pollution discharges should be located in designated industrial districts. New industrial districts should be located so there is consideration of prevailing wind direction relative to existing commercial or residential development.</p> <p>1.1.3. County inspector-staff (building, soil and sedimentation, drain commissioner, and zoning inspection staff) should establish a working relationship with Public Health Environmental inspection, state pollution enforcement staff.</p> <p>1.1.4. Cooperation for enforcement is needed between agencies. When a County or municipality staff/inspector sees a suspected violation they should report to the agency which is responsible for enforcement or administration.</p>
<p>2. Maintain the scenic quality of the County</p>	<p>2.1. Avoid the proliferation of unregulated billboards and signs while allowing the business community the ability to advertise.</p>	<p>2.1.1. Encourage every township with commercial zoning to adopt billboard ordinance to maintain scenic corridors (see scenic roads listed as special and unique areas).</p> <p>2.1.2. Wexford County should adopt a comprehensive sign standard.</p>
<p>EXPECTED RESULTS</p>		
<p>A close working relationship and information sharing exists between inspection/staff at county, municipality, district health department, state, and federal agencies.</p>		
<p>County officials are informed and provide comments on environmental permit requests.</p>		
<p>Future heavy industrial land uses are located at the best possible locations in the county.</p>		
<p>The county continues to enjoy a high air, water, and scenic quality.</p>		

Chapter G2: Ground and Surface Water Protection

WEXFORD County has certain ground and surface water issues and goals which apply throughout the county in all future land use plan

areas. These concerns are presented in this chapter. The issues presented here focus on ground and surface water protection.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. To have clean, protected groundwater for use by today's and future generations.	1.1 Develop programs for ground - water protection as part of county and municipal planning..	1.1.1. Develop wellhead protection plans jointly by each municipality with public water systems, the County, and adjacent municipalities.
	1.2 Groundwater protection efforts should use a County-wide approach.	1.2.1. Groundwater protection regulations for site plan review and wellhead protection should be developed and be made a part of each zoning ordinance in the County (see pages 120-124 in the <i>Fact Book</i> .)
		1.2.2. Every municipality should have a groundwater protection plan.
		1.2.3. Amend the Wexford County Health Code to provide for performance-based standards for on site (and cluster) septic systems in areas of the county where large scale high density development is planned and for any development on waterfront.
		1.2.4. The County Planning Commission should create a groundwater protection team to assist municipalities.
	1.3 Those communities in the County which have groundwater based municipal public water supplies should have a wellhead protection program.	1.3.1. County Planning Department should facilitate to jointly contract with consultants to define the wellhead protection areas in the County, and prepare wellhead protection plans, with costs shared by participating municipalities.
		1.3.2. Amend the Wexford County Zoning Ordinance to include wellhead protection overlay zone(s).
		1.3.3. Encourage municipalities which do not have wellhead protection overlay zones(s) in local ordinances to amend their ordinance.
		1.3.4. Utilize the Groundwater Stewardship Program to prioritize and close abandoned water wells and monitoring wells in wellhead protection overlay zones.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	1.4 Continuous education programs to emphasize the importance of groundwater protection.	1.4.1. A citizen groundwater protection committee should be formed for promotion, education, and raising awareness of the importance to protect groundwater.
2. Protection and wise management of surface water features in the County.	2.1. Restrict the motorized recreational use of waterways that are largely undeveloped.	2.1.1. Local governments and the DNR should work together to identify environmentally sensitive waterways where motorized water craft should be banned or restricted.
	2.2. Protect watersheds from the negative effects of urban development (surface runoff, point-source pollution, stormwater.)	2.2.1. High-density urban development should be directed away from wetlands and surface water features. Development should be in compliance with state regulation of wetlands.
		2.2.2. Local zoning should require greater setbacks from any surface water features and utilize vegetative buffer strips
		2.2.3. Develop an anti-funnel/key hole development provision for zoning to help protect intense use of a small area of shoreline based on lake management plan findings (G2., 3.2.8.).
3. To have clean, protected surface water for use by today's and future generations through preventative local zoning provisions to supplement pollution control efforts of state, county, and public health agencies.	3.1 Develop programs for surface water protection as part of County and municipal planning,.	3.1.1. To encourage environmental education about water pollution beginning at elementary school levels.
		3.1.2. See strategy, 1.4.1. in chapter G2, page 72. The committee should also address surface water protection.
	3.2. The County should recognize the valuable asset that inland lakes and streams provide, and the fragile nature of water bodies. The County Planning Commission should encourage, municipalities to develop lake and stream management plans.	3.2.1. Minimum parcel sizes throughout Wexford County should be based on the safe and environmental responsible quality of discharge of on site sewage effluent, water runoff, water infiltration and other similar considerations. (See recommendation details in Appendix K4, page 106.)
		3.2.2. Waterfront parcels should have minimum parcel sizes which include minimum width. (See recommendation details in Appendix K4, page 106.)
		3.2.3. There should be uniform water protection standards, with adjacent counties and jurisdictions, for the Big Manistee and Pine Rivers. These standards should provide water quality, habitat protection, shade, and aesthetic quality to the river environments. (Special and Unique Area 1HER)
		3.2.4. There should be uniform water protection standards, with adjacent counties and jurisdictions, for the protection of Muskegon River tributaries (except the Clam River in the City of Cadillac). These standards should provide water quality, habitat protection, shade, and aesthetic quality to the river environments. (See recommendation details in Appendix K4, page 107.)
		3.2.5. Encourage an education program for developed lake parcels which provide setbacks for nutrient sources, and maintaining a vegetation belt. (See recommendation details in Appendix K4, page 108.)

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		3.2.6. Implement a program for undeveloped lake parcels which provides setbacks for buildings, nutrient sources, and maintaining a vegetation belt. (See recommendation details in Appendix K4, page 108.)
		3.2.7. There should be an established maximum number of mooring places and docks per distance of shoreline based on a lake's carrying capacity. Maintain some shoreline in a natural vegetated state. (See recommendation details in Appendix K4, page 108.)
		3.2.8. The County Planning Department should encourage lake management plans to be prepared for Lakes Mitchell, Cadillac, Meauwataka (Dayhoff), Long, Woodward, Stone Ledge, Hodenpyle, Gitchegumee, and Berry following the procedure similar to <i>Protecting Inland Lakes: A Watershed Management Guidebook</i> ; (Wyckoff, Warbach, Williams) Michigan Department of Natural Resources; February 1990. Issues to focus on include housing density, number of boats on the lakes, and road ends.
	3.3. Have a system for protection from stormwater run-off.	3.3.1. Develop stormwater ordinance and guidelines for, at a minimum, non-residential/non-agricultural development in Wexford County.
		3.3.2. All zoning in the County should include approval, of a stormwater management plan prepared for non-residential/non-agricultural sites.
		3.3.3. The County Drain Commissioner shall review and approve the stormwater management plans developed in accordance with stormwater ordinance and guidelines.
		3.3.4. Review number of parking spaces required in all zoning, to attempt to reduce the required size of parking lots (impervious surface) and require parking lot design to include islands of pervious surface.

EXPECTED RESULTS
Better coordination between county zoning, and various state and district permit administration agencies.
County and each municipal zoning ordinance includes site plan review for groundwater protection provisions.
County and municipal zoning with jurisdiction around a municipal water well has site plan review for groundwater protection and a Wellhead Protection Program will exist.
The County will not see an increase in the incidence of ground and surface water contamination
County and each municipal zoning ordinance includes the recommended minimum parcel size, width, and vegetation belts, as appropriate along lakes and streams.

All zoning includes reference to stormwater ordinance and guidelines.
Ground and surface water are protected from increased peak flows, sediment, temperature, hydrocarbons, and streambank erosion.
Less economic loss due to flooding.
Better protection of fish population, and habitat.
Continued high level of tourism because of good water quality in lakes and streams, and abundant fisheries resource.

Chapter G3: Recycling, Solid and Hazardous Waste

WEXFORD County has certain land use issues and goals which apply throughout the county in all future land use plan areas. These concerns are presented in this chapter.

The issues presented here focus on recycling, solid and hazardous waste. The

statements found in this chapter apply only to matters of recycling, solid and hazardous waste.

FOR more information on this issue, see pages 154-156 of the *Fact Book*.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Responsible solid waste management and strong reduce/reuse/recycle behavior by citizens.	1.1 Pay As You Throw (PAYT) programs will be widespread throughout the County and heavily promoted.	1.1.1 The DPW and municipalities should investigate a PAYT system, where the disposal is based on the volume discarded. ²⁰
		1.1.2. Education promotes responsible solid waste management, reduce/reuse/recycling.
		1.1.3 DPW should investigate charging for solid waste disposal based on weight.
2. Easy, convenient system for recycling.	2.1. Establish a more successful recycling program.	2.1.1. An outreach and education program would promote all aspects of the expanded re-cycling system and improvements.
		2.1.2. Locate seven (7), or more, recycling drop-off facilities near the following communities: a. Buckley Village, b. Mesick Village, c. Manton City, d. Harrietta Village or Boon, e. Cadillac City near downtown, f. Cadillac City near “Cadillac West”, g. Haring Township commercial area.
		2.1.3 . Drop-off sites should be prioritized as follows: 1. At a grocery store 2. At another food & beverage store 3. At a shopping center or mall 4. At general Merchandise Stores 5. At other retail trade stores 6. At a recycling processing facility 7. At a landfill, solid waste transfer station, department of public works. 8. At another location.

²⁰Pay As You Throw (PAYT) is a volume based charge for disposal of solid waste. It includes pre-paid garbage bags, or bag limits for municipal collection, or graduated fees for level of service. It may include other techniques of limiting volume of solid waste disposed, or charging more for more solid waste being disposed. There are a number of flexible ways do this.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		2.1.4. Recommend the drop-off container design developed by Emmet County Department of Public Works to reduce contamination of recycled material and ease of use.
		2.1.5. Encourage businesses and industries that use recycled products to establish their companies in Wexford County.
		2.1.6. Periodically explore curbside recycling for economic feasibility.
		2.1.7. Consider establishing a centralized composting site.
	2.2 Continue to have a household hazardous waste collection system.	2.2.1. The DPW and City of Cadillac should continue to seek grants and other funding to retain the hazardous waste collection system.
3. Have long term solid waste management planning	3.1. The County should examine regionalization of solid waste management to reduce dependency on the landfill through more re-use, reduction, recycling, and incineration.	3.1.1. The DPW should examine the benefits of regionalization of solid waste management and recycling in a multiple-county area.
		3.1.2. The County solid waste management plan, when next updated, should be done in cooperation with counties in northwest Michigan.
4. Avoid pollution problems related to abandoned tires.	4.1. Establish a successful re-use system for used tires in the county	4.1.1. The DPW should explore the purchase of a tire shredder.
		4.1.2. The DPW should explore other uses/markets for tire shreds consistent with the Michigan Scrap Tire Act
		4.1.3. The county and/or municipalities should adopt ordinances, and include in zoning which encourages: ! Discarded tires to be shipped out of the county as a product or to be brought to the Wexford County Landfill for proper disposal or reuse. ! Prohibit accumulation, storage, or disposal of tires in the County, by a retailer which acquires used tires for shipment elsewhere. Tire retailer may temporarily store up to 200 tires for not more than 30 days.

EXPECTED RESULTS
An increase in participation for recycling, and volume of material recycled in Wexford County.
Improved public relations and image for the Wexford County Landfill/DPW.

Part H: Economic Plan

Chapter H1: Economic Development

WEXFORD County has certain land use issues and goals which apply throughout the County in all future land use plan areas. These concerns are presented in this chapter.

The issues presented here focus on economic development.

ISSUES for this topic include:

- C Future industrial, commercial, and office service areas.
- C Creating a positive economic growth climate
- C Retaining, expanding, and recruiting business and industry that will be in compliance with

environmental standards

- C Ensuring sufficient housing for the community, industry, and its workforce

This *Plan* advocates a proactive economic growth approach that supports and creates economic opportunities throughout Wexford County. The long-term economic strength of Wexford County will be fundamentally stronger with the implementation of collective strategies and collaborative partnerships specific to business retention, economic development, and strategic planning.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Encourage an orderly pattern of economic growth with efficient extension of infrastructure, while limiting scattered development.	1.1. Adopt the concept of urban growth area based upon existing compatible land uses, topography, natural features, housing, and the availability of public infrastructure.	1.1.1. Provide training to educate both decision makers, and citizens about the benefits of future industrial, commercial, office service areas, and multi-family development; minimize urban sprawl for efficient use of government services, while protecting natural resources.
	1.2. Designate selected areas as urban growth areas and incorporate these locations in the Wexford County Comprehensive Plan and Wexford County Zoning Ordinance (as amended).	1.2.1. Identify areas that would be appropriate for inclusion in an urban growth area.
		1.2.2. Encourage incorporation of urban growth areas as an approach to planning in the Wexford County Comprehensive Plan and amended Wexford County Zoning Ordinance.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
<p>2. Support the attraction of new business, industry, and workforce and enhance existing business.</p>	<p>2.1. Encourage collaboration between employers, employees, and existing educational facilities to establish an educated, quality, and sustaining workforce.</p>	<p>2.1.1. Encourage the development of job training and education to increase employee job skills.</p>
		<p>2.1.2. Facilitate a relationship between federal, state, and municipalities with business and industry to promote economic growth through grants for existing and new business and industry.</p>
	<p>2.2. Retain the current business, and industry base, expand it as applicable, and attract new industry to Wexford County.</p>	<p>2.2.1. Provide incentives that encourage economic development, and strategic planning, including the following: a. tax strategies/abatements, b. affordable and attractive housing that meets the demands of employers and employees. c. recreational and tourism opportunities, d. quality and affordable health care, e. mass and individual transportation.</p>
		<p>2.2.2. Provide and promote industrial parks which have adequate services and infrastructure.</p>
		<p>2.2.3. Provide speculative buildings to promote and attract new business.</p>
	<p>2.3 Identify Wexford County’s future niche for economic growth.</p>	<p>2.3.1. Update job retention and development planning to accommodate changing local economic markets due to a global economy.</p>
<p>3. The County should encourage businesses that comply or exceed existing environmental standards.</p>	<p>3.1. Encourage economic development by supporting businesses that will meet existing environmental standards.</p>	<p>3.1.1. Advocate continued economic growth with compliance of environmental standards resulting in cleaner air, soil and water.</p>
		<p>3.1.2. Facilitate communication between businesses and government to ensure permit compliance.</p>
<p>4. Business should be located in areas with the least impact to the environment.</p>	<p>4.1. Encourage economic growth of existing populated and developed areas within the County.</p>	<p>4.1.1. Emphasize protection of the environment, to maintain quality residential, recreational, and tourist opportunities.</p>
		<p>4.1.2. Concentrate on commercial development using current infrastructure and buildings to the greatest extent possible to limit the environmental impact and employ Brownfield and other tax incentives to provide incentives.</p>
<p>5. Designate adequate residential areas to support community growth.</p>	<p>5.1. Preserve and promote open space in new developments.</p>	<p>5.1.1. Promote Planned Unit Developments (PUDs).</p>
		<p>5.1.2. Promote cluster developments.</p>
		<p>5.1.3. Promote residential development near business, industry, and infrastructure.</p>

EXPECTED RESULTS
A healthy economy with low unemployment.

Chapter H2: Tourism

WEXFORD County has certain land use issues and goals which apply throughout the County in all future land use plan areas. These concerns are

presented in this chapter.

The issues presented here focus on tourism.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Sustain and enhance tourist based economic growth and development.	1.1 Develop, enhance, and connect existing multi-use trail systems with the National Forests, State of Michigan, City of Cadillac, surrounding counties and communities.	1.1.1. Include trails as part of the County's five year recreation plan for grant funding TEA-21 grants for trail development.
		1.1.2. Encourage easements for connecting multi-use trails.
		1.1.3. Educate developers and businesses where the trails and trail connections are so that they will promote them as part of their developments and to business customers.
	1.2 Promote year-round recreational opportunities to provide for additional tourism.	1.2.1. Coordinate recreation events with local governments, Chambers of Commerce and the Cadillac Visitor and Convention Bureau.
		1.2.2. Recognize that volunteer organizations such as the Cadillac Anglers Association, Quality Deer Management, Winter Warriors and others play an important role in promoting tourism.
		1.2.3. Encourage compatibility of tourism with residents through education and law enforcement
	1.3 Promote tourism through development of facilities and infrastructure.	1.3.1. Identify this need as part of the county's 5 year recreation plan for grant funding for eligibility of state and local grant funding.
		1.3.2. Provide public access to scenic, special and unique areas of the County while protecting the resource.
		1.3.3. Maintain the county's important downtown areas in Cadillac, Manton, Buckley, and Mesick as tourist attractions and tourist service/retail centers. Strategies in F3., 4. also apply here.
	1.4 Protect scenic corridors along the scenic roads in special and unique areas.	1.4.1 Encourage and promote Natural Beauty Roads (Act 150 of 1970).

EXPECTED RESULTS
Identification and protection of the county's special and unique areas.

Promotion of city, villages, County, and townships recreation events.

Part I: Human Services and Housing Plan

Chapter I1: Human Services

WEXFORD County has certain land use issues and goals which apply throughout the county in all future land use plan areas. These concerns are presented in this chapter.

The issues presented here focus on human services.

ISSUES for this topic include:

C Education

- C** Health Care
- C** Healthy Families
- C** Safety

Wexford County will improve its awareness, and support for the existing human service organizations by providing the conduit for information throughout the county.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Wexford County will have high quality life time education available to all citizens.	1.1. Provide multiple levels of education including: special education, preschool, vocational, technical education and colleges.	1.1.1. Encourage a community/school interaction task force to focus on the quality of education.
		1.1.2. Form a city/county schools committee to oversee facilities and assess needs for growth and maintenance.
		1.1.3. Improve communication and public awareness to promote school quality.
		1.1.4. Strengthen support for school counselors.
		1.1.5. Maintain/expand School Success Worker program.
		1.1.6. Encourage and expand the mentoring program.
		1.1.7. Encourage expansion of the Career Tech Center.
		1.1.8. Collaborate with <i>Community Asset/Needs Assessment</i> Educational Task Force, and provide resources regarding financial assistance advice for advanced education.
2. Wexford County will have quality, affordable health care for all citizens.	2.1. Provide a means of access to quality, affordable health care.	2.1.1. Provide funds and support programs for mental health, dental, public health where private services are lacking.
		2.1.2. Collaborate with the <i>Community Asset/Needs Assessment</i> Health Assessment Task Force to support community health initiatives such as the "Healthy Weight Initiative."
		2.1.3. Continue to support the free clinics.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		2.1.4. Continue to support transportation programs for the aged and disabled.
		2.1.5. Improve the health education of citizens, and support programs for fitness, smoking cessation, substance abuse, nutrition, and to decrease the rate of teen pregnancy.
3. Maintain strong, healthy families.	3.1. Support collaboration with the Multi-Purpose Collaborative Body, <i>Community Asset/Needs Assessment</i> , United Way, and other community organizations committed to strengthening families.	3.1.1. Support Multi-Purpose Collaborative Body, and <i>Community Asset/Needs Assessment</i> efforts to strengthen communities.
		3.1.2. Support and improve programs such as: domestic violence prevention and treatment, child abuse and neglect prevention and treatment, parenting education.
		3.1.3. Encourage a countywide asset survey on youth development.
		3.1.4. Adopt state standards for child care or elder care day care facilities by encouraging neighborhood support systems, developing strong inspection programs, training and supporting facility workers, and providing babysitter training.
		3.1.5. Improve support for divorced, and single parents by improvement in the Friend of the Court system, and strengthening parenting education programs.
		3.1.6. Evaluate budget needs for Michigan Family Independence Agency, and how to fill the gaps by collaboration with local community organizations.
4. Wexford County will be a safe community that provides a good quality of life.	4.1. Provide the means for a safe community environment.	4.1.1. Continue emergency services such as Emergency Medical Service (EMS), fire and police.
		4.1.2. Maintain and support emergency coverage in all areas of the County by establishing emergency house numbering systems.
		4.1.3. Maintain a County disaster plan through interjurisdictional collaboration.
		4.1.4. Continue crime prevention programs through school/police collaboration, the Children and Youth task force, and through support to other educational programs.

EXPECTED RESULTS
A healthy and diverse community in terms of education, health care, families, and safety.

Chapter I2: Housing

WEXFORD County has certain land use issues and goals which apply throughout the county in all future land use plan areas. These concerns are presented in this chapter.

The issues presented here focus on housing.

ISSUES for this topic include:
Housing.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Wexford County will have safe and affordable housing available for all income levels and family situations.	1.1. Provide a variety of housing types to meet all income levels.	1.1.1. Should require property maintenance.
		1.1.2. Encourage the use of grant funds to support low-income, disabled, and elderly housing.
		1.1.3. Encourage community plans for the construction of affordable homes, and maintenance of affordable homes for low income persons.
		1.1.4. Provide zoning for multiple-family homes.
		1.1.5. Encourage cooperation between cities, townships, and County on housing needs.
		1.1.6. Establish an Affordable Housing Task Force to review, recommend, and monitor housing needs.
		1.1.7. Encourage creative financing for low income housing.
		1.1.8. Support existing agencies for needs of the elderly and the homeless.
		1.1.9. Encourage an adequate number of well maintained rental properties.

EXPECTED RESULTS
More affordable housing
More services for the elderly and disadvantage.

Part J: Infrastructure Plan

Chapter J1: Transportation

WEXFORD County has certain land use issues and goals which apply throughout the County in all future land use plan areas. These concerns are presented in this chapter and focus on roads.

ISSUES for this topic include:

- C Roads
- C Public Transportation

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Wexford County will improve and maintain a safe and efficient road system (Wexford County Road Commission Mission Statement, 2002.).	1.1. Coordinate the future land use map with existing road structures.	1.1.1. For primary roads: a. Maintain the Road Commission’s revolving five-year plan for Primary Road Construction and Heavy maintenance (the Road Commission Five Year Plan is incorporated as part of this <i>Plan</i> , and future revisions of that Airport Plan may be submitted to the Planning Commission for consideration as an addendum to this <i>Plan</i>), b. Implement the Road Commission’s prioritized list of surface maintenance locations, while working within annual budget constraints, and c. Continue required bi-annual bridge inspections and subsequent funding applications.
		1.1.2. Subdivision and plat development, and road upgrades are in accordance with the road commission policies.
		1.1.3. For local road systems: a. Develop and maintain a Township revolving five-year plan for local road improvement, b. Develop and maintain a Road Commission revolving five-year plan for local road improvement, (the Road Commission Five Year Plan is incorporated as part of this <i>Plan</i> . c. Explore millages for road improvement, d. Continue road commission local road maintenance, procedures for road surfaces, bridges and culverts while working within annual budget constraints, e. Continue required bi-annual bridge inspections and subsequent funding applications. f. If a paved road is returned to a gravel state, it should be re-paved as soon as possible.
		1.1.4. Use township and private funds, county and township road millages, and maximize funds through participation to maintain local roads.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
<p>2. Wexford County will have public transportation services appropriate for its size and rural nature.</p>	<p>2.1. Maintain support for existing public transportation services.</p>	<p>2.1.1. Continue support for Cadillac-Wexford Transportation Authority and private taxi services.</p>
	<p>2.2. Support moderate expansion of the Wexford County Airport.</p>	<p>2.2.1 Continue to enhance services at the airport to attract commuter business.</p>
		<p>2.2.2. Encourage zoning that is compatible with the possibility of increasing the length of the runway.</p>
		<p>2.2.3. Recommend restrictions on heights to conform with state and federal regulations. Recommend construction to provide noise abatement features.</p>
		<p>2.2.4. Encourage commuter air traffic; e.g. through the Instrument Landing System (ILS) development.</p>
		<p>2.2.5. Update the existing terminal building.</p>
		<p>2.2.6. Pursue federal grants for building and expansion.</p>
		<p>2.2.7. The County Airport Master Plan is incorporated as part of this <i>Plan</i>, and future revisions of that Airport Plan may be submitted to the Commission for consideration as an addendum to this <i>Plan</i>.</p>

EXPECTED RESULTS
<p>Development occurs as planned.</p>
<p>Infrastructure costs decrease.</p>
<p>The environment remains clean and healthy.</p>
<p>Municipalities begin to participate in regional facilities, and individual costs decrease.</p>

Chapter J2: Recreation

WEXFORD County has certain land use issues and goals which apply throughout the County in all future land use plan areas. These concerns are presented in this chapter.

The issues presented here focus on

recreation. This *Plan* adopts by reference the *Wexford County Recreation Plan 2002-2007* (February-March, 2002) as amended from time to time.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Have more emphasis on development of a non-motorized trail system as part of the <i>Recreation Plan</i> .	1.1. Plan and develop a trail system on parcels of land before they become developed.	1.1.1. Consider a non-motorized trail plan for Wexford County, as part of the county <i>Recreation Plan</i> .
		1.1.2. Seek agreement with developers of parcels of land, where the trail plan anticipates a future trail, to have easements for future trail development.

EXPECTED RESULTS
Safe regional outdoor sports facility for soccer, football, baseball, etc.
Safe outdoor sports facility for skate boarding.
A gathering place for seniors, meals, and information on nutrition, health care, cultural activities, and recreational activities.
Swimming pool, utilized by all age groups, 6 months to senior citizen, therapeutic use for the handicapped, learn to swim programs, competitive swimming, aquatic exercise, and competitive diving.
Trails that link natural areas, historic sites, parks, gathering places, athletic fields, and open space in the County.

Chapter J3: Water and Sewer

WEXFORD County has certain land use issues and goals which apply throughout the County in all future land use plan areas. These concerns are presented in this chapter.

The issues presented here focus on water and sewer.

ISSUES for this topic include:
C Water and Sewer Systems

The County has an overall goal which is to

provide assistance to local governments to support regionalization for the purpose of improving the economic health of the entire region.

To accomplish these goals, regionalization may reduce costs to users for providing these services. The first strategy is that each municipality should create future plans for maximum use of existing infrastructure. The second strategy is to examine the existing infrastructure in neighboring municipalities, and determine if regionalization will better serve the community.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Provide water and sewer through cooperative efforts that benefit the region as a whole.	1.1. Regionalize municipal water and sewer facilities so they operate in the most efficient manner.	1.1.1. Identify existing infrastructure and capacity.
		1.1.2. Draw an infrastructure service area that is coordinated with the future land use map urban growth area boundary to define where water and sewer infrastructure should be supported.
		1.1.3. Direct new development to existing infrastructure.
		1.1.4. Encourage a central authority to operate the facilities.
		1.1.5. Develop a planning group for infrastructure.
		1.1.6. Research models for regional cooperation and boundary establishment (e.g. Grand Rapids, Jackson, Kalamazoo).
		1.1.7. Establish districts with performance standards for effluent appropriate for the receiving environment (e.g. density, sensitive environments, cluster developments).
	1.2. Utilize alternative methods for sewage treatment.	1.2.1. Encourage or require performance-based septic systems in waterfront areas.

EXPECTED RESULTS
Development occurs as planned.
Infrastructure costs decrease.
The environment is better protected.

Municipalities begin to participate in regional facilities and individual costs decrease.

Part K: Appendixes and Addendums

Appendix K1: Background For Government Cooperation

THIS appendix is to present, in more detail, the background discussion which was agreed to by the “Government Cooperation” subcommittee during its deliberations which resulted in the goals, objectives, and strategies contained in chapter “E2: Government Cooperation,” page 18.

For further background one should review the sections of the *Fact Book* on urban growth areas (pp. 90-94, 115), and the sections on public water, and public sewer in the Infrastructure Chapter (B12, pp. 273-286, 301-302).

The “Great Plan” which was a part of former Michigan Constitutions, and carried forward to the 1963 Michigan Constitution, is that townships are intended to be a rural form of government. As an area urbanizes the creation or expansion of a village and then a city should take place. Since 1963, the state has moved away from this model, and state government has provided townships with more urban-like governmental powers and even provided for the creation of charter townships.

However, cities and villages tend to own and operate major types of infrastructure. In Wexford’s case that includes water systems, and sewage treatment facilities.

Adjoining townships, in response to their resident-business needs, desire to provide sewer or water service in the township. The city or village does not wish to provide the service unless there is a way to preserve equity between taxes paid in a village/city and township. One of the methods to achieve taxation equity is for territory to be annexed to the city or village. There are other methods to achieve the same thing. Annexation is not always acceptable to a township.²¹ Thus townships, if it can be afforded, propose building their own water or sewage treatment system. There can be other ways for taxation equity to be accomplished.

It is easy to criticize local governments for proposing to construct two new sewage treatment plants within a few miles of an existing sewage treatment plant

that has unused capacity²² for future growth. In terms of wise expenditure of public dollars, multiple sewer systems can be viewed as a failure on the part of local government.

The crux of the issues between a city/village and adjoining townships can be summarized by the following:

- C Townships in Wexford County levy about one mill of property tax. Some have up to two mills additional voted tax. A city or village levy considerably more. Cadillac, for example levies about 14 mills.
- C Comparing cost of taxes, it is less expensive for a business to locate in a township.
- C But a business wants or needs water or sewer, and wishes to have that public service, and is willing to pay for that service.
- C A city/village is willing to provide the service, if the territory is annexed to the city, either immediately, or after a set period of time as expressed in a P.A. 425 agreement.
- C A city/village’s reason for the position is it does not want to make it possible for residents to pick and choose which city services one receives. A resident in the city can not select to use and pay for only some city services. It is felt that people outside of the city should not have that choice either.
- C The city/village’s reason for the position is also it does not want to provide a less expensive tax environment next door that may pull businesses to the township, or entice existing business in the city to move to the township. For example, providing just sewer, even at two times the regular sewer rate plus township tax, is less expensive than city taxes.
- C A city/village cooperating to create a situation

²²The City of Cadillac sewage treatment plant has a 3.2 million gallon per year capacity. It currently is operating at 2.5 million gallon per year average flow. A certain amount of capacity above the 2.5 million would be for handling peak flows, additional development within the city, etc. When a sewage plant is operating at less than peak capacity, the plant can be operated at a lower cost, and has better ability to meet peak demand.

²¹P.A. 425 Agreements may be one alternative. For more information see pages 281-284 of the *Fact Book*.

that makes it attractive for industry or commercial to move out of a city/village is not acceptable.

- C Annexation of part of the township is usually not acceptable to the township. People agreeing to give up territory is an “unnatural act.” The idea that an area that becomes urban should shift to a city/village no longer enjoys the township support it had, if it ever had township support, when the 1963 Constitution was written.
- C If a township builds its own water system, or sewer system, it may not have the economies of scale to be cost competitive. For example the cost for water in one subdivision in Haring Charter Township, plus township taxes, has been more costly to homeowners than it would be if they were in the City of Cadillac and paid city taxes.
- C If a township uses newer technology for on-site sewage or cluster sewage treatment, the level of treatment is often better than a large municipal system. The cost may put the township’s costs at a point considerably less than the cost of being in a city (pages 126-128 of the *Fact Book*).
- C At some point in the future there may be an economies of scale situation where a township could build their own municipal water/sewer system.

If it is felt that duplication of services is a bad thing, and should be avoided; then some form of give or compromise from positions listed above needs to happen. If it is felt that a better level of cooperation between governments should take place; then some form of give or compromise from positions listed above needs to happen. If it is felt there needs to be a better means to control strip development/lineal development along rural roads; then some form of give or compromise from positions listed above needs to happen. If it is felt there is a problem with development “leapfrogging” out from existing urban areas; then some form of give or compromise from positions listed above needs to happen.

There needs to be a multiple-government coordinated approach to development. The coordination needs to involve all governments. The coordination needs to address how areas are zoned, if all infrastructure will be built in an area, so that planning, zoning and infrastructure decisions are consistent. This also means there needs to be a political will to say “no” to development in certain areas, so the development is channeled to areas deemed appropriate. An urban growth areas approach is one avenue to explore. “Urban growth area” is intended to be a generic term. It is not necessarily the same thing as “urban growth boundary” such as Midland, Michigan, uses and was discussed previously for the Cadillac area. An urban growth area can include a long list of different approaches

and techniques.

There are consultants²³ that specialize in bringing communities together to establish the coordinated approach to growth and tailor-design an urban growth area to Wexford’s needs.

Attempts to resolve these issues fail because there are (1) too many issues, (2) intransigent personalities, and (3) lack of community support. The efforts to bring communities together succeed when (1) all stakeholders have been identified and are involved in the process, (2) legal authority exist to do so, (3) a regional vision exists, (4) a defined achievable scope exists, and (5) past differences are set aside.

The assumption made here is we, in Wexford County, really want to do the right thing for the county-community, as long as it does not hurt our own local government. The issue is do we have the maturity, or insight to know we have enough old baggage and past issues (on water and sewer for example) that the outside consultant is needed to help make this happen? This coordination of services is not going to happen without an extra-ordinary effort on the part of local decision makers. The outside consultant is one of several alternatives – the alterative recommended here.

There are other, less volatile issues, that the process needed is a more deliberate attempt to have reoccurring meetings between various local government officials. This is necessary to get rid of misinformation, build trust, build day-to-day working relationships and so on.

Cooperation between governments does exist on many levels. It is just a few points where disagreement exists. For example the following list indicates where cooperation between the City of Cadillac and other governments has been very successful:

Cooperative Ventures between the City of Cadillac and Other Local Units of Government

- P.A. 425 Agreements
 - Days Inn
 - Current negotiations include 2 in Clam Lake Township; 1 in Haring Township
- Sewer agreements
 - Original 1977 agreements with Cherry Grove, Selma and Clam Lake Townships
 - 1981 agreement with Haring Township
- Act 307 water service agreement for North Park/Pineview subdivisions
- Clam River watershed plan, 1994
- Lake level control agreement with county
- Swimmers itch lake spraying program
- St. Ann’s annexation
- Cadillac-Wexford Airport

²³One example is E. Tyson Smith or Micheal Lauer of FREILICH LEITNER & CARLISLE of Kansas City, Missouri.

Airport overlay zoning for building heights
Animal control
CASA/WISE
Community schools program
GIS/mapping with county
Emergency preparedness
Waste
 Solid waste management planning
 Household Hazardous Waste Program at City
Waste Water Treatment Plant
 Leachate agreements
Wexford County Sheriff Department
 Emergency response team
 Countywide dive team
 Ice/water rescue
 Accident investigation team
 Detective (with major crimes)
 Evidence technicians
 K-9 (search & rescue, drugs)
 Transportation of mental patients
 Dispatch/911
 TNT/county narcotics
Local Fire Departments
 Countywide mutual aid – only ladder truck in county
 Mutual aid with Lake City, McBain and Tustin
 Technical rescue team
 Confined space rescue

Ambulance service
Extrication (Jaws of Life)
Public safety training facility – City funded – open to all departments
Cadillac-Wexford Transit Authority
Cadillac-Wexford Public Library
Tax assessing – contract with county
Downtown Development Authority
 BR 131 corridor improvements coordinated with Clam Lake DDA (initial discussion stage)
Wayfinding signage – permission obtained from Clam Lake and Selma Township for sign placement
Fence at civic arena
Cemetery fence and other township improvements possible through joint TEA-21 applications. (exploration stage)
Link Michigan (telecommunications infrastructure)
Wexford County Road Commission
 Use of equipment
Annual purchase of plow blades
Purchase of gravel and asphalt products
Exchange of information on products/procedures
Road maintenance agreement on boundary roads
Selection and joint funding of road projects
Civic arena – support ice and snow events at fairgrounds
Senior Citizens Center – open to all

Appendix K2: Future Land Use Map Detail

The future land use map for this *Plan* is made using GIS analysis capacity. The analysis is based on the resource mapping information found in the *Fact Book*. The following table presents a brief outline of the process used to develop the future land use map on page 25 (or solid black on the black and white township detail maps, pages 27-42). The rules, or steps to produce the maps were selected after a process of study and discussion by the Land Use Map Subcommittee of the Plan Committee of the

Wexford County Planning Commission.

The process presented here, favors both protection of environment and favors commercial and industrial development, but in different areas. It is this county's means to balance the need for commercial/industrial parts of the economy while at the same time recognizing the environmental aspect of quality of life are important for residents, to attract commercial/industrial enterprise owners to the area and for tourism..

Future Land Use Map Procedure				
Step	Task	Rules of precedence	Map Color	b&w map pattern
1	<p>Show on a map the designated Special and Unique Areas. This is a starting point, in an attempt to recognize those areas of the county which may require particular land use management attention. All Special and Unique Environments might not be treated equally. A priority is given to those special and unique areas that are so designated because of natural, environment or timber harvesting reasons. (For example, on the map, historic districts would not appear as special and unique. Rather, it is shown as a commercial Plan Map Area. This is because the commercial district treatment of that area (such as with zoning, or a downtown development effort) is not unique, while zoning treatment for a fragile wetland has a more likely chance of requiring particular zoning regulation or treatment.)</p> <p>Also, some special and unique areas are "written off" as having been already developed to the point of having lost the character that caused the area to be so designated.</p>	High precedence	Dark green	corse dot pattern
2	<p>Overlay on the map information on urban residential use (mainly areas so designated in the 1998/99 Land Use/Cover which reflects existing land uses, areas which are developed residential (high density housing, subdivisions), and areas currently zoned residential). From this one develops an area labeled as "residential."</p>	If areas mapped here overlap areas already shown on the map, the areas already on the map (#1) have precedence and remain as shown.	Yellow	brick pattern
3	<p>Overlay on the map information on office service use (mainly areas so designated in the 1998/99 Land Use/Cover which reflects existing land uses, areas which are developed office service (professional offices, personal service establishments), and areas defined on the Clam Lake DDA Plan, Draft #5. From this one develops an area labeled as "office service."</p>	If areas mapped here overlap areas already shown on the map, the areas already on the map (#1, 2) have precedence and remain as shown.	Light Orange or Magenta	45 degree diagonal thin lines
4	<p>Overlay on the map information on resort use (mainly areas so designated in the 1998/99 Land Use/Cover which reflects existing land uses, areas which are developed resorts (golf courses, ski areas, conference centers, etc.), and areas defined as resort on the Clam Lake DDA Plan, Draft #5. From this one develops an area labeled as "resort."</p>	If areas mapped here overlap areas already shown on the map, the areas already on the map (#1-3) have precedence and remain as shown; other areas (#6-9) do not have precedence and	Pink	horizontal thin lines
5	<p>Overlay on the map information on commercial activities (mainly</p>	If areas mapped	Orange	Gray

Future Land Use Map Procedure				
Step	Task	Rules of precedence	Map Color	b&w map pattern
6	<p>Overlay on the map information on industrial activities (mainly areas so designated in the 1998/99 Land Use/Cover which reflects existing land uses, areas which are developed industrial parks, and areas currently zoned industrial). From this one develops an area labeled as "industrial." (Note: The industrial zone in the southwest quadrant of the village of Mesick was changed to residential, due to it's proximity to the Hodenpyl Pond</p> <p>Remove from the map industrial sites that are small (single or very few property owners) and isolated (i.e. saw mills, oil wells).</p>	<p>If areas mapped here overlap areas already shown on the map, the areas already on the map (#1-5) have precedence and remain as shown; other areas (#7-9) do not have precedence and the area is shown as industrial.</p>	Red	Black
7	<p>Urban Areas have been defined and shown on the map. The Land Use Map Subcommittee defined urban growth areas (UGA). All incorporated areas were included in the initial UGA boundaries. Commercial, industrial, office, and urban residential developments near or adjacent to incorporated areas were then added to the UGA. In addition, any "holes" in the UGA map were filled in as transition or as an expansion of an adjacent current land use.</p> <p>Remaining areas were added at the request of the Land Use Map Subcommittee. In the Cadillac UGA, remaining areas bounded by E. 34 Rd, US 131 Freeway, M-115, W. Division St., and S. 39 Rd extended, were added as transition areas. The Manton UGA was extended east from the easterly city limits to the US 131 freeway. The Buckley UGA also includes a transition area in the west half of Section 6, Hanover Township. The Mesick UGA includes a industrial expansion area in the NE ¼ of Section 12, Springville Township and a residential expansion area in the SE ¼ of Section 12, Springville Township.</p>		Black solid thick boundary around the Urban Growth Areas.	Black solid thick boundary around the Urban Growth Areas.
8	<p>There may be areas that are likely to be in transition (usually toward urban residential, office service, commercial, or industrial uses). These areas should be defined and shown on the map. From this one develops an area labeled as "transition."</p>	<p>If areas mapped here overlap areas already shown on the map, the areas already on the map (#1-6) have precedence and remain as shown; areas (#8-9) do not have precedence and the area is shown as transition.</p>	Brown	wavy lines

Future Land Use Map Procedure				
Step	Task	Rules of precedence	Map Color	b&w map pattern
9	Overlay on the map information from the agricultural and prime forest mapped information. These areas are then added to the Plan Map as " resource development " Plan Map Areas. This is intended to show areas of the county where the land resources presents more suited conditions for agriculture and forestry practices, as well as areas that have a history of being used as agricultural. Contiguous areas of less than 40 acres are not included in the "resource development" map areas.	If areas mapped here overlap areas already shown on the map, the areas already on the map (#1-7) have precedence and remain as shown; other areas do not have precedence and the area is shown as resource development.	Light Green	vertical thin lines
10	All the area now left over is an area labeled " rural residential. "	Lowest precedence	White	White
11	Compare the boundaries on the map with the following to modify/straighten them to follow, in order of priority: (1) Survey lines created from the public land survey system (e.g. tier and range lines, section lines, ¼ lines, 1/16 lines, etc.), (2) Natural features (rivers, lakes, contours), (3) Transportation right-of-ways (roads, railroads, alleys, utility easements), and (4) Parcel boundaries (property lines). Adjust the boundaries shown on the map to follow the above.	n/a	Thin black line (with roads in a gray and water as dark blue).	Thin black line (with roads, water shorelines as gray lines)
12	Final editing done by public review and action by the planning commission and committee(s)	n/a	n/a	n/a

Future Land Use Map areas relative to Projected Growth Demands in Wexford County

Future Land Use Map classification	Generic Zoning Name	Existing Zoning Districts in Wexford County (Based on Wexford County GIS Composite Zoning Map)			Actual Land Use (Based on Miris Land Use/cover)	Future Land Use and Anticipated Growth
		No. Of Dist. (source: p. 326 <i>Fact Book</i>)	Estimated Square Miles (source: p. 326 <i>Fact Book</i>)	Percent of County Land Area (source: p. 326 <i>Fact Book</i>)	Square Miles in Wexford County (source: p. 326 <i>Fact Book</i>)	Square Miles shown on Future Land Use Map
Industrial	Industrial	64	3.06	0.5%	1.5	2.01
Commercial	Commercial (& Mixed Residential/ non-rural Residential	188	3.82	0.7%	2.1	4.56
Office Service						0.52
Resort	Residential	562	20.50	3.6%	16.5	4.52
Residential						50.17
Rural Residential	Rural	115	537.12	94.8%	525.4	516.55
Agricultural-Forest Production	Agricultural-Forest Production (agriculture/ forest preservation)	2	1.15			97.90
Special and Unique	Conservation	30	0.58	0.1%	23.4	179.79
(Transition)						4.31
	Overlay	2	n/a	n/a	n/a	n/a
	Other	10	0.59	0.1%	7.07	n/a
	Not zoned	1	0.994	0.2%	n/a	n/a

Appendix K3: List and Map of Special and Unique Areas

The list of special and unique areas for purposes of this *Plan* are listed in this Appendix.

Map Symbol	Name	Reasons
1HER	Big Manistee River (including Pine River)	<p>Historical structures and sites. Archaeological sites. Federal National Scenic River (Pine River). Canoe management (Pine River). Nominated State Natural River (Big Manistee River). Bayous and wetlands associated with the rivers. Dominant public land ownership. Designated areas for Old Growth forest management. North Country National Scenic Trail. Scenic area. "U" valley glacial geological formation. Occupied habitat for rare, endangered, and threatened species of plant and animal life. Unique water features (springs, bayous, old meanders, oxbows). Highbank Rollaway overlook Baxter Bridge. Indian Crossing. U.S.-131 State Forest Campground. U.S.-131 Snowmobile Bridge. Numerous creeks feeding into the system. Great fisheries in the total river system.</p>
2ESR	Briar Hills	<p>High relief, unique morainal hills. Scenic overlooks. Mushroom and hunting. Wildflower area Semi-primitive non-motorized management area by USFS. Designated areas for Old Growth forest management.</p>
3ERT	Caberfae Hills	<p>Mackenzie Cross-Country Ski Trail. Caberfae Viewing Platform. Caberfae Ski Resort and area inholding. Large block of public ownership. Few roads or utilities. Scenic area. Irregular relief. Better than normal soils (timber production) than within other USFS lands. Wildflower area Occupied habitat for rare, endangered, and threatened species of plant and animal life. Designated areas for Old Growth forest management.</p>

Map Symbol	Name	Reasons
4ERT	Long Lake	Long Lake State Forest Campground. Network of lakes around Long Lake. Public ownership block Timber management. Occupied habitat for rare, endangered, and threatened species of plant and animal life.
5ET	Pine River Experimental Forest	Research on timber management techniques. Prairie-like conditions. Occupied habitat for rare, endangered, and threatened species of plant and animal life.
6ET	Olga Lake (centered in Lake County)	Public ownership block. Designated areas for Old Growth forest management. Wetland flooding Management area. Occupied habitat for rare, endangered, and threatened species of plant and animal life. Timber management.
7E	Thousand Acre Swamp (a.k.a. Brandy Brook Waterfowl Area, Mitchell Creek Waterfowl Area)	Cedar stands. Prime black bear habitat. Prime wetland areas (bog, muskeg, various swamps). Semi primitive motorized wetlands management area by USFS. Designated areas for Old Growth forest management. Wildlife management area. Occupied habitat for rare, endangered, and threatened species of plant and animal life. Need for corridor linkages to the west and south through private lands (not mapped). Selma Center swamp and bog. Benson Bog.
8E	Heritage-Cadillac Nature Study	Former Pike rearing wetland Interpretative trails Part of the Mitchell State Park
10E	North Branch Pine River Swamp	High quality swamp within a poorer grade swamp.
11T	Wheeler-Anderson Area	Large block of public ownership Timber harvest.
12T	Greenwood Area	Large block of public ownership. Timber harvest.
13T	Chase Creek Area	Large block of public ownership. Timber harvest.
14T	Stoddard Lake Area	Large block of public ownership. Timber harvest.
15T	Briar Hills Area	Large block of public ownership. Timber harvest. Wildflower area
16S	White Pine Trail (former railroad grade)	Scenic bike/hiking trail

Map Symbol	Name	Reasons
17S	Caberfae Highway (M-55) (No. 25 Rd to M-37)	Scenic road Managed as a National Scenic Highway by USFS
18S	W 40 Road (S 13 (Caberfae) Road to S 23 Road)	Scenic road
19S	S & N 17 Road (W 30 Road (Coates Highway) to W 24 Road)	Scenic road
20S	W 38 Road (S 15½ Road to S 11¼ (Caberfae) Road)	Scenic road
21S	S 49 Road (Seeley Road) (E 48 (McBain) Road to E 52 (County Line) Road)	Scenic road
22S	E 22 & E 20½ Roads (N 33 to N 39 Roads)	Scenic road
23S	S 13 Road & 11¼ Road (Caberfae Road, Old State Highway) (W 48 (Hoxeyville) Road to W 32 Road)	Scenic road
24S	N 17 Road & W 10 Road & N 19 Road (W 6 to ¾ mile north of W 14 Road)	Scenic road
25E	Adams Creek	none given
26E	Slagle Creek	subdivision risk
27E	Arquilla Creek	Bear core area and corridor
28E	Pine River tributaries (Dowling, Poplar, and Hoxey Creeks)	Corridor. Occupied habitat for rare, endangered and threatened species of plant and animal life.
29E	Manton (Cedar) Creek	Corridor wetlands
30H	Cadillac City Hall (201 North Mitchell Street, Cadillac.)	Historic building Architecture
31H	Cobbs, Frank J. House (407 East Chapin Street, Cadillac)	Historic building Architecture
32H	Elks Temple Building (122 South Mitchell Street, Cadillac.)	Historic building Architecture
33H	Masonic Temple Building (122-126 North Mitchell Street, Cadillac)	Historic building Architecture

Map Symbol	Name	Reasons
34H	Mitchell, Charles T., House. (118 North Shelby Street, Cadillac.)	Historic building Architecture
35H	Shay Locomotive. (Cass Street, in the city park, Cadillac.)	Historic building Architecture
36H	Cadillac Public Library (127 Beech Street, half block east of Mitchell Street, Cadillac.)	Historic building Architecture
37H	Clam Lake Canal (Northeast of 6093 M-115, Cadillac.)	Historic engineering
38H	Cobbs and Mitchell, Inc. Building (100 East Chapin, west of Mitchell Street, Cadillac.)	Historic building Architecture
39H	Greenwood Disciples of Christ Church (7303 North 35 Road, Greenwood Township.)	Historic building Architecture
40H	Manton Fire Barn and City Hall (Southeast corner of West Main and State Street, Manton.)	Historic building Architecture
41H	Cadillac Historic District	Historic homes, neighborhood
42H	Harrietta Fish Hatchery	Continuously operating fish hatchery
43H	Coates Highway (W 30 Road, S 23 Road, W and E 34 Road (Boon Road)).	Proposed in the 1930s by Dr. Coates, Kaleva, Michigan, as the route for M-55, marked with monuments in Manistee and Wexford Counties. Goes from Manistee to Lake City.
44E	Bear Corridor (between S 29 and 31 Roads from Thousand Acre Swamp to the south to Oglala Lake, and west to Forest Service lands)	Essential route used by native black bear to traverse from prime wintering habitat to large blocks of public ownership and habitat to the south and west.

[INSERT: Special and Unique Areas Map]

Special and Unique Areas

1HER	Big Manistee River (including Pine River)
2ESR	Briar Hills
3ERT	Caberfae Hills
4ERT	Long Lake
5ET	Pine River Experimental Forest
6ET	Olga Lake (centered in Lake County)
7E	Thousand Acre Swamp (a.k.a. Brandy Brook Waterfowl Area, Mitchell Creek Waterfowl Area)
8E	Heritage-Cadillac Nature Study
10E	North Branch Pine River Swamp
11T	Wheeler-Anderson Area
12T	Greenwood Area
13T	Chase Creek Area
14T	Stoddard Lake Area
15T	Briar Hills Area
16S	White Pine Trail (former railroad grade)
17S	Caberfae Highway (M-55) (No. 25 Rd to M-37)
18S	W 40 Road (S 13 (Caberfae) Road to S 23 Road)
19S	S & N 17 Road (W 30 Road (Coates Highway) to W 24 Road)
20S	W 38 Road (S 15½ Road to S 11¼ (Caberfae) Road)
21S	S 49 Road (Seeney Road) (E 48 (McBain) Road to E 52 (County Line) Road)
22S	E 22 & E 20½ Roads (N 33 to N 39 Roads)
23S	S 13 Road & 11¼ Road (Caberfae Road, Old State Highway) (W 48 (Hoxeyville) Road to W 32 Road)
24S	N 17 Road & W 10 Road & N 19 Road (W 6 to ¾ mile north of W 14 Road)
25E	Adams Creek
26E	Slagle Creek
27E	Arquilla Creek
28E	Pine River tributaries (Dowling, Poplar, and Hoxey Creeks)
29E	Manton (Cedar) Creek
30H	Cadillac City Hall (201 North Mitchell Street, Cadillac.)
31H	Cobbs, Frank J. House (407 East Chapin Street, Cadillac)
32H	Elks Temple Building (122 South Mitchell Street, Cadillac.)
33H	Masonic Temple Building (122-126 North Mitchell Street, Cadillac)
34H	Mitchell, Charles T., House. (118 North Shelby Street, Cadillac.)
35H	Shay Locomotive. (Cass Street, in the city park, Cadillac.)
36H	Cadillac Public Library (127 Beech Street, half block east of Mitchell Street, Cadillac.)
37H	Clam Lake Canal (Northeast of 6093 M-115, Cadillac.)
38H	Cobbs and Mitchell, Inc. Building (100 East Chapin, west of Mitchell Street, Cadillac.)
39H	Greenwood Disciples of Christ Church (7303 North 35 Road, Greenwood Township.)
40H	Manton Fire Barn and City Hall (Southeast corner of West Main and State Street, Manton.)
41H	Cadillac Historic District
42H	Harrietta Fish Hatchery
43H	Coates Highway (W 30 Road, S 23 Road, W and E 34 Road (Boon Road))
44E	Bear Corridor

Appendix K4: Specific Detail/Recommendation; Selected Strategies

THIS appendix is for reporting details and recommendations which grew out of the subcommittee, Plan Committee, and Planning Commission process of preparing this *Plan*. This is detail which is felt by the Planning Commission to be more than what is appropriate as part of a statement of strategy, policy, or method but should be preserved as part of this *Plan* document.

Chapter F7: Rural Residential

Recommendation details for strategy F7, 3.1.1 Page 62
“(grocery stores, gas stations, ice cream parlors, etc.) as a special use in rural residential areas. Restrict the scope of operation (square footage of the building, number of parking spaces, signage, hours of operation, etc...) to eliminate the potential for negative impacts on the surrounding area. Such commercial uses should be located along county primary roads or state highways; not on local roads or neighborhood streets”.

Chapter G2: Ground and Surface

Water Protection

Recommendation details for strategy G2., 3.2.1., page 72:

“Minimum parcel sizes throughout Wexford County should be based on the safe and environmental responsible quality of discharge of on site sewage effluent, water runoff, water infiltration and other similar considerations.”

These following are recommendation/details presented by the Environmental Subcommittee: The minimum parcel size should be 15,000 square feet for three bedroom single family homes where no public water and sewer available. The parcel size should be larger if the size of the home (thus septic system size) is larger. A minimum parcel size should be 12,000 square feet when both public water and sewer are available (to reflect the minimum lot size contained in the Michigan Land Division Control Act. These minimum sizes should be considerably larger in recreation and environment oriented special and unique areas on the Future Land Use Map areas.

Recommendation details for strategy G2., 3.2.2., page 72:

“Waterfront parcels should have minimum parcel sizes which include minimum width based on the safe and environmental responsible quality of discharge of on site sewage effluent, water runoff, lake or river carrying capacity, and other similar considerations.”

The following are recommendation/details presented by the Environmental Subcommittee: On any waterfront land the parcel width should be a minimum of 100 feet wide throughout. These minimum sizes should be considerably larger in recreation and environment oriented special and unique areas on the Future Land Use Map areas.

Recommendation details for strategy G2., 3.2.3., page 72, 106:

“There should be watershed-wide uniform, with adjacent counties and jurisdictions, standards and protection for the Big Manistee and Pine Rivers (Special and Unique Area 1HER) to provide water quality, habitat, shade, and aesthetic quality to the river environments. The Big Manistee and Pine corridor should be a high priority for these measures.”

These following are recommendation/details presented by the Environmental Subcommittee: There should be a Big Manistee and Pine River Corridor Zoning District (using the boundaries of Special and Unique Area “1HER” in this *Plan*). Regulations should be in place to require:

Native Vegetation Buffer: A restricted vegetative cutting area encompassing the river and all lands within 100 feet of the mainstream and all lands within 50 feet of all designated tributaries is required. Pruning and trimming for a filtered view of the river is permitted. Clear cutting and establishment of lawns is not permitted. Other standards will apply (see Pine River Natural River Plan)

Building Setbacks: Minimum structural setbacks for new construction and the above- mentioned temporary facilities are required as follows:

Mainstream - 150 feet from the ordinary high water mark (river’s edge) and 50 feet from the crest of a bluff. Above 25 feet, the setback may be decreased 1 foot for every 1 foot rise in bank height to a minimum distance of 100 feet from the ordinary high water mark.

Tributaries - 100 feet from the ordinary high water mark and 25 feet from the crest of a bluff. Above 15 feet, the setback may be decreased 1 foot for every 1-foot rise in bank height to a minimum distance of 75 feet from the ordinary high water mark.

All areas - Structures may not be placed or erected on lands that are within the 100-year floodplain or in any wetland area.

Minimum Lot or Parcel Sizes: All newly established platted or unplatted lots or parcels created in the Natural River District are subject to the following standards:

Each new lot or parcel in the natural river district must

- a. Have at least 200 feet of river frontage and be at least 200 feet wide, and
- b. Contain at least ½ acre of existing contiguous upland buildable area landward of the minimum building setback line, and;
- c. Contain at least 80,000 square feet of area within the Natural River District, and;
- d. Have sufficient depth to accommodate the required setbacks.

Impervious Surfaces. The maximum percentage of impervious surface on a lot or parcel will be as follows:

- a. For lots or parcels with less than 10,000 square feet of area, no more than 35% of the land surface may be covered by impervious surfaces.
- b. For lots or parcels with between 10,000 square feet and 40,000 square feet of area, no more than 25% of the land surface may be covered by impervious surfaces.
- c. For lots or parcels with more than 40,000 square feet of area, no more than 20% of the land surface may be covered by impervious surfaces.

Number of Residential Structures Per Lot or Parcel.

In general, one single family, permanent or seasonal residence, along with appurtenances, such as garages, storage sheds, decks, etc. per lot or parcel are permitted. However, to discourage fragmentation of large properties into smaller ones, more than one single family residence (including “site condominiums”) and appurtenances per lot or parcel may be permitted if the parent lot or parcel contains sufficient square footage, width and buildable area to meet the requirements of two or more individual lots or parcels and meets certain other development standards.

On-site Waste Treatment Systems.

All new and replacement septic systems must be constructed so that :

- a. The drain field is at least 100 feet from the river’s edge or any surface or subsurface drain, and;
- b. The drain field and septic tank are not located within the 100-year floodplain, a wetland area or the native vegetation buffer, and;
- c. The bottom of the drain field is at least 4 feet above the seasonal high groundwater table.

Other Waste Disposal.

No unsightly or offensive material, including trash, junk cars, junk appliances, garbage, tires or other refuse shall be dumped, disposed of or stored in the Natural River District. Landfills and disposal of any solid waste, other than subsurface disposal effluent from individual waste treatment systems related to normal operation of the systems, are prohibited in the Natural River District. Disposal of sludge from wastewater treatment facilities or individual on-site disposal systems is prohibited in the Natural River District.

Docks.

Docks may be constructed not to exceed 4 feet in width nor more than 12 feet in length with no more than 4 feet of the dock extending over the water.

Height of Structures.

New structures must be no more than 2 ½ stores and/or 35 feet, whichever is less. Walkout or other basements are not included in the minimum story/height requirements.

Land Alteration.

Dredging, filling or other land alteration activities within the 100-year floodplain or in wetlands within the natural River District is prohibited. Draining wetlands in the Natural River District is also prohibited. Alteration of the natural contours of the face of a bluff or the land from the crest of the bluff to the minimum bluff setback line is prohibited, except for minor landscaping activities between the crest of the bluff and the minimum bluff setback line.

Stairways.

Stairways for river access are permitted upon approval of the zoning administrator if they meet certain development standards.

Signs.

Signs for identification, direction, resource information, regulation of use and those related to permitted uses are allowed. Signs may be no more than 2 square feet in area.

Recommendation details for strategy G2., 3.2.4., page 72:

“There should be watershed-wide uniform, with adjacent counties and jurisdictions, standards and protection for Muskegon, Big Manistee and Pine Rivers’ tributaries (except the Clam River in the City of Cadillac) to provide water quality, habitat, shade, and aesthetic quality to the river environments.”

The following are recommendation/details presented by the Environmental Subcommittee: On tributary streams and rivers (except the part of the Clam River in the City of Cadillac) regulations should be in place to require:

- C A minimum vegetation belt of 75 feet in width with natural woody vegetation or woody vegetation planted which is similar to that specified by "Greenbelts: A Circle of Protection for Inland Lakes" (Lakeland Report Number 12, University of Michigan Biological Station; by Marian Secrest and Jan Nagel).
- C Building, and nutrient source setback of 100 feet from the ordinary high water mark (but may be decreased 1 foot for every foot rise in bank height to a minimum setback of 75 feet) and nutrient sources at least 4 feet above the seasonal high groundwater table.
- C Bluff setback of 25 feet.
- C Minimum parcel size of 80,000 square feet (pre-existing parcels are grandfathered).
- C Minimum parcel width of 200 feet, and have at least 200 feet of water frontage (pre-existing parcels are grandfathered).
- C A parcel must have at least ½ acre of existing contiguous upland buildable area landward of the

minimum building setback line.

- C A parcel must have a maximum impervious surface which is 35% if the parcel is less than 10,000 square feet; 25% if the parcel is 10,000 to 40,000 square feet; 20% if the parcel is over 40,000 square feet.
- C One principal use per parcel (single family dwellings with accessory uses (garage, sheds, decks, dock, stairs, 2 sq.ft. sign, home occupations); rental cabins; campgrounds; agriculture; mining if 300 feet from the river) with a 2½ story (35 feet) maximum height.
- C Structures, dredging, filling, and draining may not be placed on land within the 100-year floodplain or in any wetland area.
- C Docks should not exceed 4 feet in width, 12 feet in length, and no more than 4 feet of dock over the water.

Recommendation details for strategy G2., 3.2.5., page

72:

“Encourage, through an education program, for lakes which are already developed, setbacks for buildings, nutrient sources, and maintaining a vegetation belt.”

The following are recommendation/details presented by the Environmental Subcommittee: On lake front land which is already developed an education program should be in place to encourage:

- C a set-back from lakes, ponds of 50 feet for buildings;
- C 100 feet for nutrient sources such as drain fields, highly fertilized area, manure storage;
- C A minimum vegetation belt of 20 feet in width with natural woody vegetation or woody vegetation planted which is similar to that specified by "Greenbelts: A Circle of Protection for Inland Lakes" (Lakeland Report Number 12, University of Michigan Biological Station; by Marian Secrest and Jan Nagel) for rivers and streams.

(This would be considerably wider and apply to lakes, ponds, rivers, and streams in recreation and environment oriented special and unique environment Future Land Use Map areas.)

Recommendation details for strategy G2., 3.2.6., page

108:

“There should be, through regulation a program for lakes which are not developed, setbacks for buildings, nutrient sources, and maintaining a vegetation belt.”

The following are recommendation/details presented by the Environmental Subcommittee: On lakefront land which is currently not developed regulations should be in place to require:

- C a set-back from lakes, ponds of 50 feet for buildings;

- C 100 feet for nutrient sources such as drain fields, highly fertilized area, manure storage;

- C A minimum vegetation belt of 20 feet in width with natural woody vegetation or woody vegetation planted which is similar to that specified by "Greenbelts: A Circle of Protection for Inland Lakes" (Lakeland Report Number 12, University of Michigan Biological Station; by Marian Secrest and Jan Nagel) for rivers and streams.

(This would be considerably wider and apply to lakes, ponds, rivers, and streams in recreation and environment oriented special and unique environment Future Land Use Map areas.)

Recommendation details for strategy G2., 3.2.7., page

73:

“There should be an established maximum number of mooring places and docks per distance of shoreline based on a lake’s carrying capacity, to retain some shoreline in a natural or vegetated state, beach, and for other uses.”

The following are recommendation/details presented by the Environmental Subcommittee: On all lakefront land regulations should be in place to require:

- C Not more than one dock per 100 lineal feet of water frontage (existing second, or more, docks are grandfathered)
- C A maximum of two watercraft with a motor moored (to a dock or in a hoist) per 100 lineal feet of water frontage.

Recommendation details for strategy G3., 2.2.3., page

76:

“Recommend the drop-off container design developed by Emmet County Department of Public Works To reduce contamination of recycled material and ease of use.”

The following are recommendation/details presented by the Environmental Subcommittee: The design of recommend the drop-off containers is very important to:

- C avoid contamination of recycled materials with garbage.
- C mixing of the various types of recycled materials.
- C incorporating clear signage to clearly indicate to the user what goes where.
- C shape and size of deposit holes reinforce what goes where.
- C height and shape designed for shorter people and for ease of use.

The design of the drop-off containers to accomplish this has been container design developed by Emmet County Department of Public Works. It can be considered the model best suited for northern Michigan counties.

Appendix K5: Plan Adoption Documentation

- T**HIS appendix has four parts
- C** One; comments for the 65 day cooperative planning review period and Planning Commission responses.
 - C** Two: comments for the public hearing and Planning Commission responses.
 - C** Three: Adoption documentation.
 - C** Four: Type of plan this *Plan* is.

Parts One and Two

On the remainder of the pages in this appendix, are copies of the letters, public notices, news media coverage, etc. documenting the proper procedural steps for the adoption of this *Plan*. Included are:

This Appendix presents the text of each comment received by the Wexford County Planning Commission on the proposed *Wexford County Comprehensive Plan*, March 19, 2003 draft (page numbers in this Appendix refer to the printed version of this draft). The comments are arraigned to appear in the same order as the subject of the comment appears in the *Plan*.

Each comment is titled, with reference to the goal, objective, policy/strategy/method using a citation method of the chapter number, and the goal, objective, policy/strategy/method followed by the page number. An example would be E1., 1.1.1. (p. 22) to refer to the first policy/strategy/method of the first objective of the first goal of chapter E1 on "County Wide Goals" on page 22. In cases where the comment is not about a specific goal, objective, policy/strategy/method place those in order as it appears in the *Plan* and refer to it be chapter number, column and paragraph.

The purpose of receiving comments, and reviewing those comments, is for the Planning Commission to determine which one of the following actions are taken concerning each comment:

- C** The *Plan* was changed as a result of the comment.
- C** A presentation of a preponderance of evidence/facts exists which does not support any change of the *Plan*.
- C** A combination of the above.

Upon review by the Wexford County Planning Commission made its decision based on a preponderance of evidence/facts or not contained in the comment, the *Plan*, the *Fact Book*, and other sources.

ONE: 65 Day Comments by Governments

The first part is a review of comments made during the 65 day comment period on the proposed *Wexford County Comprehensive Plan*, March 19, 2003 draft. This comment period was for municipalities within and contiguous to Wexford County. Copies of the plan was also available on the Internet, and at each public library in the county. The proposed *Wexford County Comprehensive Plan*, March 19, 2003 draft was also sent to participants on the citizen committee of the County Planning Commission which prepared the *Plan*.

General Comments - Cheri Tuller/Paradise Township (Exhibit I-1):

"I would like to commend you and your board/committee members on a job well done for your Comprehensive Plan for Wexford County."

General Comments -Lois Poag/Lake Mitchell Improvement Board Chairperson (Exhibit J-1):

"The Lake Mitchell Improvement Board would like to recommend that your Board while working on a new Master Plan would change the zoning around Lake Mitchell to Residential and eliminate the Resort which is the present zoning.

We appreciate your time in this matter as we on the Board represent the concerns of the Lake Mitchell residents."

General Comments - Stephen Cunningham/Boon Township Supervisor (Exhibit M-20):

"Overall the citizen committee, the Planning Commission and MSU Extension should all be commended for doing an outstanding job drafting the Plan. In addition the County Board of Commissioners should also be praised for their wisdom and foresight in bringing about the planning process. Without changing any aspect of the draft Plan based on comments submitted here, this Plan is a vast improvement over the existing plan and a great step forward for this community. Thank you for any consideration our comments may be given."

General Comments - Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-1):

"On behalf of the City of Cadillac, we have completed our review of the above referenced plan and wish to offer the following comments. Please note, our comments do not reflect criticisms of the plan. Rather, we trust they are viewed as constructive thoughts and ideas for the Commission's consideration as the final instrument is

drafted.

First, please accept a sincere thank you for the time and effort devoted to preparation of the plan. It is evident the plan is the result of significant field work and data collection, in-depth data analysis, a high level of public involvement, and a genuine concern for the future of Wexford County. The plan incorporates many good ideas, many of which have been instituted at the city level. This shows there is a great number of common goals between the two units of government. Your efforts are commendable. These comments are not meant to be inclusive, but rather are the result of a general review of the document.”

Response: Thank you.

General Comments - Dennis Anderson/Clam Lake Township Supervisor (Exhibit H-1)

“The Clam Lake Township Board of Trustees has spent considerable time in review of the Wexford County Comprehensive Plan. In general we find the plan to be very positive, however we have some concerns.”

Response: For the following reasons the *Plan* will **not** be changed:

- C The “concerns” are too generic in nature to be able to respond to.
- C Specific concerns submitted by Clam Lake Township are responded to in this document.

General Comments - Stephen Cunningham/Boon Township Supervisor (Exhibit M-1):

“Land use planning is always a balancing act between competing interests. While most of us who participated on the committee struggled with these trade-offs, we were able to frame the goals described in Chapter E1 of the Plan. These goals are paramount to the preservation of the quality of life that we all enjoy in Wexford County. Congestion, loss of recreational opportunities, loss of farm land, loss of scenic views, deterioration of lakes, streams and groundwater quality, and ultimately a deterioration of our economic base could all result if steps are not taken to bring about these goals.

The degree to which a deterioration of our quality of life will occur or be prevented correlates directly to the implementation of concepts and tools described in the September 11, 2002 plan submitted by the committee. The Plan currently under review, which embodying most of the plans/ideas developed by the committee, strayed at times from some of the concepts. The specific comments here will highlight those areas.

In many places throughout the Plan, recommendations of the committee were changed to suggest that concepts within the plan be encouraged or discouraged rather than

mandated or eliminated. For example, in Chapter F1. Policy 1.2.1., the current text reads: “Discourage continuous strip zoning districts.” The committee’s language did read: “Eliminate continuous strip zoning districts.” The difference is significant. When new zoning is developed in response to this Plan, the negative aspects of growth will not be prevented if we are not serious about our goals and objectives. Taking the teeth out of the Plan will short circuit the County’s ability to achieve the Plan’s stated goals and renders the many hours that all of us have spent in this process, meaningless.

Response: The *Wexford County Comprehensive Plan* is a guide and one of its uses will be the basis for developing the county’s zoning ordinance. The use of various action verbs may be the cause for concern. This can be a major concern in future litigation where the meaning of the *Plan* as the basis for zoning is at question. The Glossary of the *Plan* (page iv) should include the various action verbs with an explanation of intent. For Example:

Encourage means an incentive approach, ordinance, and/or other means, which make the intent more attractive. In the context of a “goal” it a statement of utopia, to provide a direction or end-state.

Discourage means a disincentive approach, ordinance, and/or other means, which make the action less attractive. In the context of zoning, all standard concepts such as continuation of nonconforming uses, etc. apply. In the context of a “goal” it is statement of utopia, to provide a direction or end-state.

Then the plan, throughout, needs to be edited for purposes of consistent use of the defined terms “encourage” or “discourage”, and not use the terms “allow,” “require,” “mandate,” or “eliminate.”

General Comments - Stephen Cunningham/Boon Township Supervisor (Exhibit M-1):

While it is understood that many of the committees specific recommendations could be categorized as explaining “how” to do something, rather than “what” to do and therefore accomplish the stated goals should not be removed or diluted. With this in mind, a reevaluation of recommendations removed from the September 2002 draft plan and placed in the appendix of this Plan needs to occur. In particular, recommendations G2., 3.2.1., 3.2.2., and 3.2.3. are important concepts that should be removed from Appendix K4. and returned to the main body of the Plan.”

Response: The consensus of the Commission was to put the specifics in an appendix, and deal with the specific issues in writing a zoning update. A plan is a general goal and policy statement, to provide direction. Specific detail should be worked out during the process of implementing the plan.. Just because it is in an appendix, should not be taken as diluting the intent.

General Comments - Matt Skeels/Acting Director/Grand Traverse County Planning Commission (Exhibit F-1):

“The Wexford County Planning Commission has provided our office with a draft copy of their Master Plan. As per our recent discussion, I reviewed the plan for its’ compatibility with the Grand Traverse County Master Plan.

The border area between Grand Traverse and Wexford County is basically rural, with the exception of the village of Buckley. In examining the draft Master Plan, it appears that Wexford County sees the border area remaining mainly rural residential and agricultural. The only comment I would have is the plan does not mention any anticipated effects of the US-131 Freeway extension past Manton. As you know, freeways can bring land use pressures to adjacent areas, particularly near entrance/exit ramps. Although an examination of the freeway map shows the ramps to be located in the Village of Manton and City of Cadillac, the Freeway will transition to a two-lane section prior to crossing the Manistee River (just south of Grand Traverse County). It is my understanding the Department of Transportation is consolidating access points in the transition area. However, I would recommend the Master Plan address this.

As the Planning Commission has discussed, the draft Wexford County Master Plan is on file in the County Planning office for your review.” (Attached Map 12: Grand Traverse County Growth Management Levels 2002)”

Response: For the following reasons the *Plan* will **not** be changed:

- C U.S.-131, after narrowing down to a two lane highway (northbound), travels through publically owned state forest land, impacts will be low or none.
- C Michigan Department of Transportation current intent is to make the two lane highway from the freeway to M-113 into a limited access road (no driveways or intersections).

General Comments - Dennis Anderson/Clam Lake Township Supervisor (Exhibit H-8):

“To make this whole plan work, we have one final comment: **Regionalization without Annexation.**”

Response: For the following reasons the *Plan* will **not** be changed:

- C The Wexford County Department of Public Works is currently coordinating an effort to explore a regional approach.

Addressing Importance of Maintaining and/or Promoting Thriving “Central City Environment, Chapter D2., p. 5, Column 2, 2nd Paragraph. Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-2):

“The plan lists nine fundamental principles that underlie the goals, objectives, and policies of the plan. Essentially, the nine principles serve as the foundation of the plan. Principles 1, 2, 3, 4, and 9 relate to the importance of the area’s natural resources and character. The remaining principles deal with compact development patterns (#5), consistency with the plan relative to future land use, land division, and public infrastructure decisions (#6), intergovernmental cooperation (#7) and, protection of property right (#8).

These are very laudable principles. However, we note that none of the principles address the importance of maintaining and/or promoting a thriving “central city environment” (such as that of the City of Cadillac) in which a collection of employment opportunities; health care, educational, and cultural facilities; shopping and entertainment; broad range of housing types, and, other such “urban” attributes and amenities may exist.

It is noted that the matter is somewhat addressed on page 15, number 5. However, as the county seat of government and principal urban center, we feel the plan lacks recognition of the importance of the City of Cadillac to the quality of life available to county residents.”

Response: For the following reasons the *Plan* will be changed:

- C Cadillac area is the dominant commercial, service, employment center for the county and surrounding area (*Fact Book* p. 227-230 & 235-239).
- C Manton, Mesick, Buckley are found to also be economic centers in the county (*Fact Book* p. 239).
- C The *Plan*’s Future Land Use Map established urban growth areas around Cadillac, Manton, Mesick, Buckley and Harrietta (*Plan* p. 24, 28, 29-30, 34, 35-36, and 39-42).
- C This section of the plan is a summary, so any change should occur both here and that part of the plan that is being summarized.

Goal number 5 (page 5, column 2) is changed to read “Future development should primarily take place in a compact development pattern in the urban growth areas around Cadillac, Manton, Mesick, Buckley, and Harrietta.”

Goal number 5 (page 15, column 1) is changed to read “. . . New commercial, industrial, and medium density residential areas should be constructed in ~~or adjacent to existing cities and villages~~ the urban growth areas around Cadillac, Manton, Mesick, Buckley, and Harrietta . . . Outside the urban service growth areas, . . .”

Additional Governmental Cooperation Goals Needed, D2., p. 5, Column 2, 2nd Paragraph. Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-3):

“Additional governmental cooperation goals that should be added to this section, or Chapter E2 include privatization of shared services, regional tax base sharing, urban growth boundaries, Act 425 Intergovernmental Cooperation Agreements, combined/shared infrastructure, as well as services and common goals, policies, regulations and ordinances between governments.”

Response: For the following reasons the *Plan* will **not** be changed:

- C An entire chapter, E2: Government Cooperation, already exists on this topic.
- C The specifics, such as those contained in this submission, are to be determined through the process outlined in E2. 1.2. (p. 19).

Encourage Utilization of Present Industrial Park Space and Brownfield Sites, D2., p. 6, Column 1, 2nd Full Paragraph. Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-4):

“A portion of the paragraph reads; *Creation of visually light industrial parks near urban centers (our emphasis) and limit the impact of heavy industrial on the rural character of the county.*

We suggest the phrase *near urban centers* be changed to read; *within urban centers*. Urban centers, such as City of Cadillac, offer industrial sites with a full range of infrastructure facilities, properly designed truck circulation routes, various financing tools and incentives, industrial zoning, a Brownfield Redevelopment program, and the like.

At a minimum, the plan should encourage the utilization of currently available industrial park space and brownfield sites, as opposed to new greenfield locations.”

Response: For the following reasons the *Plan* will be changed:

- C The *Plan's* Future Land Use Map established urban growth areas around Cadillac, Manton, Mesick, Buckley and Harrietta (*Plan* p. 24, 28, 29-30, 34, 35-36, and 39-42).
- C The proposed change is consistent with the intent of Chapter F1: Future Land Use Map and Chapter F2: Industry.
- C This section of the plan is a summary, so any change should occur both here and that part of the plan that is being summarized.

Page 6, column 1, second full paragraph is changed to read “Wexford County has certain areas designated for existing and future industrial development with the following goals: Creation of visually appealing light industrial parks ~~near in~~ urban centers growth areas and limit the impact of heavy industry on the rural character of the county.”

Objective F1., 1.1. (p. 22) is changed to read: “1.1. Encourage economic growth and development in or near existing urban ~~centers and~~ growth areas served by existing infrastructure.”

Objective F1., 1.2. (p. 22) is changed to read: “1.2. Encourage cluster developments in urban growth areas.”

Goal F2., 1. (p. 43) is changed to read: “1. The creation of visually appealing light industrial parks in ~~or near~~ urban centers growth areas.”

Implication that County Plan Rules, D4., p. 12, Column 1, 1st Full Paragraph. Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-5):

“A portion of the paragraph reads; *In its review, the Commission's primary job is to insure the other plan is in compliance with this plan.* The “other plan” referring to the plans of other governmental units or agencies, including cities such as Cadillac. This language implies that the County Plan has some level of precedence over that of the Cadillac Master Plan, or that the County Plan “rules,” so to speak, on matters of growth and development.

In a later paragraph (paragraph 5), it is mentioned that the County Planning Act specifically states that for the

development of an incorporated area, the County Plan shall not be recognized as the official plan or part of the official plan for that area unless adopted by the municipality. For example, the City of Cadillac would have to adopt the County Plan if they wish said plan to be recognized as the city’s official plan or part of the city’s official plan.

The City of Cadillac has an adopted Master Plan, as prepared by the Cadillac Planning Board. In fact, the city has a long history of master planning. The City Plan is regularly employed in the examination of zone district amendments, land development issues, and other community development matters. Also, as a point of information, the preliminary draft of the County Master Plan was reviewed by the City Planning Board and, where appropriate, the recommendations of that instrument were used in formulating the goals and objectives of the City’s plans.

We recommend the above review language be clarified regarding the role/relationship of county and city plans. Or, possibly move or combine the paragraph referencing city adoption (paragraph 5, page 12) with that of the first paragraph to help clarify the relationship of the planning instruments.”

Response: For the following reasons the *Plan* will be changed:

- C The Municipal (city and village) Planning Act (M.C.L. 125.37b(5) & (6)) and the Township Planning Act (M.C.L. 125.327B(5) & (6)) reads:
 - (5) Not less than 75 days or more than 95 days after the date the proposed plan was submitted to the county planning commission or the county board of commissioners under subsection (3), the county planning commission or the county board of commissioners, respectively, shall submit to the municipal planning commission its comments on the proposed plan. The comments shall include, but need not be limited to, both of the following, as applicable:
 - (a) A statement whether the county planning commission or county board of commissioners, after considering any comments received under subsection (4), considers the proposed plan to be inconsistent with the plan of any city, village, township, or region described in subsection (3)(a) or (b).
 - (b) If the county has a county plan, a statement whether the county planning commission considers the proposed plan to be inconsistent with the county plan.
 - (6) The statements provided for in subsection (5)(a) and (b) are advisory only.
- C The “Best Planning Practices” guidelines published by the Michigan Society of Planning reads:
 - “the following standard ... would have required “consistency” ... with adopted plans ...:
 - (d) *The proposed plan shall be consistent. A proposed plan is consistent if both of the following apply:*
 - (i) *The goals, policies, and program of implementation for each element of the plan would further, or at least not interfere with, the goals, policy, and program of implementation of other elements of the same plan.*
 - (ii) *The goals, policy, and program of implementation of the plan and each element thereof would further, or at*

least not interfere with, the goals, policy, and program of implementation of a plan of the reviewing entity adopted under this act or under an enabling act in effect at the time of adoption of the reviewing entity's plan. Circumstances that violate the requirements of this subparagraph include, but are not limited to, all of the following:

(A) If the jurisdictional area of the reviewing planning commission and the jurisdictional area of the proposing planning commission are contiguous, land use intensity, land use density, or capital facilities in the jurisdictional area of the proposing planning commission and near the common border are incompatible with or would conflict with land use intensity, land use density, or capital facilities in the jurisdictional area of the reviewing planning commission and near the common border.

(B) If the reviewing entity is the planning commission of a local unit or a regional planning commission, the proposed plan would create 1 or more specific, verifiable threats to the health or safety of individuals within the local unit or region.

(C) If the reviewing entity is the planning commission of a local unit or a regional planning commission, cumulative effects of the proposed plan or element are likely to reduce the existing or planned quality of life in the proposed local unit or region in reasonably identifiable and verifiable ways."

By analogy, a plan is "inconsistent" if it is not "consistent" as described above."

- C Michigan State University Extension (2001 Planning and Zoning Amendments training outline item number 6.F.7. (page 14)) recommended procedure for a community to review submissions/comments about its proposed plan, and response to those submissions are:

"7. ...These comments should be reviewed with great care. For each comment made, one of two things should be done:

- a. Respond by changing the draft plan to address the concern in the comment.
- b. Respond by listing your planning commissions facts and reasons why the concern raised is not valid. You will want your facts and reasons to present a preponderance of information to support your position. If that is not the case reconsider changing the draft plan.
- c. Remember the comments received are advisory only – but do not dismiss them lightly. Coordination and cooperation is still the goal."

- C (Incidentally, the converse is also true when a city, village, or township is conducting a review of a county plan (M.C.L. 125.104c(3) & (4)), hence this presentation of comments and response on the *Wexford County Comprehensive Plan*.)

The paragraph is re-written as follows: "This *Plan* is the document which is used for purposes of the Commission reviewing township zoning.²⁴ This *Plan* is the document which is used for purposes of the Commission reviewing township; village; city; adjacent county, township city, village; state; and federal agency

²⁴ Pursuant to section 10 of P.A. 184 of 1943, as amended, (being Township Rural Zoning Act, M.C.L. 125.280.)

plans²⁵. In its review, the Commission's primary job is to insure the other plan is ~~in compliance~~ consistent, and not inconsistent, with this *Plan* and adjacent county, township, city, and village plans. The review of a plan is advisory, with coordination being the statutory and this *Plan's* goal. In the case of a township zoning ordinance, Commission review is required prior to adoption by the township. However, a township zoning ordinance shall be based upon a plan.²⁶ In the absence of a township plan, it is intended this *Plan* shall be the plan for those unincorporated area(s).

County Wide Goals, E1., p. 14-17. Stephen Cunningham/Boon Township Supervisor (Exhibit M-2):

"We fully support the countywide goals described here."

Response: Thank you.

County Wide Goals, E1., Principle #5, p. 15. Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit (K-6):

"These pages reflect edification of the nine fundamental plan principles. They focus heavily on the preservation of the county's natural features and character and the need to contain the continued decentralization (sprawl) of various development types.

Principle Number 5 references the focusing of commercial, industrial, and medium density residential uses in or adjacent to existing cities and villages and within areas designated as urban services areas. We recommend that Principle Number 5 include language encouraging the full development, or as necessary the redevelopment, of existing and planned industrial park space, brownfield sites, existing commercial buildings and sites, and existing residential in-fill sites, existing commercial buildings and sites, and existing residential in-fill sites, as opposed to new greenfield locations. Goal 2, page 16, appears to offer these recommendations. Why not reinforce the goal as a component of a principle?

Response: For the following reasons the *Plan* will be changed:

- C Elsewhere in the *Plan* (E1., 2. (p. 16)) the concepts of full development and re-development are offered.
- C Business retention, recruitment and brownfield redevelopment is important to the area (*Fact Book* p. 241-243.

²⁵ Pursuant to section 7b of P.A. 168 of 1959, as amended, (being Township Planning act, M.C.L. 125.327b); section 4c of P.A. 282 of 1945, as amended (being the County Planning Act, M.C.L. 125.104c); and section 7b of P.A. 285 of 1931, as amended, (being the Municipal Planning Act [villages, cities and townships that started planning prior to 1959], M.C.L. 125.37b).

²⁶ Section 3 of P.A. 184 of 1943, as amended, (being the Township Rural Zoning Act, M.C.L. 125.273).

C Growth in industrial development is supported by county residents (*Fact Book* p. 244).

The following is added at the end of Principle #5 (p. 15):
 "...Also inside the urban growth areas there should be encouragement of the full development, or as necessary the redevelopment, of existing and planned industrial park space, brownfield sites, existing commercial buildings and sites, and existing residential in-fill sites, existing commercial buildings and sites, and existing residential in-fill sites, as opposed to new greenfield locations.

County Wide Goals, E1., p. 14-17. Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit (K-6):

"These pages reflect edification of the nine fundamental plan principles. They focus heavily on the preservation of the county's natural features and character and the need to contain the continued decentralization (sprawl) of various development types....

...Additionally, we would recommend clarification regarding industrial development from the standpoint that it is the retention and recruitment of quality industrial facilities, not just the scenic character of the county, which contribute to much of our county's jobs and population. We believe it would be reasonable to list retention and recruitment of quality industrial facilities as a County Wide Goal, due to its importance."

Response: For the following reasons the *Plan* will be changed:

C Business retention, recruitment and brownfield redevelopment is important to the area (*Fact Book* p. 241-243).

C Growth in industrial development is supported by county residents (*Fact Book* p. 244).

The following is goal is added (p. 17): "5. Creation of more economic base jobs in Wexford County."

The following objective is added (p. 17): "5.1. Retain the active program of base job business retention and recruitment in the county."

The following policy/strategy/method is added (p. 17): "5.1.1. Utilize state brownfield tax incentives, other tax incentives, and other business retention and recruitment programs."

Urban Growth Area, F1., 1. (p. 22). Stephen Cunningham/Boon Township Supervisor (Exhibit M-3):

"The goals, objectives and policies suggested here are excellent concepts that are key to the countywide goals described in Chapter E1, especially the concept of an Urban Growth Area. This is a proven tool for managing growth. It will provide for the most efficient use of our resources (tax dollars, landbase, transportation routes, school bussing, etc) as we continue to grow in numbers."

Urban Growth Area Boundary, F1, 1. (p. 22). Dennis Anderson/Clam Lake Township Supervisor (Exhibit H-2):

"In general Urban Growth Area aka Urban Growth Boundary may be a good concept. Our board feels that this is too constrictive and could stunt the progress and

growth of Clam Lake and the surround townships."

Response: For the following reasons the *Plan* will **not** be changed:

C An "Urban Growth Area" and an "Urban Growth Boundary" are **not** the same thing. In the *Plan* care was taken to use the term "Urban Growth Area" as a generic non-specific term to refer to the urban boundaries shown on the Future Land Use Map (p24, 28, 29-30, 34, 35-36, and 39-42). The intent was to make sure it was not specific concepts outlined previously in the Cadillac Area (Midland's Urban Growth Boundary) nor other specific programs (Urban Growth Limit, Urban Greenbelts, etc.)

C What an "Urban Growth Area" will be for Wexford County does not have details worked out yet. This is because the details and program beyond what is outlined in the *Plan* (chapter F10), if any, should be worked out with an out-of-state facilitator as outlined in E2., 1.2.1.

C Urban Growth Area concept has received public support with comments received during this *Plan's* 65 day government review period.

C 89.8% of residents in Wexford County support better coordination of planning and zoning (*Fact Book* p. 331).

C Currently, in Wexford County, 3.82 square miles of land zoned as commercial or office (*Plan* K2., p. 96).

C Currently, in Wexford County, 2.1 square miles of land is actually used for commercial or office land uses (*Plan* K2., p. 96).

C Projected additional need for commercial land in Wexford County is 18.7 to 61.2 acres by 2010, and 37.3 to 117.5 acres by 2020 – not including external/regional shopping needs (*Fact Book*, p. 195).

C The proposed *Plan* provides for 5.08 square miles of land as commercial and office, and an additional 4.31 square miles as "transition" which may become residential, commercial, office, or industrial (*Plan* K2., p. 96). The *Plan* provides for more than adequate commercial/office area.

C If one provides too little area for commercial development, the consequences are:

C Not enough opportunity for small business.

C High rents.

C Unmet market demand

C Market leakage

C Shopping preferences begin to change

C Residents will have to drive farther for shopping

C Loss of commercial tax base because of lost opportunities

C If planning and zoning provides **too much** commercial development, the consequences are:

C Strip, sprawled development, linear forms

C Vacancies

C Undervalued commercial properties

C Less attractive commercial development

C Unprofitable businesses

C Loss of commercial tax base because of declining property values.

C The symptoms listed under **"too much"** commercial appear to be more prevalent in the greater Cadillac area at this time.

C The balance between too little and **too much** is important to maintain, the "transition" concept provides that flexibility. Defining that need is done, ideally, through Market Analysis (not part of this *Plan* or *Fact Book*).

C A commercial Market Analysis was done for the Manton area (by the Four-Corners Group) what was used to reflect the appropriate amount of commercial, transition, and in part the Urban Growth Area around Manton shown in the Future Land Use Map.

Language Too Generic, F1., 3.1.1. (p. 22). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-7):

“Transitional [buffer] zoning is not fully practical for mature urban centers such as Cadillac. Much of the city’s central core exhibits a “New Urbanism” character in which a variety of uses are either mixed in or in very close proximity. To a large degree, this character is desired and fostered. Similarly, there is mention of “mitigating all negative influences” for industrial and commercial development before allowing a project to proceed. This language is too generic and probably not attainable.

Also under 3.1.1., consider additional language such as:

Zoning ordinances should include comprehensive site design standards to mitigate conflicts between land uses and zoning districts.”

Response: For the following reasons the *Plan* will be changed:

- C “Transitional”, as used in the *Plan* refers to Future Land Use Map areas (see chapter F10, p. 62-63.)
- C “Buffer”, refers to the need to have some form of insolation or barrier between two differing land uses.

Add to F1., 3.1.1. which reads: “. . . or Zoning ordinances should include site design standards to mitigate conflicts between land uses and zoning districts.”

Should be “Eliminate”, F1., 1.2.1., (p. 22). Stephen Cunningham/Boon Township Supervisor (Exhibit M-4):

“The word “discourage” should be changed to “eliminate”. Strip zoning districts convert transportation corridors to destinations, creating congestion. In addition, strip-zoning districts encourage development away from the urban core where services are available. Allowing strip-zoning districts is not consistent with goal #5 of the Plan and should be eliminated in future zoning.”

Response: See the response to the general comment on page 110.

Should be “Require”, F1., 2.1.1., (p. 22). Stephen Cunningham/Boon Township Supervisor (Exhibit M-5):

“The word “request” should be changed to “require”. Once a countywide trail plan has been established, the only way those trails (snowmobile, ski, bike, etc.) will become a reality is to require developers to dedicate easements. This section should also be made consistent with Chapters J1 and J2 policy 1.1.2.”

Response: For the following reasons the *Plan* will **not** be changed:

- C Under United States property rights law, one can not require a developer to provide a right-of-way or easement that is not directly linked in purpose and function to the specific development at hand, unless the government chooses to go to condemnation proceedings and pays the landowner for the value of the property. (The court case establishing this

principle was right on point; where the City of Portland, Oregon, was trying to require an easement for a bike trail as a part of the development requirements.)

- C Under Michigan case law, one can not require a developer to provide off-site improvements.
- C When a developer is required to provide an improvement, or property, that only partly benefits or is tied to the developer’s development, then a proper *nexus* is required, where the developer is only required to pay the share of the cost which is proportionate to his development’s direct benefit.
- C There is nothing to stop a developer who wishes to volunteer to provide off-site improvements or to provide property, easement, or right-of-way to a government.
- C The use of the word “require” is avoided, and the use of the word “request” is more prudent.

Future Land Use Map(s) (p. 24-42).

Change map to commercial (p. 24 and 42). James D. Thompson (Exhibit G-1):

“I am writing about the proposed zoning Change of the Front 300’ of my property from Resort/Residential to residential. The property is “that part of the N ½ of NE¼ of SE¼ Lying W of (old) Hwy US-131, Set 9, T21N R9W” containing 13 acres. [northwest corner of B.R US-131 and Mackinaw Trail.]

When I acquired this property in 1953 it was a quiet rural area with very little development. Now 131 is all commercial development except Mary Reamers place. Mackinaw trail has more commercial development than residential. From my property all I can see is commercial buildings.

With the increase in traffic from the middle school and traffic using Mackinaw Trail as a shortcut to M-115 South the noise level has increased a lot. We have to keep our windows closed to hear the television, which isn’t a good selling point for residential development.

Over the past 50 years I have had many inquires about this property for commercial use but not residential.

I would hope as a minimum the zoning would be Resort/Residential for the entire property but a more realistic zoning would be commercial like everything I see across the road and up and down 131. I think both sides of Mackinaw trail should be zoned the same near 131.”

Response: For the following reasons the *Plan* will be changed:

- C The *Plan*, as written, follows the Clam Lake Township Downtown Development Authority plan and proposal for zoning the area. That plan calls for the property being “residential”.

However, shifting the property to “Resort” makes sense because it is adjacent to “Resort” associated with McGuire’s property and eliminates a small spot of “residential.” The future land use map will be changed to reflect this change.

**Future Land Use Map(s) (p. 24-42).
Agricultural-Forest Mapped Area: F1., (p. 24 & 35-37).
Mary Kay St. John, Secretary, Norman Township
Planning Commission (Exhibit N-5):**

“Do the small area “Agricultural-Forest Production” areas shown on the map in section 31 and 32 of Slagle and section 8 and 17 of South Branch really merit Agricultural preservation? Norman Township has similar soil regimes as that part of Wexford County. Soil survey data found only a small area with Norman Township with better farm soils. However the area was not large enough to create a critical mass of agricultural activity within a definable service area to support various agriculture-dependant businesses and services to warrant the additional regulation and property owner burden of having agriculture preservation regulations. By allowing, without restriction agriculture and farming in rural areas such farms can continue (Norman 12C.3, p.148 and Manistee Vol. I.B5. Policy 8., p. 45).”

Response: For the following reasons the *Plan* will **not** be changed:

- C The small areas shown are a result of a natural feature analysis done by use of Geographic Information System technology, highlighting areas which were:
 - C prime farm land soils,
 - C prime forest land soils, and prime forest land rated areas
 - C When these areas were less than 40 acres in size were not shown.
 - C When these areas overlapped areas shown as residential, special and unique, office service, resort, commercial, or industrial, then they were not shown.
 - C boundaries of areas shown were snapped to the nearest section, quarter, or sixteenth public land survey lines; natural features; roads; or parcel boundaries.
- C The result was reviewed by the Map Subcommittee of the Plan Committee of the Wexford County Planning Commission. The issue raised in the submission was raised and discussed at length by the subcommittee, deciding to retain and show areas larger than 40 acres in size.

**Future Land Use Map(s) (p. 24-42).
Cherry Grove Land Use Map Error, F1., (p. 41). Margo
Stratton/Cherry Grove Planning Committee (Exhibit L-1):**

“The area around Camp Torenta is dark black. This appears to be an error. Within our township, your map proposes to limit the amount of “Resort” classification from what it was previously. We strongly support your proposed change.”

Response: The submission is correct. The reproduction of the maps (pages 27-42) are in error. The [corrected] color map should be assumed to be correct. The area around Camp Torenta should be shown as “residential”.

**Future Land Use Map(s) (p. 24-42).
Grandfathering Current Industrial Operations, F1., (p. 24
& 42). Dennis Anderson/Clam Lake Supervisor (Exhibit
H-4):**

“We would like to see the industrial sites in Clam Lake zoned as commercial. The current operations could then be grandfathered in as a nonconforming use for this area.”

Response: For the following reasons the *Plan* will be changed:

- C Whether a pre-existing legal land use is non-conforming or not does not depend how land is zoned (Court cases establishing this principle are too numerous to list here).
- C A nonconformity has rights to limited expansion, renewal, replacement, and continuation (Court cases establishing this principle are too numerous to list here).
- C Under Wexford zoning a nonconformity exists, with the same rights to limited expansion, renewal, replacement, and continuation regardless which zoning classification it is in.
- C Creating commercial districts at each point where an industrial land use currently exists does not bestow any additional status on the nonconformity under Wexford zoning.
- C There is a small spot of industrial, surrounded by all “commercial” in section 21 of Clam Lake Township, near interchange #176.

The Future Land Use Map should be changed to remove the “industrial” area, changing it to “commercial”.

**Future Land Use Map(s) (p. 24-42).
Impede Commercial Development, F1., (p. 24 & 42).
Dennis Anderson, Clam Lake Township Supervisor
(Exhibit H-3):**

“Without question these areas should develop commercially The board also feels that there should be a commercial corridor along the both sides of M-115 from Sunnyside Drive to 44 Road.”

Response: For the following reasons the *Plan* will be changed:

- C The north half of the south half of section 7, Clam Lake Township, along M-115 is currently “commercial” on the Future Land Use Map.
- C The south half of the south half section 7 and the northeast quarter of the northeast quarter of section 18, Clam Lake Township, along M-115 is currently “transition” on the Future Land Use Map.
- C The *Plan* is trying to avoid strip development.
- C Currently the zoning in the area is “Commercial” from Sunnyside to S. 39 Road on both sides of M-115.
- C Down-zoning is not desired in this instance, where the *Plan* would call for transition back to commercial in the future anyway.

The Future Land Use Map should be changed to “Commercial” from Sunnyside to S. 39 Road to reflect current zoning.

**Future Land Use Map(s) (p. 24-42).
Commercial Zoning, F1., (p. 24 & 42). Mike
Flint/Thomas Flint & Son (Exhibit E-1):**

“My name is Mike Flint and I own property on M-115 and 41 Road which I would consider in the future to be commercial property. The property now is under F & J Inc,

we would like for you to consider this 27 acres to be in the master plan for Wexford city. Across from this property on the east side is a Mobile gas station, on the south side is the Eldorado golf course, on the south east side is a business complex. Obviously this property is not for heavy commercial use, only for light commercial use.

I have talked to Mike Solomon and he agree's that this property should be zoned commercial. I will enclose a map of the property so you can see what it looks like.

I would appreciate hearing from you on this matter. I can be reached at xxxxxxxx Cadillac, MI 49601 or you can call me at 231xxx-xxxx. Or I can stop by and talk to you on this matter which would be better." (Copy of survey attached, see exhibit E-1)"

- Response: For the following reasons the *Plan* will be changed:
- C The Future Land Use Map shows the area as "Transition."
 - C Current zoning is residential along M-115 and Agriculture-Residential for the rest of the property.
 - C The landowner already requested the zoning on his property be changed; the County Planning Commission recommended the change occur, the Wexford County Board did not adopt the zoning amendment.
 - C It is adjacent to other commercial uses.
 - C There are wetlands on the property.
 - C The area is next to, but outside of, the Clam Lake Township Downtown Development Authority.
- The Commission feels the Future Land Use Map should show this area as "Commercial."

**Future Land Use Map(s) (p. 24-42).
Impede Commercial Development, F1., (p. 24 & 42).
Dennis Anderson, Clam Lake Township Supervisor
(Exhibit H-3):**

"Clam Lake Township is in a unique situation with a 2½ of the 4 highway interchanges in the Cadillac area within its boundary. Without question these areas should develop commercially. We feel the proposed map would impede this development.

**Future Land Use Map(s) (p. 24-42).
Commercial Zoning, F1., (p. 24 & 42). James
Houston/Clam Lake Township Trustee (Exhibit A-1):**

"The Cadillac area has an unprecedented rate of growth.

A hundred years ago there were houses where the Weidner Motor Sales now stands. Fifty years ago nice homes lined Mitchell Street from River Street to 13th Street. This was also true on South Mitchell Street from Stimson Street to Granite Street. Have people and their homes been displaced? Yes, without question. Today there is more traffic on M-55 east than there was on North Mitchell Street 30 years ago. Even 25 years ago Cadillac was the destination point for 80,000 shoppers.

Today Clam Lake Township has become a very fortunate and enviable location.

There are lakes and 100's of acres of scenic, rolling hills ideal for residential development. These residents blend well into the agricultural areas of the township.

The land along 3 major highways and 2 interchanges is ideal for commercial developments. All these developments are served by a network of improved roads.

The present commercial DDA District on the south is developing very well. The current restrictions as well as the additional setbacks, green belts, landscaping etc now being considered are all very desirable.

As the area continues to grow and expand it becomes necessary to reevaluate land uses and rezone. We now must take into consideration the possibilities of a new commercial area. This is a 70 plus acre parcel of land south of M-55 and adjacent to the east US-131 interchange. Rezoning and incorporating the beautification restrictions now imposed on our south commercial district, Clam Lake Township has the opportunity to furnish a second beautiful entrance into the City of Cadillac.

It should be noted that commencing a Carmel Street, M-55 east supports some residents, but the growth in recent years seems to lean more to churches, a doctors office, "assisted living" home and "cottage" businesses (beauty shop, antique shop). This plus the fact that the traffic count is now over 10,000 vehicles per day, new home construction on the M-55 corridor is no longer desirable.

With the new US-131 bypass and the three new interchanges it is inevitable these areas will develop commercially. It is highly recommended that this zoning change be granted."

- Response: For the following reasons the *Plan* will **not** be changed:
- C The City of Cadillac zones the area to the west of this interchange (#180) as residential with light office as possible land uses.
 - C Haring Charter Township zones the area to the north of this interchange (#180) as agricultural-residential.
 - C Current Wexford zoning is residential and agricultural-residential.
 - C The Clam Lake Downtown Development Authority (DDA) land use plan, and report to the county planning commission concerning zoning of the DDA area advocates interchange #177 become the main commercial gateway to the Cadillac area, and interchange #180 not be commercial, endorsing the *Cadillac Ara Corridor Study*. (III.B., and IV, p. 1-2 in the "Summary" and IV., p. 19-20 of *recommended Zoning for the Clam Lake Downtown Development District* draft #5, July 9, 2001).
 - C Several times though the process of developing this *Plan* DDA members expressed concern the entire content of the DDA Recommendations became a part of this *Plan* (see F11., 1.3.6., p. 65; F4., 1.1.1., p. 47; K2, p. 93).
 - C *Cadillac Area Corridor Study* (unpublished) recommendations call for not having commercial development at the M-55/U.S.-131 interchange (#180).
 - C Past re-zoning requests in this area, before the County Planning Commission, have produced a large number or vocal residents in the area expressing their desire not to see the area zoned commercial.
 - C The County Planning Commission is willing to work toward a

coordinated planning approach with Cadillac, Haring and Clam Lake Townships pursuant to E2., 1.2.1. (P. 19) of the *Plan*.

Definitions Needed to Differentiate Types of Industrial, F2., (p. 43). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-8):

“With some exception, it is becoming more difficult to differentiate between industries classified as light and heavy. Local zoning, state and federal environmental regulations, state and federal work place regulations, and other such controlling factors have blurred the line between the two industrial categories. Perhaps, the plan should provide some level of definition in which the two industrial types are described.”

Definition of Heavy Industrial, F2., (p. 43). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-12):

“As previously mentioned, it would be helpful to provide guidance on the county’s definition of heavy industrial. Additionally, uses allowed (upon review and approval) under special conditions, or as regulated by the State of Michigan should include mining, drilling (oil, gas, water), and forest products (tub grinder, mulching). Issues for this topic should include buffering industrial uses from residential.”

Response: For the following reasons the *Plan* will be changed:

- C There is a definition of “light industrial” on page iv, Glossary, of the *Plan*. “Heavy Industry” is everything else.

Add to the Glossary (p. iv): **Heavy Industry means any manufacturing activity which is not defined in this *Plan* as “light industry”.**

Location of Industrial, F2., 1.1., 1.2., (p. 43). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-10):

“Light industrial parks should also be located on year-round truck routes. Many light industries depend on large trucks (semi-tractor trailers) for receiving and shipping. Limiting heavy industrial uses to urban areas will discourage mining, oil extraction and forest products industries.”

Response: For the following reasons the *Plan* will **not** be changed:

- C The *Plan* already says this in F2., 1.1.1. (p. 43).

Location of Industrial, F2., 1.1.2., (p. 43). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-9):

“Further, while we agree that most types of industrial development should be properly located in industrial parks

and areas capable of offering the level of infrastructure and support services needed, it may be appropriate to place some forms of industrial activity in more rural settings. Examples include: sawmills, mineral extraction and processing operations, tree farm production operations, certain agricultural/food processing and/or food packaging operations, commercial greenhouse (wholesale) operations, etc.”

Response: For the following reasons the *Plan* will, in part be changed, and in part, **not** be changed:

- C The plan already lists mining as a possible special use and Agriculture, Forestry, Fishing and Hunting operations and production as a permitted use in Rural Residential (p. 51) and in Agricultural-Forest Production (p. 53).
- C The current county zoning includes sawmills and some mineral and timber processing as a permitted or special use in rural areas of the county.

The following is added to the list of possible special uses in Chapter F7: Rural Residential (p. 51): “P Mineral and timber processing, including sawmills.”

Also the following is added to the list of possible special uses in Chapter F8: Agricultural-Forest Production (p. 53): “P Mineral and timber processing, including sawmills”.

Excessive Open Space, F2., 1.1.2., (p. 43). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-11):

“This item calls for a minimum of 50% open space in light industrial park districts, based on developable area. This amount of open space is excessive. One of the goals of many industrial parks is to maximize the use of land in order to concentrate industry into a limited number of geographic locations. However, in doing so, this does not mean that site quality or site attractiveness must be sacrificed.

The visual concerns associated with most industrial parks do not relate to the park’s interior. Rather, they pertain to (public) views of the park from locations outside the boundaries of the park. Instead of recommending a minimum of 50% open space, which may or may not accomplish the intended purpose, it may be more appropriate to stress the importance of designing industrial park settings such that the visual quality of parks, as viewed by the public from off-site, present attractive, high quality, visual images pursuant to landscaping, signage, building quality, and the like. We believe the award-winning James E. Potvin Industrial Park is a clear example of this type of planning.

Also, as with 2.1.1., site plan review should be a requirement.”

Response: For the following reasons the *Plan* will be changed:

- C The 50% open space figure was from the County Zoning Act (M.C.L. 125.216h(1)) which applies to residential development only. The same percentage should not carry over to industrial development.

Change F2., 1.1.2., to read: “Encourage cluster

development in light industrial districts with a ~~minimum 50%~~ open space requirement (based on developable area)".

Commercial Signs, F3., 3.1., 3.1.1., (p. 45). Stephen Cunningham/Boon Township Supervisor (Exhibit M-6):

"We fully support all efforts to reduce the number, size, and intrusiveness of signage. The lighting of billboards (reduce, shield, or eliminate it) should also be addressed."

Response: Thank you. For the following reasons the *Plan* will be changed:

C Billboard regulation falls under the jurisdiction of township, city, and villages. County jurisdiction is limited.

Add a F3., 3.1.3., (p. 46) which reads: "Townships, cities, and villages adopt uniform billboard regulations concerning size, lighting, design, following a county model developed by the Wexford County Planning Department."

City of Cadillac's Central Business District, F3., (p. 45). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-13):

"This chapter offers no focus or discussion regarding Cadillac's core downtown (Central Business District). Yet, the CBD (city) which is also the seat of county government, is an extremely important commercial sector pursuant to the county's tourism base. In developing Cadillac's Master Plan and related planning studies, we had opportunity to interview a number of regional resort owners, managers, and guests regarding the relationship of the city's downtown to tourism. Almost unanimously, we found that guests visiting area resorts considered the city's downtown as the "other" most important feature pursuant to their enjoyment of stays in Wexford County. One major resort owner commented that the city's "quaint and vibrant" downtown is very important, possibly critical, to the attraction of many of his guests.

We recommend the County Plan convey the importance of maintaining the economic health of the City's downtown and its relationship to the local economy and tourism."

Response: For the following reasons the *Plan* will be changed:

C The same points brought up in the submission also applies to Manton, Buckley, and Mesick.

C These locations are pointed out in the *Fact Book* (p. 239) as "convenience shopping" economic centers, with Cadillac as a "specialty compete shopping" center.

C The point made in the submission is valid.

Add a goal F3., 4. which reads: Have vital, vibrant downtown city and village commercial areas.

Add a goal F3., 4.1. which reads: Retain, enhance, or improve downtown city and village commercial areas.

Add a goal F3., 4.1.1. which reads: Use tax incentives provided by downtown development authority to revitalize city and village downtowns, and make a part of this *Plan*, by this reference, downtown development plans which have been adopted in Wexford County.

Add DDA plans to the list of documents made a part of this *Plan* in appendix K6 (p. 113).

Commercial Garlett's Corner, F3., 2., and F3., 2.1.1., (p. 45). Mary Kay St. John/Secretary, Norman Township Planning Commission (Exhibit N-2):

"For purposes of Garlett's Corner the only strategy which appears to apply is Policy F5.2.1.1. The commercial activities as "regional (multi-county) shopping centers, big box retail outlets, large restaurants, etc. does not appear appropriate, and certainly not in keeping with a rural intersection. The *Wexford* plan includes commercial for industrial buffer (*Wexford* Goal F5.1), and heavy commercial activities (*Wexford* Goal F5.2), but no consideration for a neighborhood rural community commercial cluster, or mixed commercial-residential/walkable community concept. To do so would be consistent with *Norman* Plan p.148-149 and the *Manistee* Vol. I chapter B3.

Response: For the following reasons the *Plan* will be changed:

C The same points brought up in the submission also applies to Garlett's Corner (M-55 and M-37), Jack's Corner/Cross Roads Corner (M-37 and W. 30 Road (Coates Highway)), E 34 Road (Boon Road) and M-115, Miner's (N 3½ Road and North Hodenpyl Road), and Boon.

C Most of these locations are pointed out in the *Fact Book* (p. 239) as "hamlet" economic centers.

C The point made in the submission is valid.

Add a goal F3., 1a. (and renumber the remaining) which reads: Have rural commercial neighborhood retail and service locations.

Add an objective F3., 1a.1. (and renumber the remaining) which reads: To have rural areas of the county with relatively close geographic access to basic retail and service needs, at an economic service level which is less than what is found in a town or urban growth area.

Add a strategy F3., 1a.1.1. (and renumber the remaining) which reads: Provide rural commercial centers as shown on the Future Land Use Plan.

City of Cadillac's Urban Area, F4., (p. 47). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-14):

"Similar to the comments under Number 10 (F3 4.1.1 p.43), we believe the plan should refer to the City of Cadillac (Cadillac Urban Area) as the area's regional office center and county seat."

Response: For the following reasons the *Plan* will be changed:

C The Cadillac area is the center of service and office economic activity in Wexford County (*Fact Book*, p. 230-234, and 239.)

Add to the first "Issues" (p. 47) bullet point, so it reads: "The economy of Wexford County is anticipated to grow in the higher-tech types of businesses in the Cadillac area which require office space."

Add a new bullet to the same list which reads: "Cadillac urban growth area is the center of the region's office service activity."

Lake Mitchell Zoning, F6., (p. 50). Tom and Diane Jobson, Cadillac (Exhibit D-1):

“Please add our names to the list of people who support residential zoning for Lake Mitchell.”

Response: Thank you.

Opposition to Terminology, F6., 2.1.1., (p. 50). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-2&3):

“We are opposed to short term rentals because it corrupts the neighborhood atmosphere.”

“Add *“A conservative approach will be used regarding short term rentals.”*”

Response: For the following reasons the *Plan* will be changed:

- C The county's corporate counsel advises the county may not have any control over regulation of short-term rentals.
- C Circuit court rulings in other counties indicate the county does have such control through zoning, but none of the cases have been heard on appeal yet.
- C This is an issue which must be researched.

Add a F6., 2.1.2. (p. 50) which reads: “The issue of short term rentals of dwellings in residential districts is a concern that should be the focus of Planning Commission research to identify jurisdiction and a solution. Evaluate the issue of short term rental of residences.”

Need to be More Specific, F6., (p. 50). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-15):

“The residential chapter addresses housing in a general nature. There is no reference to senior housing, low income housing, housing to accommodate residents with special needs, etc. Does/should the County Plan address these housing needs?”

Response: For the following reasons the *Plan* will be changed:

- C The *Plan* does not address housing issues concerning low income, residents with special needs, etc.
- C The Community Asset & Needs Assessment (C.A.N.A.) Affordable Housing Action Team work is on-going which may result in identifying further modification to this *Plan* when their effort is done.

Add another bullet point to “Issues” (p. 50) which reads: “Senior housing, low to moderate income affordable housing, housing to accommodate people with special needs, and homeless.”

Special Use -vs- Permitted by Right, F6., Column 2, 1st Paragraph, (p. 50). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-16):

“This item recommends that home occupations be handled as special land uses. In many instances, modern

zoning ordinance have eliminated the special use requirement for non-intrusive home occupations. Home occupations that do not result in external (beyond the lot line) environmental or visual impacts and which do not pose a threat to the health, safety, and welfare of surrounding properties are often given a “permitted by right” status.”

Response: For the following reasons the *Plan* will **not** be changed:

- C The issue brought up in the submission was considered by the respective subcommittee, Plan Committee, and Planning Commission.
- C Concern focused on enforcement.
- C In past special use permits for home occupations residents are vocal with concerns, which allow for those issues to be handled on a case-by-case basis through the special use process.
- C Concern focuses on the difficulty to draw the line between intrusive and non-intrusive home occupations. This is best dealt with on a case-by-case basis using the special use permit process.

Residential Too Restrictive, F6., 1.1.1., (p. 50), Dennis Anderson/Supervisor Clam Lake Township (Exhibit H-5):

“The board feels that this is too restrictive and could limit subdivisions from developing within our township. Our area is ideally suited for subdivisions. This provides needed housing for the greater Cadillac area.”

Response: For the following reasons the *Plan* will **not** be changed:

- C The statement is only about “urban residential districts,” and does not apply to all “residential” nor “rural residential” areas.

Limit Areas Served by Water/Sewer Systems, F6., 1.1.1., (p. 50). Stephen Cunningham/Boon Township Supervisor (Exhibit M-7):

“This is a very good, important policy and should be implemented in concert with the Urban Growth Areas described in Chapter F1, Goal 1.”

Response: Thank you.

Home Occupations, F6., 2.1.1., (p. 50). Stephen Cunningham/Boon Township Supervisor (Exhibit M-8):

“Site Plan Review is mentioned here and throughout the Plan. This is a very good and useful tool and should be used in large residential, all commercial, and industrial developments.”

Response: Thank you.

Include Site Condominium Regulations, F6. 2.1.1., (p. 50). Stephen Cunningham/Boon Township Supervisor (Exhibit M-9):

“The committee recommended that site condominium regulations be included in local zoning ordinances. While this statement remains in Chapter F7 [2.1.3.], it has been removed from Chapter F6. This statement should be included in Chapter F6.”

Response: For the following reasons the *Plan* will be changed:
 C The submission makes a valid point.
 C Upon review it is found the concept should apply throughout the county, not just F7: Rural Residential.
 Delete F7., 2.1.3.
 Add to F11., 1.4.12½., (and renumber the remainder) so it reads: “1.4.12½. Include site condominium regulations in local zoning ordinances.”

Rural, F7. Column 1, Paragraph 3, (p. 51). Mary Kay St. John/Secretary, Norman Township Planning Commission (Exhibit N-3):

“Permitted, or “land uses found and commonly allowed” in rural residential is consistent with our plan (*Norman* 12C.3, p.148) and *Manistee’s* “Agriculture and Forestry and other land dependent industries, commercial or services should be encouraged” (*Manistee* Vol. I. B5. Policy 8., p.45).”

Response: Thank you.

Rural Home Occupations, Wexford, F7., 1.1.1., (p. 51). Mary Kay St. John/Secretary, Norman Township Planning Commission (Exhibit N-4):

“Requiring home occupations only by special use permits is inconsistent with *Norman* strategies to encourage home occupation as an important part of job creation in economically challenged rural areas (*Norman* 13A.5.2, p.149; *Manistee* Vol I. P. 43; and B5, Policy 8, p.45) Rural residential areas have large enough parcel sizes where buffering and insolation (coupled with zoning regulations requiring home occupations to be inside a residence with no external evidence (*Norman* Zoning §1082) should be (a) appropriate, and (b) a very effective means of job creation.”

Response: For the following reasons the *Plan* will **not** be changed:
 C The issue brought up in the submission was considered by the respective subcommittee, Plan Committee, and Planning Commission.
 C Concern focused on enforcement.
 C In past special use permits for home occupations residents are vocal with concerns, which allow for those issues to be handled on a case-by-case basis through the special use process.
 C Concern focuses on the difficulty to draw the line between intrusive and non-intrusive home occupations. This is best dealt with on a case-by-case basis using the special use

permit process.

Cluster Zoning, F7., 2.1.2., (p. 51). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-4 & L-5):

“We believe zoning and County government should be more proactive in providing incentives for builders to use cluster zoning.”

“Starts with the word “Allow.” Change it to **“Encourage.”**

Cluster Zoning, F7., 2.1.2., (p. 51). Stephen Cunningham/Boon Township Supervisor (Exhibit M-10):

“Policy 2.1.2 as well as other policies within the Plan refer to “allowing for cluster developments with a 50% open space requirement.” Cluster development should be required when development occurs outside of the Urban Growth Area. This would serve as a disincentive for development when it occurs away from urban services and would help preserve our rural character, recreational base, and scenic views.”

Response: See the response to the general comment on page 110. The *Plan* will be changed:

- C Rewrite F7. 2.1.2. to read “Allow for Encourage cluster developments with a 50% open space requirement (based on developable area).”
- C Rewrite F8. 1.1.2. to read “Local governments or conservation groups in Wexford County should consider developing a PDR (purchase of development rights) fund for the purpose of buying development rights from local ~~farmers~~ land owners, giving them some financial incentive to stay in business.”

Cluster Developments, F8., 1.1.1., (p. 54). Stephen Cunningham/Boon Township Supervisor (Exhibit M-11):

“The goals of the committee for this chapter (preserve good farmland, preserve open space, preserve scenic views, preserve rural character, etc) are better accomplished utilizing the tools mentioned in the current draft, than the 40-acre minimum parcel size. The 40-acre minimum parcel size was an attempt to find some method of achieving the committee’s goals. It should only be used for critical open space needs such as preserving the bear corridor.”

Response: Thank you.

Reclamation, F8., 4.1.1., (p. 56). Stephen Cunningham/Boon Township Supervisor (Exhibit M-12):

“Objective 4.1 and Policy 4.1.1 The current draft, requiring rather than encouraging gravel pit mitigation is a good improvement over the committee’s September 2002 draft.”

Response: Thank you.

Special and Unique Areas, F9., (p. 57). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-6&7):

“We feel that tourism in “Special and Unique” areas is would be best served by more cabin and campground offerings. Campgrounds would be somewhat accommodating to the wildlife corridors that are the special and unique attribute of our township.”

“Add 1.2.3 “In “Rural” zoning districts that have “Special and Unique” overlays, leniency should be granted when applications are made for special use permits for campground and cabin offerings.”

“Another option would be to put the above under Goal #2, which is more tourist oriented.”

Response: For the following reasons the *Plan* will **not** be changed:

- C On page 57, first column, of the *Plan* “Parks, boat launch, campgrounds, and similar uses” are listed as a possible special use.

Forest Special and Unique Consistency, F9., 2.4., (p. 59). Mary Kay St. John, Secretary, Norman Township Planning Commission (Exhibit N-9):

“The treatment of such forest areas is consistent with Norman Township’s treatment of similar forests (*Norman* 15B, p. 151-152; 22B., p. 154-155; and 31B., p. 156) such as the Udell Hills Experimental Forest and Hopper’s Swamp, which is in turn consistent with our neighboring Stronach Township and Manistee County (*Manistee* B8.E1. P 61-62).”

Response: Thank you.

Environmental/Nature Based Special and Unique Areas, F9., 2.4.10., (p. 59). Stephen Cunningham/Boon Township Supervisor (Exhibit M-13):

“Due to the importance of this very unique area in our county, the Plan should consider requiring 40-acre minimum parcels for those areas known to have high concentrations of bears moving through them.”

Response: For the following reasons the *Plan* will **not** be changed:

- C 47% of residents do not support a large minimum parcel size for open space, agriculture preservation, and environmental protection, while 41.3% do support the technique (*Fact Book* p. 134).
- C (52.2% of residents support increasing parcel size requirements for homes in agricultural areas, while 33.7% do not (*Fact Book*, p. 134).
- C The Planning Commission finds a 40 acre minimum parcel size is not appropriate.

Linked Area Open Spaces, F9., 2.5.1., (p. 59). Stephen Cunningham/Boon Township Supervisor (Exhibit M-14):

“This section should read... “As important wildlife corridors are identified, they should be protected...,” to account for any important wildlife corridors identified in the future.”

Response: For the following reasons the *Plan* will **not** be changed:

- C Making a change of this magnitude should be done through amending the *Plan* after important wildlife corridors are identified.
- C To try to do what is suggested, creates a system where the public can not see a proposal ahead of time, and have an opportunity to respond through a public participation and formal hearing process.
- C Any change to the Future Land Use Map should be handled as an amendment to the plan which occurs prior to a zoning amendment (if any), or a system similar to “Transition” be established where such intent is known prior to the *Plan*’s adoption.

Transition Areas, F10., (p.62), Dennis Anderson/Supervisor Clam Lake Township (Exhibit H-6):

“Our board is uncomfortable with the Phase aspect of this chapter. There is too much of our township that is located within the transition areas; we feel this would unfairly restrict development without our township.”

Response: For the following reasons the *Plan* will **not** be changed:

- C “Transition” creates a system of maximum flexibility – the opposite of “unfairly restrict” development.
- C If the *Plan* is adopted; “Transition” areas shown on the Future Land Use Map, would be zoned the same, or similar to, current zoning now in place.
- C If the *Plan* is adopted; those areas shown as “Transition” on the Future Land Use Map would be able to be re-zoned to a more intense use (residential, commercial, industrial). This is the intent behind this concept. The *Plan* is already saying as the community grows, these areas are expected to be, and should transition into more intense uses.
- C (Conversely, without the “Transition” concept, when a re-zoning is sought, first the *Plan* would have to be amended, which would take 4+ months at best.)
- C The concept of “Transition” includes a geographic phasing for the following reasons:
 - C So that incentives for development encourage intense land uses to make it more economical for purposes of future sewer, water, and other infrastructure service.
 - C To maintain a balance between not having too much commercial (e.g., if the *Plan* simply said the whole area should be commercial right away), and not having a problem of not enough commercial due to a lack of flexibility.
 - C If planning and zoning provides **too much** commercial development, the consequences are:
 - C Strip, sprawled development, linear forms
 - C Vacancies
 - C Undervalued commercial properties
 - C Less attractive commercial development
 - C Unprofitable businesses
 - C Loss of commercial tax base because of declining property values.
 - C If one provides too little area for commercial

- development, the consequences are:
- C Not enough opportunity for small business.
- C High rents.
- C Unmet market demand
- C Market leakage
- C Shopping preferences begin to change
- C Residents will have to drive farther for shopping
- C Loss of commercial tax base because of lost opportunities

C The goal is to make it easier to develop within Urban Growth Areas as an incentive to have development occur in those areas.

Zoning Plan Update, F11., Column 1, 1st Paragraph (p. 64). Stephen Cunningham/Boon Township Supervisor (Exhibit M-15):

“The zoning ordinance must be updated to conform to this Plan as provided for in Chapter F11.”

Response: Thank you.

Zoning Plan Update, F11., Column 1, 1st Paragraph (p. 64). Stephen Cunningham/Boon Township Supervisor (Exhibit M-15):

“Adopting a countywide storm-water ordinance should also be listed as one of the policies needing implementation under objective 1.2.”

Response: For the following reasons the *Plan* will **not** be changed:

1. “Chapter F11: Zoning Plan Update” is about zoning.
2. In Chapter G2. 3.3.1., about water protection, adoption of the county-wide storm water ordinance is already a strategy.

Cadillac “Home Rule City,” F11., 1.1.2., (p. 64). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-17):

“This item calls for the City of Cadillac to base the city plan on the county’s plan. As previously noted, the recent update to the city plan (2002) did utilize the county’s draft plan in the consideration of the city’s Master Plan Goals and Objectives. Future updates to the City Master Plan will carefully consider the goals, objectives, and policies of the County Master Plan. However, the City’s plan will clearly be based on those planning principles and concerns as identified as most appropriate by the Cadillac Planning Board and City Council. As a home rule city, the City of Cadillac will continue to adopt its own Master Plan to address the specific needs of the City.”

Response: For the following reasons the *Plan* will be changed:

- C The goal is coordination and cooperation. Chapter, E2: Government Cooperation, already exists on this topic.
- C Coordination is the spirit and intent of the state’s planning enabling statutes.
- C The intent of the County Planning Commission is to work

closely with Cadillac and other municipalities to support and enhance consistency (through the process outlined in E2. 1.2. (p. 19)).

Reword F11., 1.1.2. to read: “1.1.2. Haring Charter Township, Cedar Creek Township, Manton, ~~and~~ Cadillac, and other municipalities which may adopt plans and zoning in the future should ~~base~~ have their plan or five year plan update ~~or~~ coordinated and consistent with this *Plan* or, if a township, adopt this *Plan* at that time; then work to bring their zoning into compliance with this *Plan*.”

Urban Boundary Concept, F11., 1.2., (p. 65). Ronald Blanchard, Mayor/City of Cadillac and John Putvin/Vice Chair Cadillac Planning Board (Exhibit K-18):

“County-wide land development should be based on the Urban Boundary concept for Cadillac, Manton, Buckley, and Mesick and a ranking system of existing commercial areas.”

Response:

- C F11., 1.2.talks about subdivision and site-condos, a process of dividing land into lots. Subdivisions can be for residential, commercial, industrial, and any other lawful land use. F10. talks about Urban Growth Areas.

The city was asked to clarify what they meant by the above. Their response was:

“I’m answering this from out of town, so unfortunately I don’t have the County Plan in front of me, but I do remember the comment. I think we may have a numbering problem in our response. The point was to clarify that an UGB was not specific just to Cadillac, but should be considered for a variety of urban settings. It seems to me that there was an area of the plan that left a subtle impression that linked UGBs just to Cadillac.” – Pete Stalker, Cadillac City Manager.

Response: Thank you.

Modification of Wording Regarding Permits, F11., 1.4.20., (p. 67). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-19):

“This item calls for the obtainment and submission of necessary permits (e.g. local, state, and federal permits) prior to/concurrent with conducting site plan review. Perhaps, this language should be modified to indicate that such permits are not necessarily required during the pre-application or preliminary site plan review phases in which an applicant is merely seeking direction from a community on his/her project. We find that in a majority of instances it is the local unit of government that calls for the modification of site plans, and not the other agencies. By having the applicant obtain other approvals, he/she will make a strong case for maintaining the plan as is, even though a Planning Commission may wish to see

modification of that plan.”

Response: For the following reasons the *Plan* will be changed:
7. This was the intent of the Planning Commission.

F11., 1.4.20 [1.4.21.] is re-written to clarify this, to read as follows: “County and municipal zoning development proposals and site plan review should require necessary permits (except construction code: building, electrical, mechanical, plumbing) be obtained or coordinated prior to, or concurrent with, conducting a site plan review, and the requirements of those permits should will be reflected in the final approved site plan be coordinated with all affected agencies. The submitted review comments and or agency requirements, will be reflected in the staff report and may be made conditions of approval for the project. At the developer’s option pre-application meetings, preliminary site plan, and possibly the decision to issue a special use permit conditioned on final site plan approval, should occur prior to requiring other permits.”

Difficulty with Air Pollution Discharge, G1., 1.1.1., and 1.1.2., (p. 69). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-20):

“While fully understanding the issues raised in this section, we believe the implementation of 1.1.1 and 1.1.2 will be difficult to achieve. As an example, “significant air pollution discharge” is not quantifiable.”

Response: For the following reasons the *Plan* will **not** be changed:

- C What is discharged into the air is quantifiable. What is “significant” may not be quantifiable.
- C The Policy/Strategy/Method G1., 1.1.1. and G1., 1.1.2. reflect the intent of the County Planning Commission, and the Citizen Plan Committee.

Lake Mitchell Development, G2., Column 1, 1st Paragraph, (p. 69). Lois Poag/Chair Person - Lake Mitchell Improvement Board (Exhibit B-1):

“The Lake Mitchell Improvement Board would like you and your planning Board to recognize the need for an anti-funnel, or keyhole, development in your Master Plan design.

The enclosed article is taken from our annual newsletter, which is sent to Lake Mitchell property owners. I have highlighted the pertinent part.

Please help us in our effort to preserve and protect Lake Mitchell.”

(Attachment Reads: “At this time, it may be appropriate to consider adoption of a local anti-keyhole ordinance to help present overuse and overcrowding of Lake Mitchell.”)

Response: For the following reasons the *Plan* will be changed:

- C Limiting the number of houses sharing lake access is supported by 64.1% of county residents (*Fact Book* p. 126).
- 11. The Planning Commission agrees (and the concept should apply to all lakes in the county).
Add a G2., 2.2.3. which reads: “Develop an anti-funnel/key-hole development provision for zoning to help protect intense use of a small area of shoreline based on lake management plan

findings (G2., 3.2.8.).”

Need for Wellhead Protection Plans, G2., 1.1.1., (p. 71). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-21):

“Wellhead protection plans should be developed and adopted by all jurisdictions, not just those with public water systems.”

Response: For the following reasons the *Plan* will **not** be changed:

- C G2., 1.1.1 combined with G2., 1.2. and G2., 1.3.3. (P. 71) addresses this issue.

Groundwater Consistency, G2., 2.1., (p. 71-72). Mary Kay St. John, Secretary/ Norman Township Planning Commission (Exhibit N-10):

“Groundwater protection has been an important part of planning and zoning in Norman Township (*Norman* 31B.2. 31B.6.1, p. 156-157; and *Manistee* Vol.I. B10., p. 77-80). Again, Norman Township is “downstream” from Wexford in terms of direction of much of the groundwater flow along the Norman Township-Wexford County boundary. The groundwater protection provisions of the Wexford Plan is consistent and supported.”

Response: Thank you.

Preservation of Wetlands G2., 2.2., and 2.2.1., (p. 72). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-8, 9, & 10):

“We believe preserving wetlands is a priority.”

“2.2. Protecting(*ing*) watersheds from the negative effects of urban development (ADD:) “*is a priority*”

Response: For the following reasons the *Plan* will **not** be changed:

- C Indicating this item is a priority, implies other issues, goals, objectives policy/strategy/methods are not priority.

Preservation of Wetlands G2., 2.2., and 2.2.1., (p. 72). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-8, 9, & 10):

“We believe preserving wetlands is a priority.

“2.2.1. After the first sentence, add: “*No residential development should be in designated wetlands. GIS maps of wetlands and flood plains should be readily available to the public.*”

Response: For the following reasons the *Plan* will be changed:

- C All wetlands in Michigan are not regulated.
- C County (and city, village, township) authority to regulate more wetlands than the state does, or to have stricter regulations

than the state does is limited, and subject to a review and approval by the state.

- C An outright prohibition creates a situation that is ripe for a regulatory property takings action against the county (and city, village, township).
- C The Planning Commission, however, does agree with part of the intent.

Strategy G2., 2.2.1. is rewritten to read: "2.2.1.High-density urban development should be directed away from wetlands and surface water features. Development should be in compliance with state regulation of wetlands."

Setback/Buffer Strips, G2., 2.2.2., (p. 72). Stephen Cunningham/Boon Township Supervisor (Exhibit M-16):

"This section should read "Local zoning shall require greater setbacks and [(not or)] utilize vegetative buffer strips." Vegetative buffer strips are only affective if they are of sufficient width."

Response: For the following reasons the *Plan* will be changed:

- C The requirement of both is consistent with classic and researched measures to protect surface water *Fact Book* p. 118-120).

Strategy G2. 2.2.2. is rewritten to read: "Local zoning should require greater setbacks from any surface water features or and utilize vegetative buffer strips"

State Natural River Zoning, G2., 3.2.1., 3.2.2., 3.2.3., and 3.2.4., (p. 72)). Jerry K. Richards/Cherry Grove Township Clerk (Exhibit C-1):

"At a recent meeting of the Cherry Grove Township Board, the details of the Pine River designation as a possible State Natural River was brought before us. We believe that the Pine River is an outstanding water resource and that the river system should be protected for future generations. However, we are strong supporters for local control of land use issues.

In that light, we would like to back the concepts of the State Natural River zoning and request that similar standards be incorporated into Wexford County zoning. We understand that the County Master Plan is currently in progress; however, the Public Hearings for the Natural Rivers Program may precede that. Therefore we wanted to be on record as supporting the Natural Rivers concept, while retaining local control.

We have attached a summary of the standards set forth in the Natural Plan. Although we feel some may be over-restrictive, we feel retaining local control will maintain a reasonable application of the standards. We cannot over-emphasize the value of our water resources in this County. We encourage you to adopt standards similar to the Natural River plan and ask for your response."

Summary of Natural River Standards Set-Backs:

Native Vegetation Buffer: Mainstream	100 feet
Native Vegetation Bufer: Tributaries	50 feet
Building Setback: Mainstream	150 feet

Building Setback: Tributaries	100 feet
Bluff Setback: Mainstream	50 feet
Bluff Setback: Tributaries	25 feet
Minimum lot area: All segments	80,000 sq ft
Minimum lot width: All segments	200 ft

All setbacks and native vegetation buffer widths are measured horizontally from the Ordinary High Water Mark (aka the river's edge)
All building setbacks may be reduced based on height of the stream bank.

Permitted Uses:

- Private recreation
- Reforestation
- Agricultural activities
- Licensed vehicles on roads
- Off-road operation of emergency vehicles
- Cutting vegetation for footpath to a single point on the river's edge and for a filtered view

Commercial Uses:

- Permitted if they meet certain standards:
- Rental cabins
- New private campgrounds
- Agriculture (not aquaculture)
- Home occupations
- Exploration of certain minerals
- Commercial forest management

Prohibited:

- New golf courses
- New watercraft liveries
- Diversions of water if negative impact

All current landowners are grandfathered in and are not required to meet these standards"

State Natural River Zoning, G2., 3.2.1., 3.2.2., 3.2.3., and 3.2.4., (p. 72)), [see also F9., 2.4.9., (p. 59)]. Mary Kay St. John/ Secretary, Norman Township Planning Commission (Exhibit N-6, 7 & 8):

"There is a strong consistency with our planning for the Big Manistee River and Pine River in our and other plans (*Norman 15B.*, p.151 and 31B.10, p.156; *Manistee Vol. I. B8.E and R; Manistee County Economic Adjustment Strategy Ch. 3, p.17 U.S.F.S. Manistee River Wild & Scenic River Study Report & Environmental Impact Statement 1983, p. 133, 135; and Upper Manistee River/Pine River Natural River Plan, 2003. However the Wexford plan cross reference...*" [to Appendix K4 (Column 1, 3rd Paragraph, (p. 104-105)] ...which is not clear. The use of the word "should" coupled with placement in an appendix raises the question of commitment, or *Plan's* intent. So are the standards in *Wexford K4* intended to be used, or not? If not, then this part of the *Plan* is inconsistent with our and other plans (*Norman 15B.*, p. 151 and 31B.10, p.156; *Manistee Vol.I, B8.E. and R; Manistee County Economic Adjustment Strategy Ch.3, p. 17; U.S.F.S. Manistee River Wild & Scenic River Final Study*

Report & Environmental Impact Statement 1983, p. 133, 135; and *Upper Manistee River/Pine River Natural River Plan*, 2003). If the intent is to follow the “recommendations in Wexford K4, the consistency is found to exist, but this intent is not clear and should be made clear. We can not tell what the intent is, let alone how unclear intent will provide a solid basis for future zoning in Wexford County.

The Norman Township Planning Commission considers this to be a major deficiency and issue for resolution prior to adoption of the plan. Along the Pine River, Wexford County is one of the counties which is upstream from Norman Township. Norman Township Planning Commission reserves the right to further comment on this issue. Failure to consistently manage the Pine River can have a direct impact on Norman Townships economic and environmental well-being. The need for coordinated planning is most obvious where a single water body – the Pine River – is subject to multiple planning and zoning jurisdictions. To date, downstream municipalities to Wexford County, Norman Township, Dickson Township, Marilla Township, Manistee Township, Brown Township plans and zoning ordinances; U.S.F.S. *Manistee River Wild & Scenic River Final Study Report & Environmental Impact Statement* 1983; and land areas upstream from Wexford County *Upper Manistee River/Pine River Natural River Plan*, 2003 have a similar planning and zoning treatment of the rivers. Here a situation where there will be some level of consistency upstream and downstream of Wexford County for both the Pine River and the Big Manistee River. This leads to a conclusion Wexford County could be the one that is not consistent with its neighbors in the watershed.

The concerns here, apply to both the Pine River, (which may be mitigated, in part, with State Designation) and the Big Manistee River and tributaries.”

“If these recommendations [K4., p. 104-106] are followed, they tend to be constant with *Upper Manistee/Pine River Natural River Plan*, 2003, but are not as stringent as plans and zoning already in place in Norman Township (and most other Manistee County Townships). See *Norman* 15B, p. 151 and 31B.10, p. 156; *Manistee* Vol. I B8.E and R; *Manistee County Economic Adjustment Strategy* Ch.8, p. 17. See also the *Norman Township Zoning Ordinance* of April 8, 1993, as amended, Article on “Big Manistee River Corridor District” §2001 *et.seq.*) enclosed.”

Minimum Water Protection Standards, G2., 3.2.3., (p. 72). Stephen Cunningham/Boon Township Supervisor (Exhibit M-17):

“The Pine and the Upper Manistee Rivers have been designated State Natural Rivers since the draft plan was written, county zoning should adopt the state zoning regulations for those portions of the designated rivers within the Wexford County boundaries. The Plan should

reflect these changes.”

State Zoning Regulations, G2., 3.2.3., (p. 72). Stephen Cunningham/Boon Township Supervisor (Exhibit M-18):

“The state zoning regulations, which are the backbone of the State’s Natural Rivers program and are the current best template of protection for streams and rivers, should be adopted to the quality of these natural gems. Their protection should be of the highest priority. There is a proven track record for the adoption and success of these regulations and their reasonable application to private property.”

Response: For the following reasons the *Plan* will **not** be changed:

- C The standards provided with Cherry Grove Township’s submission are already in appendix K4 (p. 104-105).
- C The Appendix K4 (p. 104-105) standards are consistent with or stricter than with classic and researched measures to protect surface water (*Fact Book* p. 118-120).
- C Regulations to protect quality of lakes and rivers are supported by 95% of county residents (*Fact Book* p. 126).
- C Regulations to preserve vegetation along lakes and streams are supported by 89.3% of county residents *Fact Book* p. 126).
- C Preserving vegetation strips along lakes and streams are supported by 88.6% of county residents (*Fact Book* p. 126).
- C The state natural river concept is supported by 76.5% of county residents (*Fact Book* p. 126).
- C The *Plan* policy/strategy/method recommends using the standards in Appendix K4 (p. 104-105) to protect the Big Manistee and Pine Rivers.

Burden of Enforcement, G2., 3.2.7., (p. 73). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-11):

“We believe that enforcement of number of mooring places and docks is too burdensome on the County and restrictive for the residents. Therefore we would replace the first sentence of this *Policy, Strategy, Method* with: **“The County will work in conjunction with the City to develop restricted uses on the lakes for varying watercrafts for specified time slots. The County will devote a share of their law enforcement money to enforcing these restrictions.”**

Response: For the following reasons the *Plan* will **not** be changed:

- C Limits on number of docks per residential lot is part of best management practices for lakes (commercial marinas, etc. are dealt with separately).
 - C Limiting the number of houses sharing lake access is supported by 64.1% of county residents (*Fact Book* p. 126)
 - C The Citizen Committee’s subcommittee on this issue felt this was an important issue.
-

Stormwater Ordinance, G2., 3.3., (p. 73). Stephen Cunningham/Boon Township Supervisor (Exhibit M-19):

“This is a very good section and very much needed. We must have a good stormwater ordinance in Wexford County if our high quality surface waters are to be maintained as we grow and develop.”

Approving Authority for Stormwater Management, G2., 3.3.1., (p.73). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-22):

“The County Drain Commission should not be the approving authority for stormwater management plans affecting properties within the City of Cadillac. As a home rule city, the City of Cadillac will retain the authority to review and approve such plans.”

Response: Thank you. The Commission concurs.

Recycling, G3., (p. 75). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-12):

“We are in favor of recycling.”

Response: Thank you.

Elimination of Charge by Weight, G3., 1.1.3., (p. 75). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-13):

“*Eliminate 1.1.3.* It bases charging for trash disposal based on weight. It is in contradiction to 1.1.1. that charges by volume. It is our opinion that volume is more critical to measure since it is the volume that takes up space in the landfill.”

Response: For the following reasons the *Plan* will **not** be changed:

- C Volume of solid waste is not as important as the ability to compact it so the solid waste uses less space in a landfill.
- C One can have a cubic yard of solid waste delivered in a pickup truck, and one can have a cubic foot of solid waste delivered in a compactor-garbage truck – both can weigh the same amount. Should the pickup driver be charged more because they did not compact their load? The solid waste from the pickup truck will be compacted in the landfill at the same rate as the garbage truck load.
- C Compacted, or uncompacted, the weight stays the same.
- C G3., 1.1.1. refers to quantity discarded – the goal being to have people who discard less quantity also pay less as an incentive for people to recycle.

Addition of Objectives, G3., 2.1., (p. 75-76). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-14):

“Add the following three *Policy, Strategy, Methods under Objective 2.1.*

2.1.5. Encourage businesses and industries that use recycled products to establish their companies in our County. (Our thinking was that it would reduce the length of hauling required for recycled materials.)

2.1.6. Periodically explore curbside recycling for economic feasibility.

2.1.7. Consider establishing a centralized composting site.”

Response: For the following reasons the *Plan* will be changed:
33. The Planning Commission finds the proposed concepts are appropriate and further the underlying goal.

Strategy G3., 2.1.5. should be added which reads: “Encourage businesses and industries that use recycled products to establish their companies in our County.”

G3., 2.1.6. should be added which reads: “Periodically explore curbside recycling for economic feasibility.”

G3., 2.1.7. should be added which reads: “Consider establishing a centralized composting site.”

Multi-Family Development, H1., 1.1.1., (p. 77). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-23):

“We suggest adding multi-family development and the need to minimize urban sprawl to make the most efficient use of governmental services, while protecting natural resources.”

Response: For the following reasons the *Plan* will be changed:
C The Planning Commission found the point made to be valid.
C Avoiding strip development and establishing town-centers outweighs the opposite (*Fact Book* p. 87-88, 347-350, 351, 59-60, 423-424).

Strategy H1., 1.1.1. is re-written to read: “Provide a training to educate both decision makers, and citizens about the benefits of future industrial, commercial, and office service areas, and multi-family development, minimize urban sprawl for efficient use of government services, while protecting natural resources.”

Economic Growth Locations, H1., 1.2., (p. 77). Mary Kay St. John/Secretary, Norman Township Planning Commission (Exhibit N-11):

“The *Plan* talks about designating areas in the future. This is not specific, and thus has the same concerns as expressed in number 6 [comment on G2., 3.2.1., 3.2.2., 3.2.3., and 3.2.4., (p. 72); exhibit N-7], above. Is such a growth location contemplated for Garlett’s Corner? It is not possible to make a determination of consistency or inconsistency, let alone how it will provide a solid basis for future zoning in Wexford County.”

Response: The Economic Subcommittee members were asked to clarify the phrase “Planned Economic Growth Locations/urban service areas”. Their answer was:

“Great question! We did not have the opportunity to bring the issue to the larger dialogue during planning. (I’m

adding Bill Tencza to the distribution because he was chair and will also have some recollection.) Our committee specifically stayed away from the term "urban growth boundary" because we felt it may have negative connotations. The big idea was to try to build where there was existing infrastructure, limiting sprawl and redundancy in infrastructure. I recall that the idea - and thus the definition - of "planned economic growth location" was similar (if not the same as UGB) but we were trying to avoid language that would scare people away from the idea. I was actually a little surprised the UGB idea was so readily received so our concern may have been overstated." – Alice Dieble, MSUE facilitator for the Economic Subcommittee.

The economic group was interested in creating an economic climate in the county that would foster economic growth. We hoped that such growth would not deplete existing economic centers/downtown areas. We did not believe it was our committee's role to identify (define or draw) specific boundaries of growth - hence the PEG. (It was our understanding that the land use group would draw such areas.) Some of this emphasis was in response to the redundant water and sewer systems built for new developments - a touchy issue in the county. The committee hoped that encouraging growth where there was existing infrastructure would reduce those kinds of developments, and maintain a vital downtown area (obviously a Cadillac-centric view - but not entirely). There was no interest in *linear* developments along roadways, but looking at development more broadly, such as in industrial parks. The PEG. was a way to target development to specific locations - that we did not define. – Alice Dieble, MSUE facilitator for the Economic Subcommittee.

We forwarded the PEG. acronym (made up by the committee). Our feeling was Urban Growth Area/Boundary is a miscast (by name) for a largely rural county. We are talking the same concept. We recognized Cadillac as the core economic sector. However, our thought was "urban" was too specific to larger metropolitan areas (not necessarily the connotation of urban). I am copying Todd Bennington on this email. He put in plenty of time on the committee. – Bill Tencza, President Cadillac Area Chamber of Commerce and chair of the Economic Subcommittee.

I agree with the comments and explanations of Bill and Alice on this issue. Alice really captured the "concern" side of the equation. Since UGB seems to be universally understood, at least in concept, I would say to go with it and drop PEG.. – Pete Stalker, Cadillac City Manager.

Response:

- C See response on page 119 concerning Garlett's Corner.
- C See response on page 114 concerning Urban Growth Area Boundary.

Change "PEG. to "Urban Growth Area" throughout this chapter.

New Construction Opposed to Utilization of Current Buildings, H1., 4.1., (p. 78). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-15 & 16):

"We dislike seeing new construction as old buildings are abandoned and deteriorate."

"Under Objective 4.1 Add a new *Policy, Strategy, Method*"

"4.2.2. [sic.: 4.1.3. (also correct numbering in the Plan.)] Use incentives for businesses that relocate to an empty building rather than building new. A secondary incentive could be provided for the business that tears down a current site and rebuilds, which at least avoids abandoned buildings. Incentives could include tax breaks or assistance with obtaining grants."

Response: For the following reasons the *Plan* will be changed:

- C The Planning Commission found the point made to be valid.
- C Avoiding strip development and establishing town-centers outweighs the opposite (*Fact Book* p. 87-88, 347-350, 351, 59-60, 423-424).
- C Brownfield re-development is an effective and successful tool to accomplish infill and re-development and an important part of the area's economic development strategy (*Fact Book* 242-243).

Strategy H1., 4.1.2. is rewritten to read: ~~4.2.4.~~ 4.1.2. Concentrate on commercial development using current infrastructure and buildings to the greatest extent possible to limit the environmental impact" and employ Brownfield and other tax incentives to provide incentives.

Importance of Downtown Districts, H2., (p. 80). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-24):

"Within the past decade, high quality, core downtowns, have become one of the most viable tourism attractions in the State of Michigan. As previously mentioned, local resort owners and managers have expressed the importance of Cadillac's downtown to local tourism. Therefore, we believe this chapter should reference the importance of maintaining the city's core downtown for tourism purposes."

Response: For the following reasons the *Plan* will be changed:

- C The same points brought up in the submission also applies to Manton, Buckley, and Mesick.
- C These locations are pointed out in the *Fact Book* (p. 239) as "convenience shopping" economic centers, with Cadillac as a "specialty compete shopping" center.
- C See also comments in response to central business district submission on page 119, above.
- C The Planning Commission finds point made in the submission is valid.

Add a H2., 1.3.3. to read: "1.3.3. Maintain the county's important downtown areas in Cadillac, Manton, Buckley, and Mesick as a tourist attractions and tourist service/retail centers. Strategies in F3., 4. also apply here".

Encouraging Utilization of Trails, H2., 1.1., (p. 80). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-17):

“We feel trails are underutilized. Secondly we feel there would be reduced animosity of locals against tourism through education and law enforcement, particularly when it comes to snowmobiles.”

“Add *1.1.3 Educate developers and businesses where the trails and trail connections are so that they will promote them as part of their developments and to business customers.* (We noted a need for publicizing residential areas having easy access to trails and for tourists using businesses to become aware of how to get to the trails. We felt it wasn’t only the Visitor’s Bureau that needed to do the publicizing.”

Response: For the following reasons the *Plan* will be changed:

- C The Planning Commission finds this consistent with the intent and goal.

Add a H2. 1.1.3. which reads: “1.1.3 Educate developers and businesses where the trails and trail connections are so that they will promote them as part of their developments and to business customers”.

Encouraging Utilization of Trails, H2., 1.1., (p. 80). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-17):

“We feel trails are underutilized. Secondly we feel there would be reduced animosity of locals against tourism through education and law enforcement, particularly when it comes to snowmobiles.”

“Add *1.2.3 Realize that education and law enforcement are the two necessary elements in promoting compatibility of tourism with residents.*”

Response: For the following reasons the *Plan* will be changed:

- C The Planning Commission finds the point made to be valid.

Add a H2., 1.2.3. to read: “Encourage compatibility of tourism with residents through education and law enforcement.”

Questions Regarding Geographical Location of Housing, I2., 1.1., (p. 83). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-25):

“This section does not address the geographic location in which affordable and other housing needs will or should be met. Do the goals, objectives, and policies apply to all areas of the county? Are there specific techniques or programs that should be pursued?”

Response: For the following reasons the *Plan* will **not** be changed:

- C The Community Asset & Needs Assessment (C.A.N.A.) Affordable Housing Action Team work is on-going which may result in identifying further modification to this *Plan* when their effort is done.

- C See “Need to be more specific” on page 120, above.

County-Wide Rental Inspection Ordinance, I2., 1.1.10., (p. 83). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-25):

“Additionally, we suggest the addition of a housing goal to adopt a County-wide rental inspection ordinance, similar to that utilized in the City of Cadillac.”

Response: For the following reasons the *Plan* will **not** be changed:

- C The issue of a county rental ordinance is a major topic, which will take more thought and discussion than is available at this point in the *Plan* adoption process.
- C The subcommittee on housing in this planning process did not have as high a level of participation as was seen by other subcommittees, and public buy-in or constituent support does not exist, or has not been expressed for this issue.
- C The Community Asset & Needs Assessment (C.A.N.A.) Affordable Housing Action Team work is on-going which may result in identifying further modification to this *Plan* when their effort is done.

Public Safety - Traffic Design, J1., 1.1.1., (p. 84). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-18 & 19):

“One site that prompted our below comment regarding safety is the corner of North Blvd. And M-115. It does not appear that this dangerous corner had safety in mind when it was designed. We would like to avoid similar situations in the future.

Goal 1 mentions safe roads, then the *Policy, Strategy, Method* doesn’t mention safety.”

“We feel *1.1.1b* should state (move the current 1.1.1.b down to c) *Traffic designs will have safety as their emphasis.* ”

Response: For the following reasons the *Plan* will **not** be changed:

- C This issue is already in the *Plan* as goal J1., 1. (p. 84).

Public Safety - Traffic Design, J1., a new policy/strategy/method (1.1.3½.), (p. 84). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-18 & 19):

“Our [~~second~~] concern below was an environmental one, again protecting the wetlands.

Move 1.1.4 down as 1.1.5. Add a new *1.1.4* as follows: *If a paved road is returned to a gravel site, it should be repaved as soon as possible if there is any negative environmental impact to a watershed.*”

Response: For the following reasons the *Plan* will be changed:

- C The Commission finds the point made by the submission is valid.

Add a J1., 1.1.3.f. which reads: “f. If a paved road is

returned to a gravel state, it should be repaved as soon as possible.”

Transportation Millage, J1., 1.1.3.c., (p. 84). Dennis Anderson/Supervisor Clam Lake Township (Exhibit H-7):

“Clam Lake Township has had a very good working relationship with the Wexford County Road Commission. We do not feel there is a need for county wide millage for roads.”

Response: For the following reasons the *Plan* will **not** be changed:

- C The Plan (J1., 1.1.3.c.) does not specify a county-wide millage.
- C The Wexford County Road Commission expressed the need and desire to explore the possibility.

Airport Improvement Plans Approval, J1., 2.2.1., (p. 85). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-26):

“Any plan for improvements at the Wexford County Airport should be coordinated and approved through the City of Cadillac since the majority of the airport land is located in the City.”

Response: Thank you.

Need to Link Identified Recreation Goals, Objectives and Policies, J2., Expected Results. (p. 86). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-27):

“Many of the “Expected Results” do not appear to link to the identified goals, objectives, and policies.

This Chapter seems to be lacking in overall depth. There is no mention of recreation on a 12 month basis. The only emphasis is on trails.”

Response: For the following reasons the *Plan* will **not** be changed:

- C The *Plan* adopts by reference the *Wexford County Recreation Plan of 2002-2007* (J2., column 2, page 86), but does not reiterate its entire content here.
- C The expected results link to the goals in this *Plan* and the *Wexford County Recreation Plan of 2002-2007*.

Water and Sewer Concept Good, J3., 1.1, (p. 87) Dennis Anderson/Supervisor Clam Lake Township (Exhibit H-8):

“In general this concept is good, **BUT** will only work if it is managed by Wexford County DPW.”

Regional Sewer, J3., 1.1., (p. 87). Margo Stratton/Cherry Grove Planning Committee (Exhibit L-20, 21, 22, & 23):

“We felt that a commission overseeing the future regional sewer could reduce territorialism. Secondly, we felt the application of alternative septic solutions could frequently be applied to dense residential areas, such as new subdivisions (not just waterfront areas.)”

“Add to **1.1.4 This Central Authority should be a Commission with representatives from the same groups represented in the planning process in 1.1.5.**”

“Add to **1.1.5. This group should consist of city, townships and county DPW.**”

“Add to **1.2.1 ...and all dense residential areas.**”

Regional Sewer/Services, J3., 1.1., (p. 87). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-28):

“The concept of the regionalization of utilities is a laudable goal. However, efforts at regionalization should consider the impacts on the affected units of government.

For instances:

- C what benefits will specifically accrue to the City of Cadillac and its residents through the regionalization of the present infrastructure system?
- C what are the potential disadvantages to the city?
- C will the expected benefits outweigh the disadvantages?
- C how will regionalization of the system impact the city’s long term growth and development and sustainability?
- C how would it affect the county’s growth?

It is noted that this chapter does not examine, nor even reference, other means of regional cooperation pursuant to the provision of utilities, such as the use of 425 Agreements or other intergovernmental cooperation mechanisms. Furthermore, there was significant discussion regarding the matter of water and sewer during the planning process, with many possible solutions presented. Yet, the plan recognizes only one possible solution in this chapter. Discussion is lacking on the major issue at hand, that being equity in taxation. Water and sewer services are only part and parcel of the overall urban density residents do not have the option to elect to pay or not to pay taxes for public safety and other public services are only part and parcel of the overall urban density issue. Other services are also required with urban density, such as public safety. City residents do not have the option to elect to pay or not to pay taxes for public safety and other public services – why should the surrounding urban areas have this option? The proposed approach, as written, would not result in lower fees to City residents. It would actually raise them. We do not believe this section recognizes the City policy or concerns on this matter and should be expanded to include some of the discussion

presented in Appendix K1.”

Regional Sewer/Services, J3., 1.1., (p. 87). Ronald J Blanchard, Mayor/Cadillac; John Putvin Jr, Vice Chair/Cadillac Planning Board (Exhibit K-29):

“Please note, the Grand Rapids example has experienced (is experiencing) various problems pursuant to the regionalization of municipal services. A number of communities are dissatisfied with the proposed arrangements and are seriously considering the developing of separate facilities.”

Response: Thank you. Further discussion and detail on the cooperation system to be used can be found in E2., 1.2., and J3., 1.1.5.

The list of original comments on the proposed *Plan* are:

- January 1, 2001: A. James Houston, Clam Lake Township Trustee
- June 11, 2002: B. Lois Poag, Chair, Lake Mitchell Improvement Board
- September 13, 2002: C. Jerry K. Richards, Township Clerk, Cherry Grove Township
- June 19, 2003: D. Tom and Diane Jobson, 1401 E. Lake Mitchell Drive
- October 7, 2002: E. Mike Flint, 10213 S. 39 Road
- September 7, 2003: F. Matt Skeels, Acting Director, Grand Traverse County Planning Commission
- September 8, 2003: G. James Thompson, 7592 S. Mackinaw Trail
- September 11, 2003: H. Dennis Anderson, Supervisor, Clam Lake Township
- September 19, 2003: I. Cheri Tuller, Secretary, Paradise [Grand Traverse] Township
- September 23, 2003: J. Lois Poag, Chair, Lake Mitchell Improvement Board
- September 25, 2003: K. Ronald J. Blanchard, Mayor, City of Cadillac; and John Putvin Jr., Chair, Cadillac Planning Board
- September 29, 2003: L. Margo Stratton, Treasurer, Cherry Grove Township Planning Committee
- October 1, 2003: M. Stephen Cunningham, Supervisor, Boon Township
- September 21, 2003: N. Mary Kay St. John, Secretary, Norman [Manistee] Township

TWO: Public Hearing Comments

THE second part is a review of comments made during the 30 day public comment period and public hearing on the proposed *Wexford County Comprehensive Plan*, March 19, 2003 draft. This hearing was for the general public, with copies of the plan available on the Internet,

and at each public library in the county. (page numbers in this Appendix refer to the printed version of this draft). The comments are arranged to appear in the same order as the subject of the comment appears in the *Plan*.

General Comments

County Board Member Darrell Kelley, 8178 Colleen Drive, Cadillac, at public hearing (Exhibit O12)

“stated that he was pleased with the process used in developing the Land Use Plan, thanked the Victor Institute for their help and the citizens land use committee for all their hard work and asked about the time frame for final review by the Planning Commission.”

[“Chairman Solomon stated about 45 days.”]

Response:
Thank you.

Signs, E1.,#1, (p. 14); F3., 3.1 (p. 46); F4., 2.1. (p. 47); F11., 1.3.1. & 1.4.10. (p. 66); G1., 2.1. (p. 71) Barb Cummings, 7597 E. M-115, Cadillac, at public hearing (Exhibit O11)

“asked about signs and billboards.”

[“Tim Evans stated that Townships are responsible for billboards and that with the writing of a new zoning ordinance, a more comprehensive sign code section will be developed.”]

Response: For the following reasons the *Plan* will not be changed:

- C General police powers (including sign regulation) fall within city, village, and township jurisdiction. This is the most effective place for such regulation.
- C County sign regulation is limited to zoning ordinance: Sign regulations are intended to be included in the county’s future zoning ordinance, consistent with , E1.,#1, (p. 14); F3., 3.1 (p. 46); F4., 2.1. (p. 47); F11., 1.3.1. & 1.4.10. (p. 66); G1., 2.1. of the *Plan*.

Future Land Use Map(s) (p. 24-42).

Spot zoning/Special Use for Nudist Campground, F1., (p. 24-42) Raymond Fox, (Exhibit P4):

“The planning commission and the zoning administrator should not spot zone or issue special use permits for nudists camp grounds or any other campgrounds, public or private in agriculture residential areas.

They could allow spot zoning and special use permits for Churches school houses, town hall and small commercial businesses in agriculture residential areas.

Camp grounds should be located in areas where there

is lots of open space, but not in agriculture residential area.

- Response: For the following reasons the *Plan* will **not** be changed
- C Special use permits are not spot zoning (see numerous court cases, too many to list here).
 - C Development standards for campgrounds will be part of future zoning for Wexford County.
 - C Campgrounds will be included in districts which are consistent with the lists at the beginning of each land use map chapter (F2., F3., F4., F5., F6., F7., F8., and F9.) named "Land uses found and commonly allowed" and "Under special conditions might include".

Future Land Use Map(s) (p. 24-42).

Future land use map, F1., (p. 24-42) Raymond Fox (Exhibit P5):

“When the Master Plan and the master plan map are final the private owned land should be called what it is described [?on the zoning map?] as on the master map [?future land use map?].

Agriculture, smaller parcels agriculture residential, and lot size residential and timber land called Forest land.”

Follow future land use map, F1., (p. 24-42) Ray Fox, 8360 W. 6½ Road., at public hearing (Exhibit O1)

“Stated that he thought it was a good plan and recognized it as being the first in the State to be done under the new planning law and asked that the new land use map be followed and that it reflect current land use.”

- Response: For the following reasons the *Plan* will **not** be changed
- C The County Zoning Act²⁷ requires a zoning ordinance is based on a plan. In Wexford County’s case the proposed *Wexford County Comprehensive Plan*, adopted pursuant to The County Planning Act²⁸ is the plan zoning is to be based on.
 - C This is reiterated as an explanation as to one of the many reasons why a county adopts a plan on page 24 of the *Fact Book*.
 - C This is reiterated as the *Plan*’s intent in D4. of the proposed *Plan* (pp.11-13).
 - C There will not be a direct correlation from the future land use plan map and a proposed zoning map. The *Plan* is more general. The zoning map is more specific. For example for the future land use map area “residential”, the corresponding areas on the zoning map may include an R-1, R-2, R-3, and other residential zoning districts. In “transition” areas zoning districts similar to existing zoning would exist – with intent for those areas to change over time.

²⁷P.A. 183 of 1943, as amended, (being the County Zoning Act, M.C.L. 125.201 *et. seq.*)

²⁸P.A. 282 of 1945, as amended, (being the County Planning Act, M.C.L. 125.101 *et. seq.*)

Future Land Use Map(s) (p. 24-42).

Follow future land use map, F1., (p. 24-42) Amelia Benson (address not reported) and Joe Dumont, 6244 Avon Lane., at public hearing (Exhibit O3)

“asked about the proposed “Transition” areas shown on the proposed Land Use Plan and what it meant.”

[“Chairman Solomon stated that these are areas which are close to existing development and designate areas which are most likely to change uses in the near future. By designating them ‘Transitional’, when the areas do change, it will not be necessary to keep amending the Comprehensive Plan.”]

- Response: For the following reasons the *Plan* will **not** be changed
- 72. See responses on pages 122, 132.

Future Land Use Map(s) (p. 24-42).

Commercial areas, F1., (p. 24, 28-30, 34,-37, 39-42) Steve Cunningham, 1211, S. 15 Road, Harrietta,, at public hearing (Exhibit O7)

“He also expressed concern about the existing commercial areas found along the main roads and State Highways and the need to direct them to areas where infrastructure can best serve them. He also pointed out the number of vacant big box stores found in Haring Township”

[“Tim Evans then described the existing commercial zones found in the County and the need to direct future commercial development to areas where infrastructure was in place to serve commercial development consistent with the policy of the proposed *Plan*.”]

- Response: For the following reasons the *Plan* will **not** be changed
- C See discussion, above, on the balance between too much commercial and too little commercial on page 111, 114, 122, 119, and 114.
 - C We understand the comment is an endorsement of the proposed *Plan*, F3., 2.

Future Land Use Map(s) (p. 24-42).

East M-55 zoning remain Residential, F1., (p.24, 40, and 42) Quinn (Exhibit H-8):

“I live on the east side of Cadillac just beyond the 131 freeway exit #180. I am in the small subdivision located at that exit. I am concerned that this area remain residential or forest recreational as zoned. The image of the city and the county when approaching in this direction has always been rural and I would like to see it remain this way. It shows off the heritage of Cadillac by a countryside and then the old homes of the lumberman as you approach downtown. And then you see the view of the lake. I would hate it if this area looked like our busy north end with no definition of our heritage. The history of our area should be preserved and this approach into town shows it

off to a great advantage.

My neighbors in this subdivision and in homes nearby agree with this as evidenced by the numbers who came to the Zoning Boards meeting when there was a request to change the zoning in this area.

Thank you for your consideration of us.”

- Response: For the following reasons the *Plan* will **not** be changed
- C The future plan map shows the area east of the freeway as “Rural Residential” and “Agricultural-Forest Production.”
 - C See discussion, above, on the urban growth boundary on page 114.
 - C We understand the comment is an endorsement of the proposed *Plan*, F1., F7., F8., and F10.

**Future Land Use Map(s) (p. 24-42).
Follow future land use map, F1., (p. 33) County Board member Leslie Houlser, 5270 N. 25½ Road, Mesick, at public hearing (Exhibit O4)**

“asked about the proposed land use designations for part of Section 6, in Colfax Township as it affected his land.”
[“Chairman Solomon responded by stating that Mr. Housler’s property would be reviewed and appropriate changes made to reflect the current land use.”]

- Response: For the following reasons the *Plan* will **not** be changed
- C Leslie Housler owns the W½ and the SE¼ of the NW¼ of section 6, T23N R10W, 183± acres (and another 123 acres in section 7, T23N R10W).
 - C The SW¼ of section six is “Agricultural-Forest Production” and the N½ is “Rural Residential” on the future land use map.
 - C Mr. Housler was not asking for a change.

**Future Land Use Map(s) (p. 24-42).
Keyhole development - Lake Mitchell, F1., (p. 39-41) Sperry Claypool, 4573 West Lake Mitchell Drive., at public hearing (Exhibit O2)**

“asked about the future zoning around Lake Mitchell with a desire to change it from Resort-Residential to Residential to include provisions in the Ordinance for ‘anti-funneling.’”
[“Chairman Solomon stated that the changes and concerns are noted.”]

- Response: For the following reasons the *Plan* will **not** be changed
- C Limiting the number of houses sharing lake access is supported by 64.1% of county residents (*Fact Book* p. 126).
 - 82. The Planning Commission agrees (and the concept should apply to all lakes in the county).
 - 83. We understand the comment is an endorsement of the proposed *Plan*: A change to address this issue (adding a G2., 2.2.3.) has already been done (see page 124).

Resort v. Residential, F5., (p. 49 (& 50)) Penny Rice Lipinski, 600 Arbutus Drive, Cadillac, at public hearing (Exhibit O8)

“inquired about the differences in uses between Resort-Residential and just Residential.”
[“Tim Evans explained what the differences are in the current zoning ordinance and what the potential changes would be under a new zoning ordinance. Further, that under a Residential Zoning District, some of the commercial type uses which may be allowed as special uses in the Resort-Residential Zone would change to more compatible uses to residential.”]

- Response: For the following reasons the *Plan* will **not** be changed
- C The comment is an inquiry, not asking for a change.

Campgrounds in Rural Residential, F7., (p. 51) Raymond Fox (Exhibit P1):

“There are no two camp grounds alike. Some allow more activities than others.

If there is a camp-ground to go in an agriculture, residential area, there should be more restrictions than in a larger unpopulated area. No excessive noise, no concerts, no camp fires. Only cooking on gas grills should be allowed.

Snowmobiles, motorcycles, and 4 wheelers should not be operating on private land near the camp ground.

In agriculture areas where farm machinery is moved on the road, is the road able to take the extra vehicles with out creating a hazard on the road?

There should be a setback of 150 feet in agriculture residential area. Proper waste disposal should be in the center of the camp grounds, oked by the health department.

Camp grounds should be located in or near state land, and it is also called public land anyway.

There is a of northern lower Michigan state land or public land.

That would give the camp ground plenty of room to play in.”

- Response: For the following reasons the *Plan* will **not** be changed
- C The proposed *Plan* is to introduce general concepts, and the *Fact Book* is to introduce background research upon which decisions (goals, objectives, policy/strategy/methods) made through public participation (citizen committee) are based.
 - C Development standards for campgrounds will be part of future zoning for Wexford County.
 - C Campgrounds will be included in districts which are consistent with the lists at the beginning of each land use map chapter (F2., F3., F4., F5., F6., F7., F8., and F9.) named “Land uses found and commonly allowed” and “Under special conditions might include”.
 - C Equal treatment (e.g. same rules applied to like land uses) is a basic fundamental principle which will need to be followed in any regulation system concerning campgrounds.

C State statute²⁹ requires:

"A zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a county in the presence of a demonstrated need for that land use within either the county or surrounding area within the state, unless there is no location within the county where the use may be appropriately located, or unless the use is unlawful."

Trying to use regulations to, in effect through the back door, totally prohibit an otherwise lawful land use is not legal.

Farmland Preservation areas, F8., (p.53) Steve Cunningham, 1211, S. 15 Road, Harrietta, at public hearing (Exhibit O13)

"discussed the need for the preservation of farmland, and open space in the County"

Response: For the following reasons the *Plan* will **not** be changed
 C We understand the comment is an endorsement of the proposed *Plan*, F8., goals 1., 2., and 3.

Campgrounds in Agricultural-Forest Production, F8., (p. 53) Raymond Fox (Exhibit P1):

"There are no two camp grounds alike. Some allow more activities than others.

If there is a camp-ground to go in an agriculture, residential area, there should be more restrictions than in a larger unpopulated area. No excessive noise, no concerts, no camp fires. Only cooking on gas grills should be allowed.

Snowmobiles, motorcycles, and 4 wheelers should not be operating on private land near the camp ground.

In agriculture areas where farm machinery is moved on the road, is the road able to take the extra vehicles with out creating a hazard on the road?

There should be a setback of 150 feet in agriculture residential area. Proper waste disposal should be in the center of the camp grounds, oked by the health department.

Camp grounds should be located in or near state land, and it is also called public land anyway.

There is a of northern lower Michigan state land or public land.

That would give the camp ground plenty of room to play in."

Response: For the following reasons the *Plan* will **not** be changed
 C See response for "Campgrounds in Rural Residential", above, on page 133.

²⁹Section 27a of P.A. 183 of 1943, as amended, (being the "Effect of zoning ordinance or decision in presence of demonstrated need" provision of the County Zoning Act, M.C.L. 125.227a).

Vote on Zoning Administration decisions, F11., (p. 64-68) Raymond Fox (Exhibit P2):

"Camp grounds, adult video stores, liquor establishments, junk yards, and land fills should be voted on by the people of the township when approving a special use permit.

The planning commission should make the zoning rules. The zoning commissioner [*sic.* "County Planner"?] should not be able to modify or change the rules that the planning commission makes, only enforce them.

The county board of commissioners should retain the power to correct any miszoning or any improper use permits."

Response: For the following reasons the *Plan* will **not** be changed
 C A county, in Michigan, receives its authority to adopt a zoning ordinance from the Michigan Legislature in the form of an enabling statute. In this case the County Zoning Act.³⁰

C If a county chooses to have zoning it **shall** do so according to the procedures, process, and system required by the County Zoning Act. There is not any leeway as to who does what, or how it is done, other than what is spelled out in the statute.

C Statute does not allow public votes on issuing special use permits. Communities which have tried have lost in courts – and when a federal court case have been found guilty of denial of due process, civil rights, property rights laws.

C The planning commission can only recommend rules (the zoning ordinance). The planning commission can not make rules/adopt an ordinance. Only the county board can adopt the zoning ordinance, or amendments to the zoning ordinance after receiving a recommendation from the planning commission.

C The zoning administrator³¹ can not make or change rules. But that office does have the authority to interpret the zoning ordinance and then apply it according to that interpretation in a consistent manner.

C The county board of commissioners can only adopt a zoning ordinance or a zoning amendment. The county board of commissioners can not make hear appeals or "correct any miszoning or any improper use permits". Only the zoning board of appeals can act on variances, appeals (administrative and interpretation) of a decision by the zoning administrator and some administrative decisions of the planning commission.

Appointment to Planning Commission, F11., (p. 64-68) Raymond Fox (Exhibit P3):

"The county commissioners should screen their appointees to the planning commission, to make sure they get good thinking personal.

This way we won't have a dictatorial government by the zoning board [*sic.* "planning commission"?] or the zoning commissioner [*sic.* "County Planner"?]."

³⁰P.A. 183 of 1943, as amended, (being the County Zoning Act, M.C.L. 125.201 *et. seq.*)

³¹County Planner, or "zoning commissioner"(?).

Response: For the following reasons the *Plan* will **not** be changed

- C The topic of discussion how, and whom, is appointed to the county planning commission is not a part of the proposed *Plan*. This is because the formation of the county planning commission, and how members are appointed, is done before a proposed *Plan* is developed.
- C A county, in Michigan, receives its authority to create a planning commission from the Michigan Legislature in the form of an enabling statute. In this case the County Planning Act.³²
- C If a county chooses to have a planning commission it **shall** do so according to the procedures, process, and system required by the County Planning Act. There is not any leeway as to who does what, or how it is done, other than what is spelled out in the statute.
- C It is the county board of commissioners which adopts a county planning ordinance to spell out how the Wexford County Planning Commission is structured and appointed. The Planning Commission, or its *Plan*, normally does not address this issue.
- C State statute³³ requires:

"The county planning commission shall consist of not less than 5 nor more than 11 members who shall individually be representative of important segments of the economic, governmental, social life, and development of the particular county, in accordance with the major interests as they exist in the county, such as agriculture, recreation, education, government, transportation, industry, and commerce. The county board of commissioners shall establish the basis for representative membership on the commission. A majority of commission members shall not hold another office or position in the county government. The method of appointment and the term of office of members of the commission shall be determined by resolution of a majority of the full membership of the county board of commissioners. Where the commission consists of 5 members, 1 member may be a member of the county board of commissioners elected and serving. Where the commission consists of from 6 to 8 members, 2 members may be members of the county board of commissioners elected and serving. Where the commission consists of from 9 to 11 members, 3 members may be members of the county board of commissioners elected and serving. The term of each appointed member shall be for 3 years, except that upon first appointment of the membership by the board, the terms of office may be varied to permit the establishment of overlapping terms of office and the terms of ex officio members shall correspond to their respective official tenures or as may be determined by the county board. . . ."

No where in the act does it discuss a system of membership based on where a person geographically lives in the county. No where in the act does it discuss a system where membership is tied to a particular county commissioner district. No where in the act does it speak to periodically changing the number of members on the county planning commission.

³²P.A. 282 of 1945, as amended, (being the County Planning Act, M.C.L. 125.101 *et. seq.*)

³³Section 2 of P.A. 282 of 1945, as amended, (being the "County planning commission; representative membership; appointment and terms of members; vacancy; removal; compensation and mileage; expenses" part of the County Planning Act, M.C.L. 125.102).

- C The county planner is an employee of the County Planning Commission.³⁴

Commercial areas, F11., 1.2.2. & 1.2.5. & 1.3.1., (p. 65) Steve Cunningham, 1211, S. 15 Road, Harrietta, at public hearing (Exhibit O15)

"Provisions in the new zoning ordinance for the future review of all proposed "site plan condos" in the County followed."

- Response: For the following reasons the *Plan* will **not** be changed
- C We understand the comment is an endorsement of the proposed *Plan*, F11., 1.2.2. & 1.2.5. & 1.3.1.

Enforcement, F11., 2.1.2., (p. 67) County Board member Larry Copley, 1970 E. 46 Road, Cadillac, at public hearing (Exhibit O10)

"asked about Blight Ordinances and Code enforcement in the County."

[“Tim Evans, then outlined the change in enforcement of the ordinance from criminal to municipal civil infractions, the history of the enforcement actions taken in the County and the outlined the police powers of the Townships as they relate to blight ordinances.”]

- Response: For the following reasons the *Plan* will **not** be changed
- C We understand the comment is an endorsement of the proposed *Plan*, F11., 2.1.2., concerning adequate staffing within the county to adequately implement this proposed *Plan*.

Water Protection, G2., (p. 71-74) Steve Cunningham, 1211, S. 15 Road, Harrietta, at public hearing (Exhibit O5)

"discussed the need for well head protection, protection of surface waters."

- Response: For the following reasons the *Plan* will **not** be changed
- C We understand the comment is an endorsement of the proposed *Plan*, all of chapter G2.

³⁴Section 3 of P.A. 282 of 1945, as amended, (being the "County planning commission; officers; director; information, meetings, records" part of the County Planning Act, M.C.L. 125.103).

Diggins Hill Recreation and Trails, J2., (p. 86) Bill Allen, 213 Holbrook Street, Cadillac, at public hearing (Exhibit O9)

“asked about Diggins Hill it recreational use and the need for a connection between the County and the City.”

Trails, J2., 1.1., (p.86) Steve Cunningham, 1211, S. 15 Road, Harrietta,, at public hearing (Exhibit O14)

“and referenced Chapter J2 of the Plan “Recreation” and expressed a need for non-motorized walkable trails.”

Response: For the following reasons the *Plan* will **not** be changed
 C We understand the comment is an endorsement of the proposed *Plan*, J2., Goal 1.

“Required”/“Encouraged”, (changes reflected in this document, p. 110, 136) Steve Cunningham, 1211, S. 15 Road, Harrietta, at public hearing (Exhibit O6)

“asked about the use of words such as ‘required’ and ‘encouraged’ as used in the *Plan* and whether there was consistency throughout the *Plan* in the use of these terms for each chapter.

Response: For the following reasons the *Plan* will **not** be changed
 C This is already addressed, in this document, in the “Additional editing notes”, page 136.

Additional editing notes:

- C The entire document should be searched to make sure consistent use of the phrase “Urban Growth Area” is used throughout (e.g. J3., 1.1.2.).
- C Make sure the new airport plan is referenced.
- C Add square miles from the Future Land Use Plan to the table on page 96 (appendix K2) and on page 114 of this document.
- C The plan, throughout, needs to be edited for purposes of consistent use of the defined terms “encourage” or “discourage”, and not use the terms “allow,” “require,” “mandate,” or “eliminate.”

The list of original comments on the proposed *Plan* are:

- March 8, 2004: O. Minutes of the March 8, 2004 Planning Commission Hearing on the proposed *Plan*.
- Feb. 25, 2004(rec.) P. Undated letter from Raymond Fox (received February 25, 2004).
- March 3, 2004: Q. Letter from Mr. and Mrs. Darrell A. Quinn.

THREE: Adoption Documentation

ON the remainder of the pages in this appendix, are copies of the letters, public notices, news media coverage, etc. documenting the proper procedural steps for the adoption of this *Plan*. Included are:

- C Certified copy of February 1, 2002 Wexford County Planning Commission letters, affidavit of mailing, and mailing lists, notifying municipalities, counties, and others within and adjacent to Wexford County the planning process is starting (including inviting many to be on the Citizen Committee to prepare this *Plan* (9 pp.).
- C February 1, 2002 *Cadillac News* article “Volunteers sought to help revise county plan”
- C April 20, 2002 *Cadillac News* article “Comment sought on county plan”
- C April 23, 2002 *Traverse City Record Eagle* article “Wexford to explain land-use plans”
- C April 24, 2002 *Cadillac News* article “County land use committee begins work”
- C May 8, 2002 *Traverse City Record Eagle* article “Wexford discusses master planning”
- C May 8, 2002 *Cadillac News* article “Land use issues top committee’s list of priorities”
- C May 29, 2002 *Cadillac News* article “Wexford County too far in the ‘zone’”
- C May 30, 2002 *Cadillac News* article “Committee identifies key issues for county master plan”
- C June 15, 2002 *Cadillac News* article “A step closer to master plan in Wexford County”
- C _ *Cadillac News* article “Draft of Wexford master plan headed to county commission”
- C Certified copy of Wexford County Planning Commission minutes acting to send the plan to the county board for the start of the 65 day adjacent and within Wexford municipality review. (Feb. 19, 2003)
- C Memo to County Board conveying the draft plan to the Board (March 19, 2004)
- C Certified copy of the Wexford County Board of Commissioners resolution (March 19, 2003) which approves the plan for distribution at the start of the 65 day adjacent and within Wexford municipality review.
- C March 22, 2003 *Cadillac News* article “Wexford County residents to see land use plan”
- C Affidavit of publication of legal notice on 65 day comment period.
- C Copy of the letter(s), affidavit of mailing, and mailing list, notifying people and municipalities of the start of the 65 day adjacent and within Wexford municipality review period.
- C August 23-24, 2003 *Cadillac News* article “Plan lays out possible future for Wexford County”
- C September 22, 2003 *Cadillac News* article “Sustainable future requires planning”
- C September 23, 2003 *Cadillac News* article “City reviews county plannig”

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- C October 29, 2003 *Cadillac News* article “Clam Lake may go it alone on zoning”
- C February 2, 2004 *Cadillac News* column “Wexford County Master Plan could be used as model”
- C Planning Commission resolution to Hold a Public Hearing on the Proposed *Plan*.
- C Copy of the legal notice and publisher’s affidavit of publication in the *Cadillac News* of the public hearing.
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- C Certified copy of Wexford County Planning Commission March 18, 2004 resolution to adopt the *Plan* and recommending the same to the County Board.
- C Copy of the letter(s), affidavit of mailing, and mailing list, sent out notifying people of the county board meeting on the *Plan*.
- C Certified copy of the Wexford County Board of Commissioners resolution which approves the *Plan*.
- C Certified copy of the letter , affidavit of mailing, of transmittal of a “certified copy of the adopted *Plan*” to the Wexford County Board of Commissioners (j the county clerk).
- C Certified copy of the letter, and affidavit of mailing, of transmittal of the adopted *Plan* to:
 - a. Planning Commission of each city, village, township within or next to Wexford County (if no planning commission, then to the legislative body).
 - b. Northwest Michigan Council of Governments.
 - c. Planning Commission of each adjacent county (if no planning commission, then to the county board).
 - d. Each public utility company and railroad company, if they have registered their name to get a copy (if you do not know if they registered or not, then send a copy to each).
 (Optional)
 - e. The U.S. Forest Service (Manistee Ranger office), MDOT, DNR forestry, DDA, airport, TIFA districts.
 - f. Each library in the county (public and highschool).
 - g. State of Michigan Library, MSU Library, MSU School of Urban Planning library.

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

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- C March 22, 2003 *Cadillac News* article “Wexford County residents to see land use plan”
- C Affidavit of publication of legal notice on 65 day comment period.

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- C Copy of the letter(s), affidavit of mailing, and mailing list, notifying people and municipalities of the start of the 65 day adjacent and within Wexford municipality review period. (pp. 1 of 6)

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]

- C Copy of the letter(s), affidavit of mailing, and mailing list, notifying people and municipalities of the start of the 65 day adjacent and within Wexford municipality review period. (pp. 2 of 6)

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]

- C Copy of the letter(s), affidavit of mailing, and mailing list, notifying people and municipalities of the start of the 65 day adjacent and within Wexford municipality review period. (pp. 3 of 6)

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]

- C Copy of the letter(s), affidavit of mailing, and mailing list, notifying people and municipalities of the start of the 65 day adjacent and within Wexford municipality review period. (pp. 4 of 6)

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[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]

C Certified copy of the minutes of the March 8, 2004 hearing (pp 2 of 3)

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- C Copy of the letter(s), affidavit of mailing, and mailing list, sent out notifying people of the county board meeting on the *Plan*.
- C Certified copy of the Wexford County Board of Commissioners resolution which approves the *Plan*.
- C Memo to Land Use Committee indicating when the plan would go before the Wexford County Board.

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- C Certified copy of the letter, affidavit of mailing, of transmittal of a “certified copy of the adopted *Plan*” to the Wexford County Board of Commissioners (j the county clerk).
- C Certified copy of the letter, and affidavit of mailing, of transmittal of the adopted *Plan* to:
 - a. Planning Commission of each city, village, township within or next to Wexford County (if no planning commission, then to the legislative body).
 - b. Northwest Michigan Council of Governments.
 - c. Planning Commission of each adjacent county (if no planning commission, then to the county board).
 - d. Each public utility company and railroad company, if they have registered their name to get a copy (if you do not know if they registered or not, then send a copy to each).
- (Optional)
 - e. The U.S. Forest Service (Manistee Ranger office), MDOT, DNR forestry, DDA, airport, TIFA districts.
 - f. Each library in the county (public and highschool).
 - g. State of Michigan Library, MSU Library, MSU School of Urban Planning library.

FOUR: Type of Plan This *Plan* Is

THE following table presents the content of a plan, according to “Best Planning Practices” adopted by the Michigan Society of Planning.³⁵ The table provides the “Best Plan Practice” along with a cross reference for where the material is found in this *Plan*.

There are a number of different types of plans which might be prepared by a county planning commission. The first or most basic is a county “**General Plan**”. This is the most basic type of plan, and should only be considered as adequate for a county that does not have a county zoning

ordinance. If the county administers a zoning ordinance, or if the plan is intended to be a document a municipality in the county can adopt by reference for purposes of being the basis of that municipality’s zoning ordinance, then the county planning commission should also prepare a “**Future Land Use Plan**.” The county planning commission can also combine the “General Plan” and “Future Land Use Plan” into one document. In addition, if the situation in the community warrants, a “**Growth Management Plan**” or “**Redevelopment Plan**” should be prepared to include a mechanism for phasing growth or redevelopment efforts. In addition a plan may include as part of the plan, or as separate plans some or all other planning efforts. Finally, a plan can incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission.

As a result of this analysis, this is a “Comprehensive Plan.”

³⁵Michigan Society of Planning’s *Implementation Guidelines for the 2001 Planning and Zoning Law Amendments* “Types and Contents of Plans” and Schindler, Kurt H.; *Land Use Series*; Checklist C1, M1, T1; “For Adoption of a County/City & Village/Township Plan; F e b r u a r y 1 , 2 0 0 2 . (Http://www.msue.msu.edu/wexford/LU/index.html).

Michigan Society of Planning’s “Best Planning Practice” Plan Content	Where the element is found in the <i>Fact Book</i>	Where the element is found in this <i>Plan</i>	Other Plans
General Plan Is a policy-based plan with generalized future land use maps.		(entire plan)	
Include a section on affordable housing needs and a strategy to meet those needs.	Chapter B2	Chapter I2	
Includes a section on job development and a strategy to meet those needs.	Ch. B10	Part H	
Address the relationship between jobs, housing, and transportation within the county or region.	Part of Ch. B4, B8. Ch. B11		
Include a separate section on multimodal transportation including streets and highways, public transit, airports, railroads, ports, and pedestrian and bicycle ways.	Transportation part of Ch. B12, Appendix C8	Ch. J1	Airport Plan Road Comm. 5 year plan
A section on capital facilities owned or operated, or both, or privately contracted by the county, together with long-range fiscal plans for the provision of new capital facilities for the county.	County facilities/Buildings part of Ch. B12 (not fiscal plans)	Part J (not fiscal plans)	
The plan shall be the basis for the county or regional capital improvement program including capital improvements to be done by a county road commission, drain commissioner, parks and recreation commission, department of public works, or other county board or commission.		(entire plan)	
Provide an analysis of all the municipal or joint municipal plans of municipalities within the county to ensure coordination and consistency, including, but not limited to, buildout, economic, fiscal, environmental, and social impact analyses.	Ch. B14, appendix C10	parts of chapters E2, G1, G2, G3, H1, H2, and I1.	
A plan may incorporate by reference plans, or portions of plans, adopted by other agencies of political subdivisions, a regional plan, this state, or the federal government.		Appendix K6	
Include such other elements as determined by the planning commission.	Appendix C11	Ch. E2	
Future Land Use Plan The arrangement of future land uses, as well as the intensity and density of such uses		Ch. F1	
An explanation of the future land uses’ degree to which they are or are not compatible with the future land use plans and zoning regulations of adjoining jurisdictions, municipalities within the county, or the management plans of state or federal agencies with public lands within the county	Ch. B14	Ch. F1	
Future land use shall be described in the text and depicted on a future land use map showing the general location and arrangement of future land uses, but not parcel lines.	Ch. B4, B14, part of Ch. B8, appendix C6	Ch. F2-F10, appendix K2, part of Ch. F1.	

Michigan Society of Planning's "Best Planning Practice" Plan Content	Where the element is found in the <i>Fact Book</i>	Where the element is found in this <i>Plan</i>	Other Plans
A future transportation network, including, but not limited to, roads and streets, bridges, railroads, airports, bicycle paths, and pedestrian ways.	Transportation part of Ch. B12.	J1	
Provision for a network of electronic communication facilities.			
Future capital facilities.		Ch. J1 and J2	
A zoning plan for the control of the height, area, bulk, density, location, and use of buildings and premises, for current and future zoning districts.	Ch. B14	Ch. F1, F11	
An explanation of the zoning plan's relationship to the future land use plan.	Ch. B14	Ch. F1, F11	
A description of how the community intends to move from present conditions illustrated on the current zoning map and described in the zoning plan to the proposed future relationship of land uses illustrated on the future land use map.		Ch. F11	
A discussion of measures considered and included in the development of the future land use plan to avoid possible takings of private property without just compensation if land use regulations were to be subsequently adopted or amended consistent with the plan.		Throughout (in particular E1, D3, D4, F1, F8)	
Each of the elements of a future land use plan, above, should incorporate goals, objectives, policies, and strategies to be employed in fulfilling the plan		(entire plan)	
Each element of a future land use plan should utilize maps and, if helpful, plats, charts, and tables. Maps, plats, charts, and tables should be accompanied by descriptive explanatory text.	(entire plan)		
<p>Comprehensive Plan Recommendations for the social, environmental, economic, or physical development or redevelopment of the jurisdictional area. The plan should identify the amount and source of the fiscal and other resources to be used to implement the recommendations in the plan.</p>	<p>Social: Ch. B2, B9, B11 Environment: Ch. B1, B5, B6, B7 Economic: Ch. B5, B8, B10 Physical: Ch. B12</p>	<p>Social: Ch. E2, I1, I2. Environment: Ch. G1, G2, G3 Economic: Ch. E2, H1, H2 Physical: Ch. J1, J2, J3</p>	
An analysis of existing community social and economic disparities in employment, income, housing, transportation, education, and crime and recommendations for public and private measures to rectify disparities.	Parts of Ch. B8, B9, B10, B11		
A section on multimodal transportation facilities, together with long-range fiscal plans for the provision or replacement of transportation facilities. (This may be part of the future transportation network element of a Future Land Use Plan.)	Transportation part of B12, Appendix C8	Ch. J1	Airport Plan Road Comm five year Plan

Michigan Society of Planning's "Best Planning Practice" Plan Content	Where the element is found in the <i>Fact Book</i>	Where the element is found in this <i>Plan</i>	Other Plans
Information on capital facilities necessary for the comprehensive plan to serve as the basis for the development and annual updating of a capital improvement including a map of the location of new capital facilities on which construction is proposed to begin within a period at least as long as that covered by a capital improvement program.	County Facilities/Buildings part of Ch. B12 (not fiscal or CIP Plan)	Part J (not fiscal or CIP Plans)	
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for housing, including, but not limited to, the condition of existing housing and specific needs for affordable and assisted housing, and analysis of options for meeting those needs.	Ch. B11, Appendix C7	Ch. I2	
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for Economic development, including both job retention and promotion strategies.	Ch. B10 and B11. Part of Ch. B4, B8	Part H	
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for Natural resources management, including, but not limited to, agricultural and forest lands, mineral lands, wetlands, floodplains, headwaters areas, sand dunes, areas at high risk of erosion, other sensitive areas, endangered or threatened species habitat, and land use related to preserving biodiversity.	Ch. B4 (part), B5, B6, B7	Part G, Ch. F1, F8, F9	
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for Measures to define, protect, enhance, or change community character.	Ch. B13, B14, Appendix C12	Ch. E1, F1	
<p>Growth Management Plan The boundaries for expansion of capital facilities and/or public services local units during the period of the plan.</p>	Urban Growth Area part of Ch. B4	Ch. F1	
Maximum density of land use based on available public services and facilities and specified level of service standards for those services and facilities.			
The plan should be consistent with P.A. 207 of 1921, as amended, (City and Village Zoning Act, M.C.L. 125.581 <i>et. seq.</i>); P.A. 184 of 1943, as amended, (Township Zoning Act, M.C.L. 125.271 <i>et. seq.</i>); or P.A. 183 of 1943, as amended, (County Zoning Act, M.C.L. 125.201 <i>et. seq.</i>) as applicable, for a program for the purchase of development rights, and/or to the extent permissible by law, transfer of development rights.			
Maps showing the location of proposed future road right-of-way and of other public facilities beyond 5 years in the future.			
A strategy and locations to target provision of affordable housing.			
A strategy that links future jobs, housing, and transportation in mutually supportive ways.			
A strategy for land assembly and redevelopment.			

Michigan Society of Planning's "Best Planning Practice" Plan Content	Where the element is found in the <i>Fact Book</i>	Where the element is found in this <i>Plan</i>	Other Plans
Other elements as necessary to implement the growth management or redevelopment goals of the plan.			
Include as part of the Plan, or as separate plans some or all of: Soil and water conservation.	Ch. B6	Ch. G1	
Open space protection.	Ch. B7	Many locations throughout	
Intergovernmental coordination.		Ch. E2	
Human services, including, but not limited to, childcare services, senior citizen programming, and mental health services.	Ch. B9	Ch. I1	
Historic preservation.	Ch. B2	Ch. F9	
Coastal zone management.	n/a	n/a	
Solid waste management.	Solid Waste part of Ch. B6	Ch. G3	
Energy conservation.			
Watershed planning and management.	Ch. B5	Ch. G1, G2, Appendix K4	
Community corrections.			
Annexation.		See Ch. E2, F10	
Redevelopment.			
Special purpose, sub-area, functional, neighborhood, corridor, or strategic plans.			
Incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission: A development plan adopted by a tax increment finance authority under P.A. 450 of 1980, as amended, (the Tax Increment Finance Authority Act, M.C.L. 125.1801 <i>et. seq.</i>).			
A development plan adopted by a downtown development authority under P.A. 197 of 1975, as amended, (M.C.L. 125.1651 <i>et. seq.</i>).			
A development plan adopted by a local development finance authority under P.A. 281 of 1986, as amended, (the Local Development Financing Authority Act, M.C.L. 125.2151 <i>et. seq.</i>).			
A development plan adopted by an international tradeport development authority under P.A. 325 of 1994, as amended, (the International Tradeport Development Authority Act, M.C.L. 125.2521 <i>et. seq.</i>).	n/a	n/a	
A brownfield plan adopted by a brownfield redevelopment authority under P.A. 381 of 1996, as amended, (the Brownfield Redevelopment Financing Act, M.C.L. 125.2651 <i>et. seq.</i>).			

Michigan Society of Planning's "Best Planning Practice" Plan Content	Where the element is found in the <i>Fact Book</i>	Where the element is found in this <i>Plan</i>	Other Plans
A plan adopted by a county or regional economic development commission under P.A. 46 of 1966, as amended, (M.C.L. 125.1231 <i>et. seq.</i>).			
A project plan adopted by an economic development corporation under P.A. 338 of 1974, as amended, (the Economic Development Corporations Act, MCL 125.1601 <i>et. seq.</i>).	n/a	n/a	
A plan adopted by a housing commission under P. A. 18 of 1933 (Extra Session), as amended, (M.C.L. 125.691 <i>et. seq.</i>).	n/a	n/a	
A development plan approved by a planning commission and supervising agency under P.A. 250 of 1941, as amended, (the Urban Redevelopment Corporations Law, M.C.L. 125.901 <i>et. seq.</i>).			
A county or regional park or recreation plan adopted by a county or regional commission under P.A. 261 of 1965, as amended, (M.C.L. 46.351 <i>et. seq.</i>).		Ch. J2	(County Recreation Plan)
A plan adopted by an historic district commission under P.A. 169 of 1970, as amended, (the Local Historic Districts Act, M.C.L. 399.201 <i>et. seq.</i> 399.215).			
An airport approach plan adopted by the aeronautics commission under P.A. 23 of 1950 (Extra Session), as amended, (the Airport Zoning Act, M.C.L. 259.431 <i>et. seq.</i>).			
A school district plan adopted by a public school district or charter school.			
A sewer or water plan adopted by a local unit or joint sewer and water authority.			
A solid waste management plan adopted pursuant to Part 115 of P.A. 451 of 1994, as amended (the Solid Waste			Solid Waste Management Plan
Management part of the Natural Resources and Environmental Protection Act, M.C.L. 324.11501 to 324.11550).			
A blighted area rehabilitation plan adopted pursuant to P.A. 344 of 1945, as amended, M.C.L. 125.71 <i>et. seq.</i>).			
A neighborhood area improvement plan adopted pursuant to P.A. 208 of 1949, as amended, (M.C.L. 125.941 <i>et. seq.</i>).			
A plan for redevelopment of principal shopping areas under P.A. 120 of 1961, as amended, (M.C.L. 125.591 <i>et. seq.</i>).			
Enterprise or empowerment zone plans.	n/a	n/a	
Any capital facility or other metropolitan plan prepared by a metropolitan council under P.A. 292 of 1989, as amended, (M.C.L. 124.651 <i>et. seq.</i>).			Airport Plan

Appendix K6: Associated Plans, Reports, Bibliography

THE following plans and reports are made a part of this Plan by this reference, and are considered a part of this Plan.

Schindler, Kurt H., Mike Green, Tim Evans; *Fact Book for the Development of the Wexford County Plan*; MSU Extension, Wexford County; Cadillac, Michigan; April 2002.

Cadillac-Wexford Airport Authority; *Airport Master Plan*; (c. Prior to 2002).

Downtown Development Authority adopted plans for territory within Wexford County.

Wexford County Planning Department (Tim Evans, County Planner); *Wexford County Recreation Plan 2002-2007*; Recreation Plan Advisory Committee Members; February-March, 2002.

Wexford County Road Commission; *Five Year Plan for Primary Road Improvements*; Spring 2002.

Wexford County Emergency Operations Plan, as amended. February 1999.

BIBLIOGRAPHY: The following documents are referenced and were considered in the development of the Plan (but not a part of this Plan):

Clam Lake Downtown Development Authority; *Clam Lake*

DDA Plan for landscaping and access management guidelines; Draft #5.

Grand Traverse County Planning Department; *Grand Traverse Bay Region Development Guidebook*; Grand Traverse County Planning Department, 400 Boardman Avenue, Traverse City, Michigan 49684.

Human Services Collaborative Body for Wexford-Missaukee; *Community Asset/Needs Assessment*, (work in process); 2002-2003.

Peterson, Dan; *Summary Draft, Pine River Natural River Plan*; Michigan Department of Natural Resources, Fisheries Division, April 8, 2002.

Peterson, Dan; *Summary Draft, Upper Manistee River Natural River Plan*; Michigan Department of Natural Resources, Fisheries Division, April 8, 2002.

Schindler, Kurt H., Mike Green, Tim Evans; *Fact Book for the Development of the Wexford County Plan*; MSU Extension, Wexford County; Cadillac, Michigan; April 2002.

Secret, Marian and Nagel, Jan; *Greenbelts: A Circle of Protection for Inland Lakes*; Lakeland Report Number 12, University of Michigan Biological Station.

Protecting Inland Lakes: A Watershed Management Guidebook; (Wyckoff, Warbach, Williams) Michigan Department of Natural Resources; February 1990

Addendum K7: About Addendums

THE purpose of addendums is for the Commission to be able to record interpretation of this *Plan*, provide for specific recommendations for implementation of this *Plan*, to have further explanation of its application, and to prepare model ordinance or other language to implement this *Plan*.

Addendums can only be added to this *Plan* by action of the Wexford County Planning Commission, or to record Planning Commission actions which may set precedent

concerning the use or interpretation of this *Plan*.

An addendum is not an amendment to, or an addition to this *Plan*. Its purpose is limited to clarification, expounding, interpretation, and to create a history of the *Plan*'s use and application.

The addendum is used to perform these functions, and flexibility without the need to formally amend this *Plan*, but still creating a formal record of such actions.

Addendum K8: Precedent & Interpretive Decisions

THE last addendum is reserved to provide a continuing record of decisions and interpretation if this *Plan* by the Wexford County Planning Commission. This copy provides that information through Friday, December 17, 2004 1:59PM.

- C Rezoned to commercial 19± acres in section 10 of Clam Lake Township at the interchange of business route U.S.-131 and U.S.-131 freeway. Planning Commission found it in compliance with this *Plan* and recommended adoption. County Board adopted the zoning amendment July 7, 2004. See June 9, 2004 Planning Commission minutes and staff report for the same.
- C The Commission finds there is inconsistency within the *Wexford County Comprehensive Plan* of May 19, 2004, and hereby acts to interpret and provide instruction for reading the land use maps found in the *Plan*.
 1. The fold-out “Future Land Use Map” (p. 25) uses colors to designate land use categories. Those colors, as shown on the key on that map (p. 25) are the correct colors –and where the colors referred to in various locations within the text of the *Plan*, part F (pp. 43-63) are not consistent with the map key on page 25, the map key (p. 25) shall control.
 2. The “Future Land Use Map Township Detail” (pp. 27-42) uses shading and patterns to designate land use categories. Those shading and patterns, as shown on the key on those maps (pp. 27-42) are the correct shading and patterns –and where the shading and patterns referred to in various locations within the text of the *Plan*, part F (pp. 43-63) are not consistent with the map keys on pages 27-42 the map keys (p. 27-42) shall control.
(See September 8, 2004 minutes of the Wexford County Planning Commission.)

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