

Charter Township of Haring Comprehensive Master Plan

2009

This copy printed: April 25, 2014
Adopted June 9, 2009 pursuant to P.A. 33 of 2008, as amended,
(being the Michigan Planning Enabling Act, M.C.L. 125.3801 *et. seq.*)



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Bibliographic cite is: Haring Charter Township Planning Commission (Kurt H. Schindler); *Haring Charter Township Comprehensive Master Plan*; Charter Township of Haring Township; Cadillac, Michigan; 2009.

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.)

Table of Contents

Table of Contents	i
Glossary	iii
Part D: Introduction	1
Chapter D1: Acknowledgments	1
Haring Township Planning Commission	1
Staff & Author	1
Haring Charter Township Board	1
Maps, Charts and Graphs	2
Chapter D2: Executive Summary	3
About This <i>Plan</i>	3
Chapter D3: About This <i>Plan</i>	7
Chapter D4: Legal Authority	11
Part E: Overall Plan	13
Chapter E1: Township Wide Goals	13
Fundamental Principles	13
Nine Principles	13
Chapter E2: Government Cooperation	17
Part F: Land Use Plan	21
Chapter F1: Future Land Use Map	21
Future Land Use Map	23
Maps, Charts and Graphs	23
Chapter F2: Industrial	25
Chapter F3: Commercial	27
Chapter F4: Office Service	31 ²⁹
Chapter F5: Residential	33 ³⁴
Chapter F6; Rural Residential	34 ³²
Chapter F7: Agricultural-Forest Production	35 ³³
Chapter F8: Special and Unique Areas	39 ³⁷
Chapter F9: Transition Areas	43 ⁴⁴
Chapter F10: Zoning Plan Update	45 ⁴³
Part G: Environment, Natural Resources Plan	55 ⁵³
Chapter G1: Environmental Protection	55 ⁵³
Chapter G3: Recycling, Solid and Hazardous Waste	61 ⁵⁹
Part H: Economic Plan	63 ⁶⁴
Chapter H1: Economic Development	63 ⁶⁴
Chapter H2: Tourism	65 ⁶³
Part I: Human Services and Housing Plan	67 ⁶⁵

Chapter I1: Human Services	<u>67</u> 65
Chapter I2: Housing	<u>69</u> 67
Part J: Infrastructure Plan	<u>71</u> 69
Chapter J1: Transportation	<u>71</u> 69
Chapter J2: Recreation	<u>73</u> 71
Chapter J3: Water and Sewer	<u>75</u> 73
Part K: Appendixes and Addendums	<u>79</u> 77
Appendix K1: Background For Government Cooperation	<u>79</u> 77
Appendix K2: Future Land Use Map Detail	<u>81</u> 79
Future Land Use Map Procedure	<u>81</u> 79
Future Land Use Map areas relative to Projected Growth Demands in Haring Charter Township	<u>86</u> 84
Appendix K3: List and Map of Special and Unique Areas	<u>87</u> 85
Appendix K4: Specific Detail/Recommendation; Selected Strategies	<u>89</u> 87
Appendix K5: <i>Plan</i> Adoption Documentation	<u>93</u> 91
ONE: 65 Day Comments by Governments	<u>93</u> 91
TWO: Public Hearing Comments	<u>93</u> 91
THREE: Adoption Documentation	<u>94</u> 92
FOUR: Type of Plan This <i>Plan</i> Is	<u>119</u> 117
Appendix K6: Associated Plans, Reports, Bibliography	<u>127</u> 125
Addendum K7: About Addendums	<u>129</u> 127
Addendum K8: Precedent & Interpretive Decisions	<u>130</u> 128

Glossary

PLANNING Commission means the Charter Township of Haring Planning Commission created pursuant to the Haring Township Planning Commission Resolution under authority of P.A. 33 of 2008, as amended, (being the Michigan Planning Enabling Act, M.C.L. 125.3801 *et. seq.*).

DEQ means the Michigan Department of Environmental Quality.

Diversity means valuing and benefitting from personal differences. These differences address many variables, including race, religion, color, gender, national origin, disability, sexual orientation, age, education, geographic origin, and skill characteristics, as well as differences in ideas, thinking, academic disciplines, and perspectives.

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:

- X if there is an accessory/work area, it is enclosed by a solid wall;
- X 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.
- X septic disposal needs do not exceed that needed for more than food and bathroom facilities for people on the premisses.

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

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.

Township or **the Township** or **this township** or **Haring Township** means the Charter Township of Haring, a Michigan municipal corporation.

Township Board means the Charter Township of Haring Board of Trustees.

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

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 toward an end-state which 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*.

Haring Township Planning Commission

MEMBERS of the Haring Township Planning Commission:

Anita Fagerman, Secretary
George Giftos, Vice Chair
Gregory Grahek, Chair
Brian Jankowski
Molly Whetstone (former member)
Corey Wiggins

Staff & Author

THIS document was written by **Kurt H. Schindler**, County Extension Director, MSU Extension/Regional Land Use Educator; **Mike Green**, Township zoning administrator.

Haring Charter Township Board

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

Susan Baldwin, Trustee
Anita Fagerman, Trustee
Sheila Hill, Trustee
Andrea Hofstra, Clerk
John Long, (former Trustee)
Beth McCain, Treasurer
Robert Scarborough, Supervisor
Dan Wilkinson, Trustee

Charter Township of Haring Location



Chapter D2: Executive Summary

About This *Plan*

THIS *Plan* is prepared as the *Haring Township Comprehensive Master 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 Haring Township master planning process follows on the heels of the Wexford County comprehensive planning process, which 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:

- X Part D; Introductory materials
- X Part E; Overall Plan
- X Part F: The Land Use Plan and Program
- X Part G: Environment, Natural Resources Plan
- X Part H: Economic Plan
- X Part I: Human Services and Housing Plan
- X Part J: Infrastructure Plan
- X Part K: Appendixes and Addendums

The legal authority for planning is the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended, M.C.L. 125.3801 *et seq.*). This *Plan* meets the requirements of the Act.

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

1. Scenic character should be preserved or enhanced in the Township.
2. Natural resources in the Township should be protected from inappropriate use or conversion.
3. The natural environment of the Township 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 of Haring Township where development is planned and supported by existing or

- future infrastructure improvements.
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 by Haring Township to achieve improved intergovernmental cooperation with other municipalities in the Greater Cadillac Area.
 8. The vision of this Plan must be achieved without violating protected property rights.
 9. Preservation of the scenic character in Haring Township is both dependent on and supports most of the economic base in the Township.

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 the existing urban center; 2) The Township will have multiple use recreation trails and 3) Incompatible land areas are minimized through coordinated planning.

Haring Township 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 Township.

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 Township 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.

Haring Township 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 Township.

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 Township needs to be updated. Updating the zoning ordinance should immediately follow adoption of this Plan.

Part G is the Environment and Natural Resources Plan. These concerns apply to all areas of the Township 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 Township.

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

The Recreation Chapter (J2) places emphasis on development of a non-motorized trail system as a integral part of the Township'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*¹ was prepared as a presentation of facts and data for use by Wexford County in preparation of this *Charter Township of Haring Comprehensive Master Plan* pursuant to the Michigan Planning Enabling Act² (see “Type of Plan This *Plan* Is” in Appendix K5, page).

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*) as a means to involve participation by a large number of people.
4. Citizens and appointed officials identify various goals and objectives.
5. Alternative courses are reviewed and one 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 this *Plan* follow. Section notations refer to sections of the Michigan Planning Enabling Act.³

1. Initial strategy to do the work.
2. Review and use the *Fact Book* of background, inventories and studies (§31(2) and §25(2)).
3. Send out a notice required by section 39(2) which includes all municipalities within the township, contiguous to the township, state and federal government agencies with significant land holdings in the township, etc.
4. Township Planning Commission reviewed in detail the *Wexford County Comprehensive Plan* of 2004, using it as a template for this *Plan*. (§31(2)(b) and §25(2)).
5. Planning Commission selects issues/concerns/priorities and works on those issues (§33) to modify the county plan to read as appropriate for the township’s plan.
6. Planning Commission adopts draft *Plan* (§41).
7. The Township Board approves the draft *Plan* for dissemination (§41(1) and §41(2)).

¹Schindler, Kurt H., Mike Green, Tim Evans; *Fact Book for the Development of the Wexford County Plan*’ MSU Extension, Wexford County; Cadillac, Michigan April 2002.

²P.A. 33 of 2008, as amended, (being the Michigan Planning Enabling Act, M.C.L. 125.3801 *et. seq.*) .

³P.A. 33 of 2008, as amended, (being the Michigan Planning Enabling Act, M.C.L. 125.3801 *et. seq.*)

8. Draft *Plan* is sent to everyone required by §39(3) and §41(2)(e) (same list as in number 3, above).
9. Those receiving the draft *Plan* have 63 days to make comment on the draft *Plan* (§41(3) and §41(4)).
10. At the end of the 63 days the township Planning Commission reviews the comments and may make modifications to the draft *Plan*.
11. Hold the public hearing on the modified draft *Plan* (§43(1)).
12. The Township Planning Commission reviews comments and may make further changes to the modified draft *Plan*.
13. The Township Planning Commission adopts the final *Plan* (§43(2)).
14. If the Township Board reserved the right to do so (§43(3)) acts to adopt the *Plan* (§43(2) and §43(3)).
15. A resolution of adoption is reproduced on the adopted *Plan*'s inside front cover or inside back cover (§43(2)).
16. Copies of the *Plan* are sent to everyone required by §39(2) (same list as in number 3, above) (§43(5)).
17. Implement the *Plan*.
18. Not more than five years later, the Township Planning Commission shall review the *Plan* to determine if it needs revision, updating, or a new *Plan* prepared (§45(2)).

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

1. Conduct studies, investigations, and surveys relative to the economic, social, and physical development of the township (§31(2)).
2. Formulate plans and make recommendations for the most effective economic, social, and physical development of the township (§31(1)).
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 (§31(2)(c)).
4. Consult with representatives of adjacent counties in respect to their planning so that conflicts in overall township plans may be avoided (§31(2)(b)).
5. The planning commission may meet with other governmental planning commissions to deliberate (§31(3)).

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

The Michigan Planning Enabling Act requires a township plan including text, maps, plats, charts, and shall be for the development of the township and address land use issues and may project 20 years or more into the future (§33). The Plan shall also include those of the following subjects which reasonably can be considered as pertinent to the future development of the Township:

1. A land use plan and program (§33(2)(a)): If the township 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.
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 (§33(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 (§33(2)(c)).

4. Recommendations for implementing any of the *Plan*'s proposals (§33(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 and 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 township’s comprehensive planning. Other published and adopted components of planning in Haring Township and selected special reports are also included in Appendix K6. This *Plan* supercedes all other plans which are or may be adopted by Haring Township. 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 Haring Township 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. 33 of 2008, as amended, (being the Michigan Planning Enabling Act, M.C.L. 125.3801 *et. seq.*). This *Plan* is the Haring Township County Planning Commission's recommendations for the development of the Township for land use; zoning; and infrastructure. This *Plan* is the Commission’s recommendations for coordination with other municipalities, township departments, Wexford County Road Commission, state, Native American and federal governments. **This *Plan* is the formal policy of the Township, and its statement of goals, objectives, and intended strategies.** This *Plan* is intended to be the document, that once adopted, involves the following:

A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body or other body having jurisdiction over the authorization or financing of the project and has been approved by the planning commission. The planning commission shall submit its reasons for approval or disapproval to the body having jurisdiction. If the planning commission disapproves, the body having jurisdiction may overrule the planning commission . . . by a vote of not less than a majority of its membership for . . . [a] township. If the planning commission fails to act within 35 days after submission of the proposal to the planning commission, the project shall be considered to be approved by the planning commission.⁴

This *Plan* is also intended to be the “plan” referred to in section 203(1) of P.A. 110 of 2006, as amended, (being the Michigan Zoning Enabling Act, M.C.L. 125.3203(1)) that section reads the township “zoning ordinance shall be based upon a plan...” This *Plan* is intended to be the “zoning plan” referred to in section 305 of P.A. 110 of 2006, as amended, (being the Michigan Zoning Enabling Act, M.C.L. 125.3305).

This *Plan* is the document which is used for purposes of the Planning Commission reviewing adjacent township; village; city; county; Wexford County; state; and federal agency plans⁵. 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, village, and Wexford County plans. The view of a plan is advisory, with coordination being the statutory and this *Plan*’s goal.

In finding compliance with this *Plan*, one should be guided by content and apparent intent. It is not

⁴ Section 61(1) of P.A. 33 of 2008, as amended, (being the Michigan Planning Enabling Act, M.C.L. 125.3861(1)). Ellipsis indicate missing text and bracket indicate added text for clarity.

⁵ Pursuant to sections 7(2), 31(2), 31(3), and 41(3), of P.A. 33 of 2008, as amended, (being the Michigan Planning Enabling Act, M.C.L. 125.3101 *et. seq.*)

important that the 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.

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 Haring Township in administration of township zoning. However township, county and other government agencies have the power to make decisions which can affect or enhance this township's 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 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: Township Wide Goals

HARING Charter Township 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 Haring Township. 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 township.** The natural character of the landscape within Haring Township 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 Township: 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*⁶). 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 Township should be protected from inappropriate use or conversion.** Forested hillsides, farmlands, wetlands, rivers, and lakes provide the natural landscape background across some of the township. They attract seasonal residents, and tourists. Some 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 hay and cattle production. Forestry, agriculture, tree farms, tourism, and recreation have historical roots in Haring Township and contribute to its economic base. Each of these industries requires a substantial amount of land. Preservation and conservation of natural areas and woodlands are a high priority.
3. **The natural environment of the Township should be protected from degradation.** The clean air, water, and soil in the Township is a natural asset of immeasurable importance. Protection of Long Lake, Island Lake, Whitlock Lake, the portion of Round Lake lying within the Township, and the Clam River should be given high priority in future land use planning decisions. The lakes, rivers, streams, wetlands, and flood plains are important parts of this natural environment

⁶Grand Traverse County Planning Department; *Grand Traverse Bay Regional Development Guidebook*; Grand Traverse County Planning Department, 400 Boardman Avenue, Traverse City, Michigan 49684.

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 area. The natural environment and especially sensitive features must be protected to sustain the scenic quality and economic potential of township.

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 Haring Township. 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 township. 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 in the township. 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* except in situations where there is a demonstrated public health need. 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, 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 Haring Township's zoning and land division regulations which are consistent with this *Plan*. Also county and adjacent local (city, village, and township) zoning, and land division regulations should also be consistent with this *Plan*. This *Plan* depends on infrastructure decisions consistent with this *Plan*. Future road, sewer, water, school, municipal building, state and federal facility decisions should be consistent with this *Plan* and an annually updated capital improvement program if one exists. Where public funds are spent on infrastructure can have 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 township. Improved intergovernmental coordination, communication, and cooperation are essential to the success of this *Plan*.
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 township 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 Haring Township is both dependent on and supports some of the economic base in the township.** 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 Haring Township. 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 township.

Where these new homes and businesses are located will dramatically affect the future character of the township. 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 Haring Township and 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 <i>Plan</i> .
	1.2. Haring and the county's economy, remains a sustainable diverse economy and the manufacturing community is enhanced.	1.2.1. Follow and implement this <i>Plan</i> .
	1.3. Conserve and protect property values by minimizing incompatible uses.	1.3.1. Follow and implement this <i>Plan</i> .
	1.4. Natural resources should be protected from inappropriate use.	1.4.1. Follow and implement this <i>Plan</i> .
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 township.	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 government agencies share information and agree on visions for the best future land use.	4.1.1. Haring Township Planning Commission takes a proactive role in implementation of this <i>Plan</i> . The Planning Commission takes measures to review and respond to proposed actions on management by municipalities; county, federal, and state land management agencies.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
5. Creation of more economic base jobs in Haring Township and Wexford County	5.1. Retain the active program of base job business retention and recruitment in the township and 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 Haring Township and 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.

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.

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) 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.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Increased coordination and cooperation between governments.	1.1 A successful municipal wellhead protection program.	1.1.1 Haring Township participates in a County-wide groundwater protection committee which contracts for the joint wellhead delineation, and joint creation of wellhead protection plans.
	1.2. A “clean community” free of illegal dumping of solid waste on public and private lands through a	1.2.1. All governments adopt a junk ordinance.
		1.2.2. Explore stricter enforcement and penalties for illegal dumping.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	coordinated multi-government cooperation effort.	1.2.3. All governments should require some form of solid waste collection to make it convenient and easy for trash disposal, rather than illegal dumping
	1.3 Establish a multiple-government cooperative approach to development.	1.3.1. Haring Township participates in an inter-government committee and consider hiring a consultant to establish coordinated approach to growth and tailor-design an urban growth area to the areas’ 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.
		1.3.2. Development is channeled to areas deemed appropriate.
2. Quality communication between government and citizens.	2.1. 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.	2.1.1. Provide the news media with information so they can prepare pre-meeting publicity prior to each planning commission and elected board meeting.
		2.1.2. Haring Township 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.
		2.1.3. Haring Township should continue a regular newsletter which is sent to each resident in the township.
		2.1.4. All zoning and planning jurisdictions should post minutes, notices, plans, ordinances, and other pertinent material on an Internet Web site.
		2.1.5. The township should encourage cable television public access channel 2 coverage for purposes of televising township board, planning commission, and appeals board meetings, and maintain a calendar of events.
		2.1.6. Haring Township should participate in the county/township association meetings.
		2.1.7. Have regular meetings of all members of all zoning/planning commissions and zoning board of appeals for coordination in planning issues.
		2.1.8. Participate in the quarterly meetings of the “Metro Four” (Haring, Clam Lake, Cherry Grove, Selma Townships).
		2.1.9. Encourage area Chambers of Commerce to meet regularly to consider co-operative efforts.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	2.2. To have County-wide standardization of how ordinances are arranged and permit application forms used.	<p>2.2.1 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>2.2.2. Zoning ordinances can be made more user-friendly by adopting a standard set of permit application forms.</p>
	2.3. Improved communication between state and federal government (legislators and agencies)	<p>2.3.1.Haring Township should be pro-active concerning various activities of other government agencies within the boundaries of the township. The township should have a formal system to receive, review, and respond, or chose not to respond, to public notices of:</p> <p>State, federal, and local governments.</p>
3. Haring Township will have coordinated community planning and development	3.1. All plans and zoning ordinances should be coordinated and should not contravene each other.	3.1.1. 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.
4. Be prepared for emergencies	4.1 Have a current up-to-date Emergency Preparedness Plan.	4.1.1. Include the <i>Wexford County Emergency Services Plan</i> as an addendum to this <i>Plan</i> .

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 township will have improved access to county government information.
Those with Internet access will have improved ability to inform themselves about zoning and planning.
Households in the township will have increased access to township government meetings.

Part F: Land Use Plan

Chapter F1: Future Land Use Map

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

ISSUES for this topic include:

- X Urban growth areas
- X Cluster development vs. strip development
- X Development of recreational trails
- X Incompatibility of land uses under current zoning ordinances.

Encourage cluster development in the township.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Economic growth and development is focused on existing urban centers and away from undeveloped areas of Haring Township.	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. Haring Township 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, other townships, and Haring Township.	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.

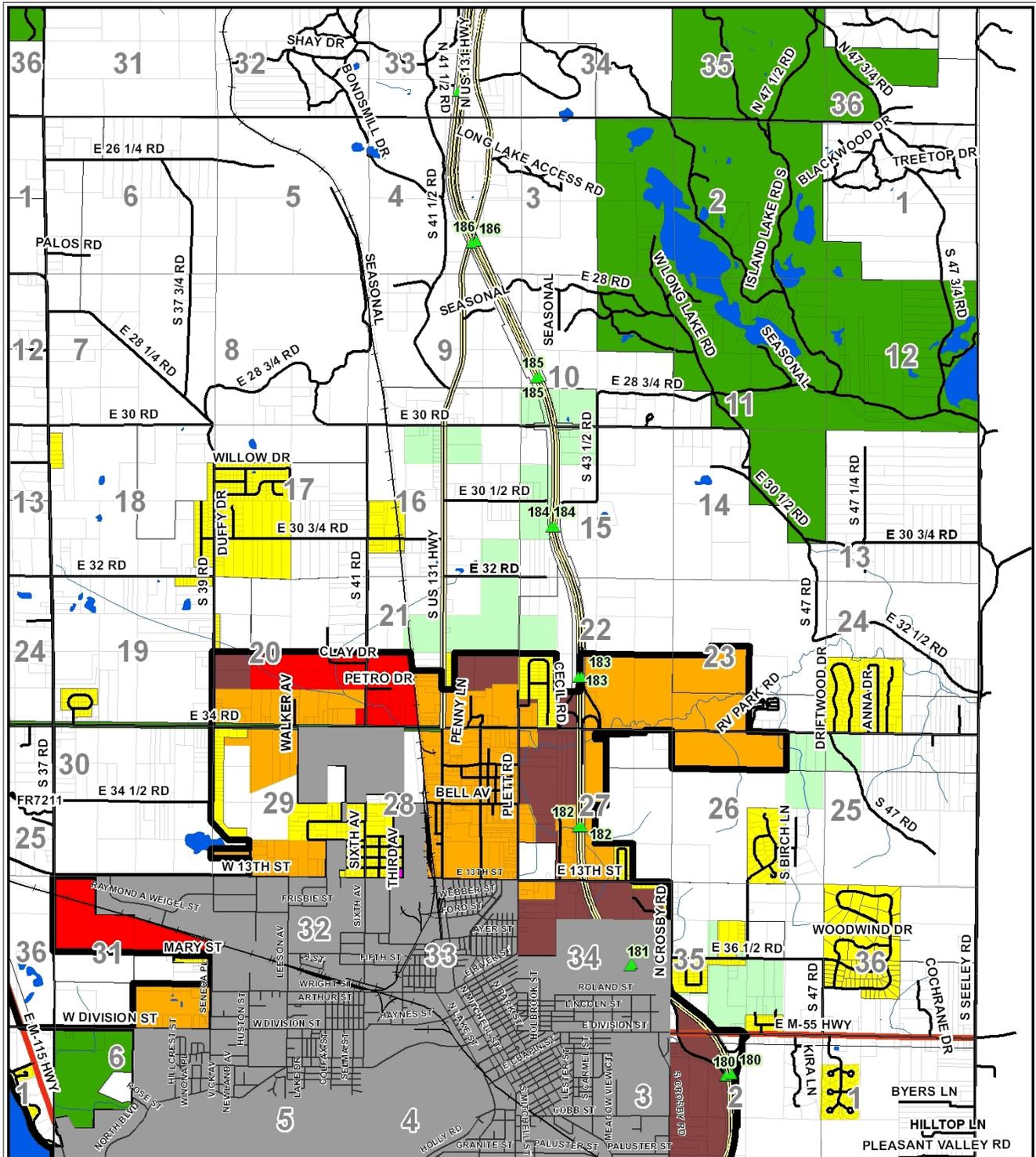
EXPECTED RESULTS
Economic Development will be focused in urban growth areas
Future development will be aesthetically pleasing and harmonious with the surrounding environment
Rural areas will be protected from unwanted impacts of urban development.

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.

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.

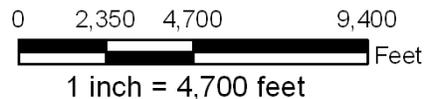
The table in appendix K2 is intended to document the future land use map on the following page provide enough land area in each category to meet the projected needs for Haring Township's future growth.

Future Land Use Map



**Haring Township
Future Land Use Map
- Master Plan -**

- Legend**
- Mile Markers
 - Railroads
 - City of Cadillac
 - Sections
 - Urban Growth Areas
 - Transportation
 - Other Road
 - State Highway
 - Interstate Highway
 - Parcel Boundary
 - SPECIAL AND UNIQUE AREAS
 - Land Use Categories**
 - RESIDENTIAL
 - OFFICE SERVICE
 - RESORT
 - COMMERCIAL
 - INDUSTRIAL
 - TRANSITION
 - AGRICULTURAL-FOREST PRODUCTION
 - RURAL RESIDENTIAL



Chapter F2: Industrial

HARING Township 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 the Future Land Use Map found in Chapter F1.

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:

- Utilities
- Construction
- Manufacturing
- Wholesale Trade

Under special conditions might include:

- Waste Management and Remediation Services.
- Re-cycling
- Research and technology
- Some commercial uses which are compatible with industrial sites.

ISSUES for this topic include:

- The need to support industrial job base while balancing the need for environmental protection.
- Importance of public utilities to support higher impact industrial uses.
- The perceived unsightliness of some industrial areas.
- 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.
- Recognize the City of Cadillac as an industrial center serving the local area.

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 for certain uses 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 in the rural areas of Haring Township.	2.1. Restrict heavy industrial uses to urban growth areas and areas served by year-round truck routes. Encourage heavy industrial uses in areas serviced by water and sewer.	2.1.1. Any new zoning for heavy industrial uses should only be created in areas where year-round truck routes are available and encouraged in areas serviced by water and sewer for lands <u>in the infrastructure service area to which sewer and water is available or will be extended</u> . Special use permit approval for certain uses and site plan review should be required.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
<p>3. Have compatibility between industrial areas and other land uses.</p>	<p>3.1. Incorporate design, buffers, transition, aesthetics, and traffic controls standards for industrial land uses.</p>	<p>3.1.1. Locate industrial areas where they have reasonable boundaries and opportunity for transition zones which can buffer industrial sites from incompatible uses.</p>
		<p>3.1.2. Preserve and rehabilitate appropriate industrial areas by removing incompatible uses, consolidating land, and removing vacant and substandard buildings as well as giving particular attention to landscaping, buffer strips, off-street parking, and other design matters.</p>
		<p>3.1.3. Incorporate and utilize the concept of development of industrial land in industrial parks or planned industrial districts with well-designed points of entrance and exit, controlled site and building design, and adequate parking areas.</p>
<p>4. Industrial areas in Haring Township 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. Evaluate, improve, and/or update standards for maximum height and square footage and location of all signs/billboards.</p>
		<p>4.1.2. Require developers to create a landscaped buffer between the road frontage and the parking areas and buildings. Appropriate landscaping should be encouraged and maintained.</p>

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

Chapter F3: Commercial

HARING Township has certain areas designated for existing and future “commercial” development (see explanation in Appendix K2.)

The statements found in this chapter apply only to the areas shown as dark orange on the Future Land Use Map in Chapter F1.

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:

- Retail Trade
- Information services
- Finance and Insurance
- Real Estate, Rental and Leasing
- Personal and Laundry Services
- Theaters
- Religious/Professional Organizations
- Educational Services
- Public Administration

Under special conditions might include:

- Traveler Accommodations
- Food Services and Drinking Establishments
- Repair and Maintenance.
- Nursing and Residential Care Facilities
- Social Assistance
- Hospitals

ISSUES for this topic include:

- Current zoning supports strip development.
- Poor parking and circulation patterns for traffic moving between parking areas and thoroughfares. There is a need to look at access management.
- Vacant commercial buildings
- Recognize the City of Cadillac as an accessory commercial center serving the local consumer population.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Encourage commercial uses as a buffer zone between industrial and residential areas.	1.1. Encourage commercial activities that have low impacts to locate adjacent to residential areas.	1.1.1. Create zoning that encourages 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 industrial and residential zoning districts. Special use permit approval for certain uses and site plan review should be required; any negative impacts should be mitigated before special use is approved.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
<p>2. Clustered development of commercial areas along or near major thoroughfares.</p>	<p>2.1. Encourage commercial activities to occur along routes that are intended to carry traffic and are located away from residential areas, <u>and which are served with public water and sewer.</u></p>	<p>2.1.1. 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 for certain uses 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>2.1.2. Encourage commercial use to in areas served by water, <u>and sewer, and restrict commercial use to year-round truck routes. Rezoning of areas adjacent to Boon Road, east of the US 131 interchange which are planned for future commercial development, should be deferred until public water and sewer are available to the site, or a commitment is made to extend and connect to those utilities when they are available. Zoning approval for specific developments (PUD, special uses, etc.) should generally not be granted unless public infrastructure is available or developed concurrently. The zoning ordinance, water and sewer ordinance, and other land development ordinances should be modified as appropriate to require extension and connection to public water and sewer, and the reservation of easements in land development to facilitate future extension and installation of public water and sewer.</u></p>
		<p><u>2.1.3. Restrict commercial use to year-round truck routes.</u></p>
<p>3. Commercial areas in Haring Township will be visually appealing and will allow for safe access for vehicular and pedestrian traffic.</p>	<p>3.1. Adopt or improve requirements for landscaping and signage that create a positive visual image.</p>	<p>3.1.1. Evaluate, improve, and/or update standards for maximum height and square footage and location of all commercial signs/billboards.</p> <p>3.1.2. Require developers to create a landscaped buffer between the road frontage and the parking areas and buildings. Appropriate landscaping should be encouraged and maintained.</p>
	<p>3.2. Develop access guidelines for commercial property.</p>	<p>3.2.1. 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>4. Have vital, vibrant commercial areas</p>	<p>4.1. Retain, enhance, or improve township commercial areas.</p>	<p>4.1.1. Use tax incentives provided by downtown development authority to revitalize township commercial areas. Make a part of this <i>Plan</i>, by this reference, downtown development plans which have been adopted in Haring Township.</p>
		<p>4.1.2. Preserve and rehabilitate appropriate commercial buildings and encourage reuse of vacant buildings e.g., use of tax incentives and similar acts, and removing vacant and substandard buildings.</p>

EXPECTED RESULTS

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

Chapter F4: Office Service

HARING Township has certain areas designated for existing and future “office service” development (see explanation in Appendix K2.)

The statements found in this chapter apply only to the areas shown as light orange on the Future Land Use Map in Chapter F1.

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:

- Professional, Scientific and Technical Services (includes research and technology)
- Management of Companies and Enterprises
- Administrative/ Support Services
- Ambulatory Health Care Services
- Social Assistance, except Temporary Shelters, and Community Food Services.
- Public Administration

Under special conditions might include:

- X Educational Services
- X Hospitals
- X Nursing and Residential Care Facilities
- X Traveler Accommodation
- X Full Service Restaurants (not drive through)

ISSUES for this topic include:

- The economy of Haring Township is anticipated to grow in the higher-tech types of businesses in the Cadillac area which require office space.
- The need for increased standards for urban development.
- Greater Cadillac area urban growth area is the center of the region’s office service activity.
- Possible additional area for Office Service should be considered when this *Plan* is updated in five or more years.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. An increased emphasis on office development in Haring Township.	1.1. Locate personal, professional, and technological offices in urban growth areas of Haring Township.	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 Haring Township 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. Evaluate, improve, and/or update standards for maximum height and square footage and location of all signs/billboards.
		2.1.2. Require developers to create a landscaped buffer between the road frontage and the parking areas and buildings. Appropriate landscaping should be encouraged and maintained.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	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: Residential

HARING Township has certain areas designated for existing and future “residential” development (see explanation in Appendix K2.) The statements found in this chapter apply only to the areas shown as yellow on the Future Land Use Map in Chapter F1.

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:

- X Single Family dwellings and duplexes
- X Home occupations (no external evidence/impact except for two customer parking spaces)

Under special conditions might include:

- X Multi-family
- X Mobile Home Park
- X Neighborhood convenience commercial enterprises.

Mobile home parks and multi-family land uses shall be reviewed as a planned unit development in this *Plan* designation.

ISSUES for this topic include:

- X Residential areas in relation to urban growth areas.
- X Home occupations
- X Availability of public water/sewer systems.
- X 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 and multiple family residential (apartment buildings (3+ units)) should be served by community/municipal water and/or sewer systems and subject to review and approval through a Planned Unit Development process.
		1.1.3. Residential zoning shall provide for higher density (in contrast to Rural Residential areas which shall be low density of a rural character).
2. Residents are able to engage in home occupations and are not required to commute to	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 permitted use in residential zoning districts. Such uses should have minimal traffic, no visual, noise, and air quality impacts on surrounding parcels.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
work.		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.
3. Allow for residential commercial (mixed use) neighborhood and service locations	3.1. To have residential neighborhood areas of the township 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.	3.1.1. Provide convenience commercial centers (1) adjacent to neighborhood areas, or (2) in planned unit developments to provide for local mixed uses. 3.1.2. Convenience commercial centers are located on major roads, capable of servicing more than one neighborhood.

EXPECTED RESULTS
Haring Township 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 F6: Rural Residential

HARING Township has certain areas designated for existing and future “rural residential” land uses (see explanation in Appendix K2.)

The statements found in this chapter apply only to the areas shown as white on the map on page (or white on the black and white map, page).

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:

- X Agriculture, Forestry, Fishing, and Hunting activities
- X Single-family dwelling, and duplex
- X Home occupations (no external evidence/impact except for two customer parking spaces)

Under special conditions might include:

- X Mining (under special use permit and reclamation plan requirements)
- X Multi-family dwelling
- X Home enterprises (may have limited external evidence/impact) with appropriate buffer and parcel size)
- X Mineral and timber processing, including sawmills.

As with any land use designation in this *Plan*, “rural residential” may include more than one zoning district differentiated by parcel size or other factors.

ISSUES for this topic include:

- X Strip residential development vs. clustering
- X Land use compatibility in rural areas
- X The need to consider what extent of neighborhood services is desirable for rural residents
- X Home occupations and home enterprises

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Residents are able to engage in home occupations and home enterprises .	1.1. Encourage no-impact home occupations as an incidental use in the home in rural residential areas, which does not have impacts of a commercial or industrial business. Allow home enterprises with careful review, which does not have impacts of a commercial or industrial business.	1.1.1. Permit home occupations as a permitted use in rural residential zoning districts. Such uses should have minimal traffic, no visual, noise, and air quality impacts on surrounding parcels. (no external evidence/impact except for two customer parking spaces)
		1.1.2. Permit home enterprises as a special use permit with standards addressing buffers (from, and not within, residential areas/districts), parcel size, and other factors to mitigate negative impacts to neighbors.
		1.1.3. The issue of short term rentals of dwellings in rural 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.
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 agricultural operations as an allowed use.
		2.1.2. Encourage cluster development with a minimum 50% open space requirement (based on developable area).
		2.1.3. Provide convenience commercial centers (1) adjacent to neighborhood areas, or (2) in planned unit developments to provide for local mixed uses.
		2.1.4. Convenience commercial centers are located on major roads, capable of servicing more than one neighborhood.

EXPECTED RESULTS
The rural character of the outlying areas of Haring Township 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 F7: Agricultural-Forest Production

WEXFORD County has certain areas designated for existing and future “agricultural-forest production” (farm and forest protection) land uses (see explanation in Appendix K2.)

This is not being carried over in this *Plan* for Haring Township. For the township this is not intended to be an “agricultural-preservation” district. This district is also, geographically, to be applied to forested areas, such as, but not limited to, sections one through six of the township where there is a lot of hardwood

and red pine.

The statements found in this chapter apply only to the areas shown as light green on the Future Land Use Map in Chapter F1. 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:

- X Agriculture, Forestry; Fishing, Hunting, and Trapping operation.
- X Single-family dwelling, and duplexes

Under special conditions might include:

- X Mining (under special use permit and reclamation plan requirements)
- X Mineral and timber processing, including sawmills.

ISSUES for this topic include:

- X The loss of farmland and large forest parcels areas in recent years.
- X The encroachment of urban dwellers into prime agricultural areas.
- X The impact of mining operations on native soils and nearby land owners.
- X There are six landowners in Haring Township which are classified as “agricultural” for tax purposes. Of those, only two are “traditional”-type farms.
- X In the township’s 1990 Plan the goal is it is desired to preserve existing agricultural areas, but not to encourage additional agricultural areas.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. The continuation of farming and harvesting of timber products in the northern portions of the township.	1.1. Allow continued agricultural production on prime soils and areas that are currently being farmed.	1.1.1. Agricultural/Forest Production and Rural Residential zoning districts should encourage large parcel sizes.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		<p>1.1.2. In this district approve, or not oppose any of the following, when perused on a willing basis by the landowner:</p> <ul style="list-style-type: none"> X 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. X Donation and tax advantages to the landowner, of a conservation easement to a municipality, county, or conservancy. X Purchase of development rights, where the landowner is paid, a conservancy. X Leasing of development rights by a conservancy. X Transfer of development rights when/if this tool becomes possible in Michigan. X Utilization of the Farmland and Open Space Preservation Act.⁷ X Utilization of the Conservation & Historic Preservation Easement Act.⁸ X Utilization of the Private Forestry Act.⁹ X Utilization of the Commercial Forest Act.¹⁰ <p>(See pages 338-341 of the <i>Fact Book</i>).</p>

⁷Part 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).

⁸Part 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.*

⁹Part 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.*

¹⁰Part 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
<p>2. Protect forestry land and existing farms in Haring Township.</p>	<p>2.1. Discourage smaller parcels in the township’s agricultural and forest land.</p>	<p>2.1.1. Use minimum parcel size in the zoning ordinance.</p>
	<p>2.2. Encourage best management practices to protect farm and forest lands.</p>	<p>2.2.1. Promotion and utilization of services provided by the Wexford County Soil Conservation District and the Michigan State University Extension Service.</p>
	<p>2.3. Road construction and development should be a mix of County primary and local roads designed to accommodate agriculture and forest/timber industries.</p>	<p>2.3.1. Give priority to paved or gravel roads capable of use on a year round basis not subject to seasonal load restrictions.</p>
		<p>2.3.2. Road improvement should not take place if the improvement results in seasonal limitations.</p>
		<p>2.3.3. New roads for spot residential development should be given a low priority.</p>
<p>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.</p>		
<p>3. Protect and maintain the forests of Haring Township as a source for forest products, wildlife habitat and recreation.</p>	<p>3.1. Strengthen the current technical assistance (federal, state & local)</p>	<p>3.1.1. Encourage through an education program timber management practices (using Michigan Department of Natural Resources best management practices) for timber harvesting.</p>
<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 and forest lands in Haring Township will receive greater protection through a combination of zoning and financial incentives for farmers and timber owners to continue operating.</p>

Chapter F8: Special and Unique Areas

HARING Township has certain areas designated for existing and future “special and unique areas” (see explanation in Appendix K2.).

The statements found in this chapter apply only to the areas shown as green on the Future Land Use Map in Chapter F1. 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:

- X Forestry, Fishing, and Hunting by individuals.
- X Single- family dwellings.

Under special conditions might include:

- X Museums, Historic Sites and Like Institutions
- X 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:

- X Watershed protection
- X Open space preservation
- X Wildlife habitats
- X 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*.

The further recognition of local historic sites: Wexford County [indigent] farm, Shay locomotive birth site, and Bond’s Mill Pond.

The list of special and unique areas for purposes and the reasons behind the special and unique areas in this *Plan* are listed in Appendix K3.

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 Township while protecting the resource.	1.2.1. County, state, and federal government should protect the resource through development or improvement of facilities and infrastructure.

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 township, and enhances the area for attracting new businesses.</p>	<p>2.1. Recognize, protect and enhance the <u>historic</u> special and unique areas: 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 Commission 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>
	<p>2.3. Recognize and enhance historic sites Wexford County [indigent] farm. Shay Locomotive birth site Bond’s Mill Pond.</p>	<p>2.3.1. When there is a willing property owner, cooperate to add these sites to the state historic register.</p>
	<p>2.4. Recognize, protect and enhance the use of <u>environmental/nature based</u> special and unique areas: 4ERT Long 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. County, state, and federal government should protect the resource through development or improvement of facilities and infrastructure.</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>2.5. 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
	2.6. Recognize, protect and enhance the use of <u>recreation</u> based special and unique areas: 4ERT Long Lake	2.6.1. Promote tourism through development of facilities for serving the tourist industry.
		2.6.2. Park development should be encouraged. Provide specialized accommodations for recreation (camping, snowmobile trails, skiing, hiking, day use).
		2.6.3. Encourage state and federal ownership of lands in these areas.
		2.6.4. Ensure all proposals protect and maintain the scenic values of the area.
	2.7. Recognize, protect and enhance the use of <u>timber</u> based special and unique areas: 4ERT Long Lake	2.7.1. Promote tourism through large public forested tracts of land for hunting and related sport activities.
		2.7.2. Encourage landowner qualifying applications for inclusion under the Commercial Forest Act.
		2.7.3. Road development should be minimal.
		2.7.4. Encourage state and federal ownership of lands.

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 F9: Transition Area

HARING Township 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,¹¹ on the Future Land Use Map in Chapter F1. Transition areas are shown in brown on the Future Land Use Map in Chapter F1.

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.

¹¹For the county, this applies to areas shown with a thick black line around Cadillac, Manton, Buckley, Mesick and Harrietta on the Future Land Use Map in the 2004 Wexford County Plan .

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Avoid strip development	1.1. Haring Township, in concert with Wexford County and other 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 township's (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.
		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 F10: Zoning Plan Update

THESE goals may apply to all zoning authorities. It is recognized Haring's zoning, like 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*. The township's zoning 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 township has taken steps to amend its zoning ordinance on various issues such as, but not limited to open space zoning, site condominiums, and the addition of the light industrial zoning district.

Zoning Plan

This part of this chapter (F10) provides a general description of a zoning plan. It is followed by a brief explanation of the relationship between this Future Land Use Plan and the Township Zoning Ordinance. The basis for the establishment of proposed zoning districts is briefly described in part "F" of this *Plan* with a table here making cross references to those parts of this *Plan* and the current zoning districts. The last major section of this Chapter presents a list of proposed changes to the Zoning Ordinance which are desirable to make in order for the Zoning Ordinance to more closely conform with this *Plan*. It is done in the format of goals, objectives and strategies similar to what is found throughout this *Plan*.

Explanation of a Zoning Plan

A "zoning plan" is another term for a "zone plan" which is used in the Michigan Planning Enabling Act and Michigan Zoning Enabling Act. Section 33(2)(d) (M.C.L. 125.3833(2)(d)) requires that the plan prepared under that act (as this *Plan* is), serve as the basis for the zoning plan. Section 305 (M.C.L. 125.3305) requires a zoning plan be prepared as the basis for the zoning ordinance. It must be founded on an inventory of conditions pertinent to zoning in the Township and the purposes for which zoning may be adopted. The zoning plan identifies the zoning districts and their purposes, as well as the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises in the Township. These matters are regulated by the specific terms in the Zoning Ordinance.

Relationship to the Plan

This *Plan* is a document to guide Township officials and citizens in making decisions about use of the land. A primary purpose of this *Plan* is to provide guidelines for the treatment of the areas of the Township which have varied characteristics. It is the result of a process of survey of existing conditions, public input on a vision of what the community should be like in twenty years and analysis of alternatives by the Planning Commission, synthesized with public awareness and input. This Chapter presenting the Zoning Plan, along with the rest of the relevant parts of this *Plan*, is intended to guide the implementation of and future changes to the Township Zoning Ordinance.

Zoning Plan Description of Each Zoning District

Schedule of regulations by district that includes at least, building height, lot area, bulk, and setbacks. (Sec. 33(2)(d))

Zoning District	General purpose	Use Classes Permitted*	General Locations for this type of district	building height (maximum)	lot area (minimum)	bulk (maximum lot coverage)	setbacks (feet)
Industrial	Chapter F2 of this Plan.	Chapter F2 of this Plan.	See "Future Zoning Map," below.	35 to 50 feet	one acre	50% to 75%	front: 35-75 side: 25-50 rear: 30-60 waterfront: 100+
Light Industrial	Chapter F2 of this Plan.	Chapter F2 of this Plan.	See "Future Zoning Map," below.	35 to 50 feet	30,000 sq ft.	50% to 75%	front: 35-75 side: 20-40 rear: 30-50 waterfront: 100+
Commercial	Chapter F3 of this Plan.	Chapter F3 of this Plan.	See "Future Zoning Map," below.	35 to 50 feet	20,000-30,000 sq ft. without sewer. 15,000-20,000 sq ft. with sewer.	40% to 60%	front: 35-50 side: 20+ rear: 30+ waterfront: 100+ With modification for access management.
Commercial for Goode's Subdivision	Chapter F3 of this Plan.	Chapter F3 of this Plan.	See "Future Zoning Map," below.	35 feet	10,000 sq ft. +	60%+	front: 35-50 side: 15+ rear: 15+ waterfront: 100+
Freeway Commercial	Chapter F3 of this Plan.	Chapter F3 of this Plan.	See "Future Zoning Map," below.	35 to 100 feet	20,000 to 30,000 sq ft.	40% to 60%	front: 35-50 side: 20+ rear: 30+ waterfront: 100+ With modification for access management.
Office Service	Chapter F4 of this Plan.	Chapter F4 of this Plan.	See "Future Zoning Map," below.	30 to 40 feet	20,000 to 30,000 sq ft.	30% to 50%	front: 25-35 side: 25+ rear: 35+ waterfront: 100+ With modification for access management.
Residential (with sewer)	Chapter F5 of this Plan.	Chapter F5 of this Plan.	See "Future Zoning Map," below.	Up to 35 feet.	12,000 + feet	20 to 40%	front: 25-35 side: 25+ rear: 35+ waterfront: 100+

Zoning District	General purpose	Use Classes Permitted*	General Locations for this type of district	building height (maximum)	lot area (minimum)	bulk (maximum lot coverage)	setbacks (feet)
Residential (without sewer)	Chapter F5 of this Plan.	Chapter F5 of this Plan.	See "Future Zoning Map," below.	Up to 35 feet	20,000 to 25,000 feet	20%	front: 25-35 side: 25+ rear: 35+ waterfront: 100+
Rural Residential	Chapter F6 of this Plan.	Chapter F6 of this Plan.	See "Future Zoning Map," below.	Up to 35 feet, with exceptions for farm buildings.	One to five acre.	20% or less.	front: 40-60 side: 35+ rear: 35+ waterfront: 100+
Agricultural-Forest Production	Chapter F7 of this Plan.	Chapter F7 of this Plan.	See "Future Zoning Map," below.	Up to 35 feet, with exceptions for farm buildings.	40 acres (with sliding scale exceptions)	5% or less.	front: 40-60 side: 35+ rear: 35+ waterfront: 100+
Special and Unique Areas	Chapter F8 of this Plan.	Chapter F8 of this Plan.	See "Future Zoning Map," below.	Up to 35 feet	one to five acre or more.	20% or less	front: 40-60 side: 25+ rear: 50+ waterfront: 100+

*General Use Classes are: single family residential, multiple family residential, commercial, office, industrial, agricultural, forestry, and mining.

Future Land Use, Future Zoning, Current Zoning Comparison Chart

How the land use categories shown on the future land use map relate to the districts shown on the zoning map and future zoning map. This is required by section 33(2)(d) of the Michigan Planning Enabling Act. (A prerequisite to complying with this requirement is (1) having a description of each zoning district, and (2) a proposed zoning map.)

Future Land Use	Future Zoning	Current Zoning
Looking at the next 20 years.	The township intends to prepare a new zoning ordinance, or major amendments to the existing zoning ordinance, within one to two years of adoption of this Plan. The "Future Zoning Map" is intended to become the zoning map for that new zoning ordinance.	As of May 23, 1997, as amended.
Industrial	I Industrial	I-Industrial
	L-I Light Industrial	L-I -Light Industrial
Commercial	C-G Commercial for Goode's Subdivision	C1-General Commercial for Goode's Subdivision
	C Commercial	C-General Commercial
	C-FI Freeway Commercial	

Future Land Use	Future Zoning	Current Zoning
Looking at the next 20 years.	The township intends to prepare a new zoning ordinance, or major amendments to the existing zoning ordinance, within one to two years of adoption of this Plan. The “Future Zoning Map” is intended to become the zoning map for that new zoning ordinance.	As of May 23, 1997, as amended.
Office Service	O-S Office Service	
Residential	R-2 Residential (with sewer; a zoning map change much farther into the future)	R-Residential
	R-1 Residential (without sewer)	
	phased out	RL-Lake Resort
Rural Residential	R-R Rural Residential	A-Agricultural
		FR-Forest & Recreation
Agricultural-Forest Production	A-F Agricultural-Forest Production	No equivalent
Special and Unique Areas	S-U-A Special and Unique	No equivalent
No equivalent	phased out (and changed to PUD handled as a special use)	PUD-Planned Unit Development [In zoning text, but not clear if as a special use or zoning amendment/district]
Transition Areas	R-1 or R-2 Residential; O-S Office Service; C-G, C, or C-FI Commercial; or I Industrial (see “Transition Areas,” Chapter F9 of this Plan) (a zoning map change farther into the future).	Part(s) of: R-Residential A-Agricultural FR-Forest & Recreation
No equivalent	phased out	OR-Office/Residential [In zoning text but never shown on current zoning map]
No equivalent	phased out	FI-Freeway Interchange [In zoning text but never shown on current zoning map]

Rezoning Criteria

The standards or criteria to be used to consider zoning amendments (rezonings) as consistent with the master plan follow. The three standards (numbers 1-3) below shall be found to have been met for a zoning amendment to receive favorable recommendation for adoption by the Planning Commission

A preponderance of the most germane and important of the remaining standards (numbers 4-13) shall be met for a zoning amendment to receive a favorable recommendation for adoption by the planning commission.

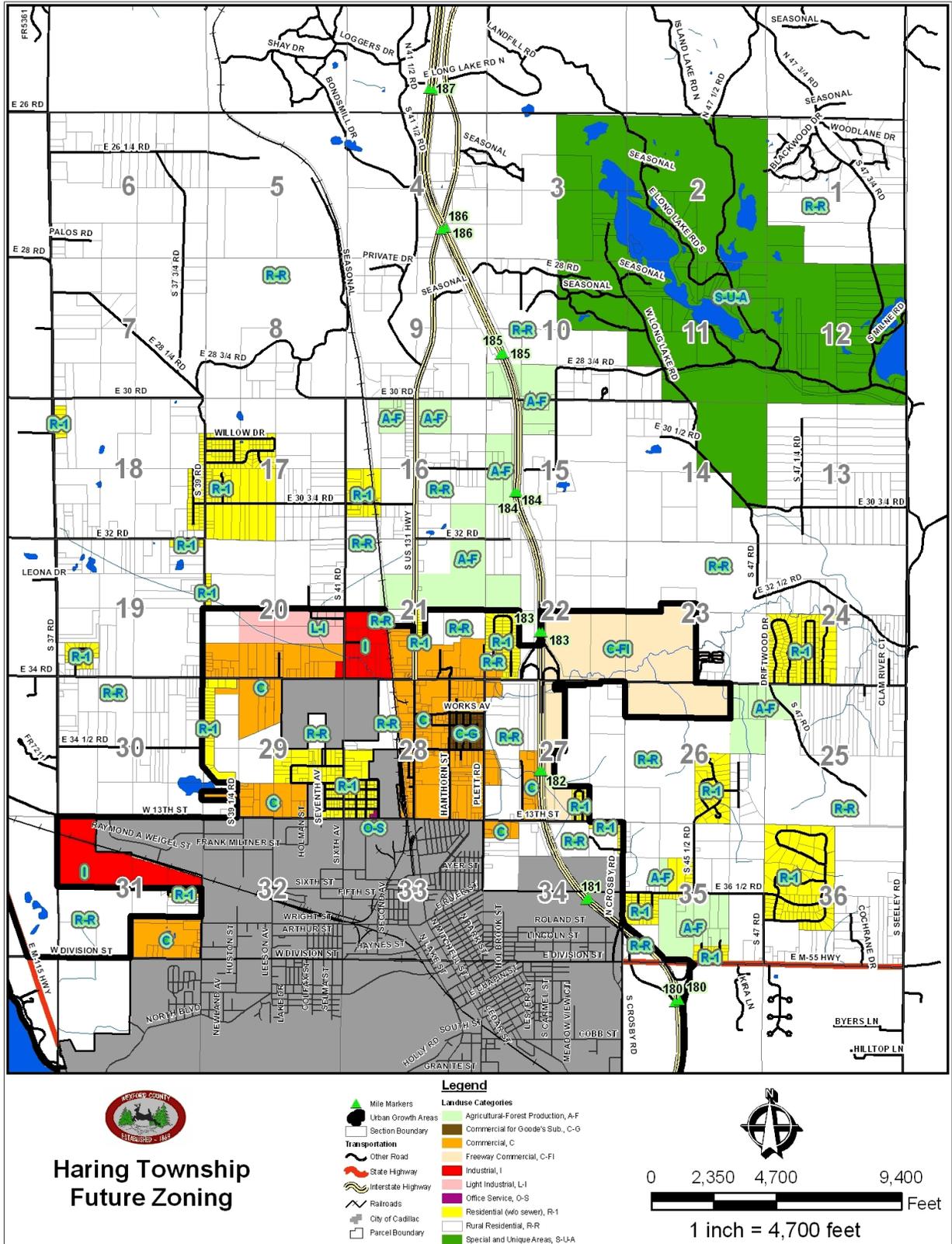
1. The change is consistent with the application of “Transition Areas”, Chapter F9, if applicable (if answer is yes, that supports rezoning) (or amend this *Plan* first).
2. The change is consistent with both the policies and the uses proposed for that area in this *Plan* (if answer is yes, that supports rezoning) (or amend this *Plan* first).
3. The change to the zoning ordinance is consistent with other aspects of this *Plan*, including, but not limited to, the “Future Land Use Plan” (if the answer is yes, that supports rezoning) (or amend this *Plan* first).

A preponderance of the most germane and important of the following standards shall also be met for a zoning amendment to receive a favorable recommendation for adoption by the planning commission. However failure to meet any of the following standards may also constitute adequate reason for denial of a rezoning request.

4. The area in question can already be used for any permitted use under current zoning (if answer is no, that supports rezoning).
5. Any proposed use in the area being changed is compatible with other uses in the same zoning district (if answer is yes, that supports rezoning).
6. If the proposed change is a change to the zoning map: it would be more appropriate to amend the zoning ordinance to add the proposed use to the existing zoning district, either as permitted or special use (if answer is no, that supports the rezoning/map change).
7. The location proposed is appropriate for all of the range of uses permitted in the proposed zoning district requested (if answer is yes, that supports rezoning).
8. The change is consistent with other zones, land uses, or trends in development for that area (if answer is yes, that supports rezoning).
9. All possible uses in the proposed zone are equally or better suited to the area than the current uses (if answer is yes, that supports rezoning).
10. If the proposed change is a change to the zoning map: the change results in spot zoning (if the answer is no, that supports rezoning)
11. Any development possible (permitted use and special uses) in the new zoning district can be adequately serviced by public utilities and services (if the answer is yes, that supports rezoning).
12. Any use for the proposed zoning creates a greater negative impact on the surrounding area than the uses permitted under the current zoning (if the answer is no, that supports rezoning).
13. There is vacant land in the township (and greater Cadillac area, and to a lesser extent in Wexford County) already zoned for the proposed use (if the answer is no, that supports rezoning).

On the next page is a future zoning map for Haring Township.

Future Zoning Map



Proposed Zoning Changes

This section presents a list of proposed and needed changes to the existing Zoning Ordinance which are desirable to make in order for the Zoning Ordinance to more closely conform with this *Plan* as well as items necessary to remain consistent with current law.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
<p>1. Have better and more consistent zoning in the County.</p>	<p>1.1 Improve effectiveness and comprehensiveness of planning in the Township.</p>	<p>1.1.1. All zoning should be based on a plan, this <i>Plan</i>.</p>
		<p>1.1.2. Haring Charter Township, should have its plan or five year plan update coordinated and consistent with the <i>Wexford County Comprehensive Plan</i>.</p>
		<p>1.1.3. For those planning issues that cover large areas, the planning effort should be a partnership of all affected municipalities.</p>
		<p>1.1.4. Use a uniform format for plans and zoning ordinances (codification)</p>
		<p>1.1.5. Where feasible share zoning administrator, building inspectors and community planner.</p>
		<p>1.1.6. Consider adoption of sample ordinance(s) and zoning prepared by the county planning department for purposes of coordination throughout the county and to uniformly address issues which include territory in and out of Haring Township.</p>
		<p>1.1.7. Haring Township planning takes an active, helpful, and critical role in review and recommendation for adjacent local planning and zoning.</p>
	<p>1.2 Create a land development review system.</p>	<p>1.2.1. Consider adopting a subdivision ordinance that includes coordinated plat review (for fast, complete reviews)</p>
		<p>1.2.2. Consider including in the subdivision ordinance provisions for the same review of site-condominiums.</p>
		<p>1.2.3. Consider including in the subdivision ordinance a process for division of lots in a subdivision</p>
		<p>1.2.4. Consider including in the subdivision ordinance public/private road and drive requirements.</p>
		<p>1.2.5. Update site condominium regulations in local zoning ordinances.</p>
	<p>1.3. Township zoning to be updated.</p>	<p>1.3.1. In all zoning; district’s lists of permitted uses and special uses need to be modified to comply with this <i>Plan</i>.</p>
		<p>1.3.2. In all zoning; the preamble needs to provide the proper citation of legal authority for zoning, and recite the purpose of the zoning.</p>
		<p>1.3.3. In all zoning, general regulations should clearly indicate the Article applies throughout the jurisdiction.</p>

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		<p>1.3.4. In all zoning, reference to maximum lot coverage allowance (and/or one principal use per parcel) should be clearly indicated.</p> <p>1.3.5. Include surface and groundwater protection In all zoning.</p> <p>1.3.6. Include provisions for storage and handling of solid waste in all zoning</p> <p>1.3.7. Uniformity of setback and parcel sizes between similar zoning districts throughout the Township should be explored.</p> <p>1.3.8. 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 .</p> <p>1.3.9. All zoning, include access management provisions for service roads, limited drives along highways, design, parking areas, traffic flow, and landscaping.</p> <p>1.3.10. All zoning needs to include comprehensive sign requirements that are standardized throughout the County.</p> <p>1.3.11. All zoning needs to have provisions for sexual oriented businesses.</p> <p>1.3.12. 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>1.3.13. Update site condominium regulations in local zoning ordinances.</p> <p>1.3.14. 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>1.3.15. 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>1.3.16. 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"> X special and unique areas, X avoiding strip zoning, X agricultural preservation, X forest production, X removing incentives for sprawl, X having the option for cluster development, X reinforcement of “town centers” for residential and commercial development, and X heavy industrial in areas where needed infrastructure already exists.
		<p>1.3.17. All zoning should have coordinated overlay districts for historic preservation, airport, wellhead protection, lakes, rivers, where applicable.</p>
		<p>1.3.18. All zoning should include provisions for replacing non-conformities under some circumstances.</p>
		<p>1.3.19. All zoning should include provisions for expansion of existing nonconforming buildings in some circumstances.</p>
		<p>1.3.20. 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>1.3.21. County and municipal development proposals and site plan review should be coordinated with all affected agencies. The submitted review comments and/or agency requirements, should 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.</p>
		<p>1.3.22. In all zoning, civil infraction system of enforcement should be incorporated.</p>
		<p>1.3.23. All zoning should include exceptions from needing a permit for certain types of land use activities, such as essential public utility services, small structures which are not on a permanent foundation, interior design (which is not a change of use).</p>
<p>2. Effective system of land use controls in the township.</p>	<p>2.1. Adequate staff to enforce zoning, and other ordinances dealing with land use issues.</p>	<p>2.1.1. Haring Township needs to maintain 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 Township to adequately implement this <i>Plan</i>, which may include hiring a part-time zoning enforcement officer.</p>

<p>EXPECTED RESULTS</p>
<p>A modern zoning ordinance in effect resulting in better land use management.</p>

The vision of this <i>Plan</i> for the future of Haring Township becomes a reality.
Development regulations that provide timely review of zoning, plats, and site-condos.

2014 SUPPLEMENT TO COMPREHENSIVE MASTER PLAN (ZONING PLAN FOR ACT 425 TERRITORY)

I. Introduction

On June 10, 2013, subsequent to the original adoption of this Comprehensive Master Plan in 2009, Haring Charter Township and Clam Lake Township entered an Agreement for Conditional Transfer pursuant to Public Act 425 of 1984, as amended, MCL 124.21, et seq. (“Act 425”), covering the property that is legally described below:

Part of the North fractional ½ of Section 2 and the West ½ of the Northwest fractional ¼ of Section 1, Township 21 North, Range 9 West, Clam Lake Township, Wexford County, Michigan, more fully described as follows:

Beginning at the Northwest Corner of said Section 2; thence Easterly along the North line of said Section 2 to the North ¼ Corner of said section; thence continuing Easterly along said North line of Section 2 to the Northeast Corner of said section; thence Easterly along the North line of Section 2 to the North line of said Section 1 to the Northeast Corner of said West ½ of the Northwest fractional ¼ of Section 1; thence Southerly along the East line of said West ½ of the Northwest fractional ¼ to the East – West ¼ line of said Section 1; thence Westerly along said East – West ¼ line to the ¼ Corner common to said Sections 1 and 2; thence Westerly along the East – West ¼ line of said Section 2 to the Center ¼ Corner of said section; thence continuing Westerly along said East – West ¼ line to the West right-of-way line of U.S. Highway 131; thence Northerly and Northwesterly along said right-of-way line to the South line of the North 836.10 feet of the Northwest fractional ¼ of said Section 2; thence Westerly along said South line to the West line of said Section 2; thence Northerly along said West section line to the Point of Beginning (the “Transferred Area”).

The Act 425 Agreement transferred the Transferred Area into the jurisdiction of Haring Township for all purposes, including for purposes of zoning and land use planning. Accordingly, this supplemental amendment to the 2009 Comprehensive Master Plan is being adopted for the purpose of documenting the zoning plan that Haring has adopted for Transferred Area.

II. Zoning Plan for Transferred Area

With respect to developing a zoning plan for the Transferred Area, the Haring Township Planning Commission has:

- A. Conducted a careful and comprehensive survey and study of present conditions and future growth within the Township, with due regard to its relation to neighboring jurisdictions; and,
- B. Consulted with representatives of adjacent local units of government in respect to their planning, so as to avoid potential conflicts in master plans and zoning.

Based on these considerations, the Haring Township Planning Commission hereby finds and determines that the undeveloped portion of the Transferred Area shall be planned for mixed-use, commercial/residential development that is designed and constructed in accordance with principles of planned unit development and the recommendations of the Cadillac Area Corridor Study, as set forth in the regulations that have been adopted in Section 422 of the Haring Township Zoning Ordinance.

Part G: Environment, Natural Resources Plan

Chapter G1: Environmental Protection

HARING Township 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 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. Haring Township should have a cooperative working relationship with state agencies responsible for pollution control/regulation.	<p>1.1.1. Haring Township needs to be pro-active, not reactive, concerning various activities of other government agencies within the boundaries of Haring Township. The Township should have a formal review system to respond to public notices of:</p> <ul style="list-style-type: none"> X 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"> X base its comments on the standards which are discretionary, X base its comments on matters of compliance with this <i>Plan</i>, X make comment within the Township’s area of expertise through its staff or consultants. <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>

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		<p>1.1.3. Township zoning inspection staff should establish a working relationship with Public Health Environmental inspection, state pollution enforcement staff, and County inspector-staff (building, soil and sedimentation, drain commissioner).</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. Haring Township should adopt a comprehensive sign standard.</p>

EXPECTED RESULTS
<p>A close working relationship and information sharing exists between inspection/staff at county, municipality, district health department, state, and federal agencies.</p>
<p>Township 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 township continues to enjoy a high air, water, and scenic quality.</p>

Chapter G2: Ground and Surface Water Protection

HARING Township has certain ground and surface water issues and goals which apply throughout the township 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 Participate in and develop programs for ground - water protection as part of county and municipal planning.	1.1.1. Develop wellhead protection plans for Haring Township's water system, and jointly cooperate with well head protection for public water systems in nearby communities. 1.1.2. Amend the Haring Township Zoning Ordinance to include wellhead protection overlay zone(s). 1.1.3. Utilize the Groundwater Stewardship Program to prioritize and close abandoned water wells and monitoring wells in wellhead protection overlay zones.
	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 for Haring Township and be made a part of the zoning ordinance (see pages 120-124 in the <i>Fact Book</i> .)
		1.2.2. Haring Township should have a groundwater protection plan.
		1.2.3. Support the amendment of 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. If the County Planning Commission creates a groundwater protection team Haring Township should participate.
	1.3 Continuous education programs to emphasize the importance of groundwater protection.	1.3.1. Participation in any county groundwater protection committee that may 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 township.	2.1. Restrict the motorized recreational use of waterways that are largely undeveloped.
2.2. Protect watersheds from the negative effects of urban development (surface runoff, point-source pollution,		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.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	stormwater.)	2.2.3. Consider developing 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 township planning.	3.1.1. To encourage a county-wide environmental education about water pollution beginning at elementary school levels. 3.1.2. See strategy, 1.3.1. in chapter G2, page . The committee should also address surface water protection.
	3.2. The township should recognize the valuable asset that inland lakes and streams provide, and the fragile nature of water bodies. The Planning Commission should encourage the development of lake and stream management plans.	3.2.1. Minimum parcel sizes throughout Haring Township 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.)
		3.2.2. Waterfront parcels should have minimum parcel sizes which include minimum width. (See recommendation details in Appendix K4.)
		3.2.3. There should be uniform water protection standards, with adjacent counties and jurisdictions, for the protection of Muskegon River tributaries (e.g., Clam River). These standards should provide water quality, habitat protection, shade, and aesthetic quality to the river environments. (See recommendation details in Appendix K4)
		3.2.4. 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)
		3.2.5. Encourage a program for undeveloped lake parcels which provides setbacks for buildings, nutrient sources, and maintaining a vegetation belt. (See recommendation details in Appendix K4.)
		3.2.6. Consider establishing 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.)
	3.2.7. Encourage lake management plans to be prepared for Long, and Round Lakes 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 Haring Township.	

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		<p>3.3.2. Zoning in the township should include approval, of a stormwater management plan prepared for non-single family residential/non-agricultural sites.</p> <p>3.3.3. Request the County Drain Commissioner to review and comment on stormwater management plans for new development.</p> <p>3.3.4. Consider reviewing number of parking spaces required in all zoning, to attempt to reduce the required size of parking lots (impervious surface) and requiring parking lot design to include islands of pervious surface.</p>

EXPECTED RESULTS
Better coordination between township and county zoning, and various state and district permit administration agencies.
Haring Township and other municipal and county zoning ordinances 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 and the township will not see an increase in the incidence of ground and surface water contamination
Haring Township 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

HARING Township has certain land use issues and goals which apply throughout the township 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 county DPW and municipalities should investigate a PAYT system, where the disposal is based on the volume discarded. ¹²
		1.1.2. Education promotes responsible solid waste management, reduce/reuse/recycling.
		1.1.3 The county DPW should investigate charging for solid waste disposal based on weight.
2. Easy, convenient system for recycling.	2.1. Consider participation in a county recycling program.	2.1.1. Participate in locating recycling drop off facilities in accordance with the county recycling program.
		2.1.2. 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 another location.
	2.2 Encourage participation in any county (or multi-government) household hazardous waste collection system.	2.2.1. Encourage the DPW and City of Cadillac should continue to seek grants and other funding to retain the hazardous waste collection system.

EXPECTED RESULTS
An increase in participation for recycling, and volume of material recycled in Haring Township and Wexford County.

¹² Pay 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.

Part H: Economic Plan

Chapter H1: Economic Development

HARING Township has certain land use issues and goals which apply throughout the Township 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:

- X Future industrial, commercial, and office service areas.
- X Creating a positive economic growth climate
- X Retaining, expanding, and recruiting business and industry that will be in compliance with environmental standards
- X 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 Cadillac area labor market (parts of Wexford, Missaukee, Osceola and Lake Counties). The long-term economic strength of this labor market area 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 sustainable 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 Haring Township Plan and township 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 Haring Township Plan and amended Haring Township Zoning Ordinance.
2. Support the attraction of new business, industry, and workforce and enhance existing business.	2.1. Encourage collaboration between employers, employees, and existing educational facilities to establish an educated, quality, and sustaining workforce.	2.1.1. Encourage the development of job training and education to increase employee job skills.
		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.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	2.2. Retain the current business, and industry base, expand it as applicable, and attract new industry to the labor market area..	2.2.1. Provide incentives that encourage economic development, and strategic planning, including the following: <ul style="list-style-type: none"> X tax strategies/abatements, X affordable and attractive housing that meets the demands of employers and employees. X recreational and tourism opportunities, X quality and affordable health care, X e. mass and individual transportation.
		2.2.2. Provide and promote industrial parks which have adequate services and infrastructure.
		2.2.3. Provide speculative buildings to promote and attract new business.
	2.3 Identify the labor market area’s future niche for economic growth.	2.3.1. Update job retention and development planning to accommodate changing local economic markets due to a global economy.
	2.4. County: Attract diverse business, and workforce. Township: Capitalize on diversity. ¹³	2.4.1. County: Promote cultural diversity to attract multi-national business and industry. Township: Support businesses in their efforts to capitalize on diversity.
3. Encourage businesses that comply or exceed existing environmental standards.	3.1. Encourage economic development by supporting businesses that will meet existing environmental standards.	3.1.1. Advocate continued economic growth with compliance of environmental standards resulting in cleaner air, soil and water.
		3.1.2. Facilitate communication between businesses and government to ensure permit compliance.
4. Business should be located in areas with the least impact to the environment.	4.1. Encourage economic growth of existing populated and developed areas within the township.	4.1.1. Emphasize protection of the environment, to maintain quality residential, recreational, and tourist opportunities.
		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.
5. Designate adequate residential areas to support community growth.	5.1. Preserve and promote open space in new developments.	5.1.1. Promote Planned Unit Developments (PUDs).
		5.1.2. Promote cluster developments.
		5.1.3. Promote residential development near business, industry, and infrastructure.

EXPECTED RESULTS
A healthy economy with low unemployment.

¹³ The term “diversity” refers to valuing and benefiting from personal differences. These differences address many variables, including race, religion, color, gender, national origin, disability, sexual orientation, age, education, geographic origin, and skill characteristics, as well as differences in ideas, thinking, academic disciplines, and perspectives.

Chapter H2: Tourism

HARING Township has certain land use issues and goals which apply throughout the Township 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 trails which 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 Township’s five year recreation plan for grant funding TEA-21 grants for trail development in instances of willing private property owner donation, or willing buyer-seller.
		1.1.2. Encourage easements for connecting multi-use trails in instances of willing private property owner donation, or willing buyer-seller.
		1.1.3. Cooperate in the extension of the Clam River Greenway from CASA-WISE north to E. 32 Road (Boon Road, Coates Highway) to connect with the Cadillac Pathways and possible additional points north (using the Freeway right-of-way) toward Manton in instances of willing private property owner donation, or willing buyer-seller.
		1.1.4. 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.
		1.1.5. In creation of trails, include in its design appropriate buffering along private property and reasonable mitigation for private property.
	1.2 Cooperate with others to provide 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 so people respect the rights of the private property owner.
	1.3 Cooperate with others to promote tourism through development of facilities and infrastructure.	1.3.1. Identify this need as part of the Township’s 5 year recreation plan for grant funding for eligibility of state and local grant funding.
		1.3.2. Consider public access to scenic, and appropriate special and unique areas of the township while protecting the resource in instances of willing private property owner donation, or willing buyer-seller.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		1.3.3. Recognize the county’s important downtown areas in Cadillac, Manton, Buckley, and Mesick as tourist attractions and tourist service/retail centers.
	1.4 Protect scenic corridors along the scenic roads in special and unique areas.	1.4.1 Consider the Natural Beauty Roads (Act 150 of 1970).

EXPECTED RESULTS
Identification and protection of the county’s special and unique areas.
Promotion of city, villages, and townships recreation events.
Respect and protect private property while obtaining the above objectives.

Part I: Human Services and Housing Plan

Chapter II: Human Services

HARING Township 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:

- X Education
- X Healthy Families
- X Health Care
- X Safety

Haring Township will improve its awareness, and support for the existing human service organizations by supporting the county’s conduit for information throughout the county.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Haring Township will have high quality life time education available to all citizens.	1.1. Support multiple levels of education including: special education, preschool, vocational, technical education and colleges.	1.1.1. Participate in a community/school interaction task force to focus on the quality of education, if created.
		1.1.2. Participate in a city/county schools committee to oversee facilities and assess needs for growth and maintenance, if created.
		1.1.3. Improve communication and public awareness to promote school quality.
		1.1.4. Strengthen support for school counselors.
		1.1.5. Support or participate in the School Success Worker program.
		1.1.6. Support or participate in any mentoring programs.
		1.1.7. Encourage and support expansion of the Career Tech Center.
		1.1.8. Participate and collaborate with <i>Community Asset/Needs Assessment</i> Educational Task Force.
2. Wexford County will have quality, affordable health care for all citizens.	2.1. Haring Township will support county, human service agencies, and other organizations working on health care.	2.1.2. Collaborate with the <i>Community Asset/Needs Assessment</i> Health Assessment Task Force to support community health initiatives.
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	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.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	strengthening families.	3.1.3. Participate in any countywide asset survey on youth development, if created. 3.1.4. Adopt state standards for child care or elder care day care facilities.
4. Wexford County will be a safe community that provides a good quality of life.	4.1. Haring Township provides the means for a safe community environment.	4.1.1. Haring township supports emergency services such as Emergency Medical Service (EMS) and police. Haring Township will continue to provide fire protection services. 4.1.2. Support emergency coverage in all areas of the Township by participating in any county established emergency house numbering systems. 4.1.3. Participate in the County disaster plan. 4.1.4. Encourage and support crime prevention programs through school/police collaboration.

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

Chapter I2: Housing

HARING Township has certain land use issues and goals which apply throughout the township 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. Haring Township 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. Promote and encourage property maintenance. This may include ordinance regulation in residential, commercial and industrial areas as shown on the future land use map.
		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. Support and participate in an Affordable Housing Task Force to review, recommend, and monitor housing needs.
		1.1.7. Support and participate 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		
Safe and affordable housing.		
More services for the elderly and disadvantaged.		

Part J: Infrastructure Plan

Chapter J1: Transportation

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

Haring Township’s interest is with county local roads, where the township shares in the cost of road improvement and construction.

ISSUES for this topic include:

- X Roads
- X 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. Review and actively participate with the Road Commission’s creation and updating of its revolving five-year plan for Primary Road Construction and Heavy maintenance; b. Review and actively participate with implementation of the Road Commission’s prioritized list of surface maintenance locations, while working within annual budget constraints; and c. Support 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. Consider developing and maintaining a Township revolving five-year plan for local road improvement; b. Review and actively participate in the development of the Road Commission’s revolving five-year plan for local road improvement, (the Road Commission Five Year Plan is incorporated as part of this <i>Plan</i>); c. Consider exploring 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. Support bi-annual bridge inspections and subsequent funding applications; and f. If a paved road is returned to a gravel state, it should be re-paved as soon as possible.
		1.1.4. Consider using township and private funds, county and township road millages, and maximize funds through participation to maintain local roads.
2. Wexford County will have public transportation services appropriate for its size and rural nature.	2.1. Maintain support for existing public county transportation services in Haring Township.	2.1.1. Continue support for Cadillac-Wexford Transportation Authority and private taxi services.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	2.2. Support moderate expansion of the Wexford County Airport.	2.2.1 Continue to enhance services at the airport to attract commuter business. 2.2.2. Encourage zoning that is compatible with the possibility of increasing the length of the runway. 2.2.3. Recommend restrictions on heights to conform with state and federal regulations. Recommend construction to provide noise abatement features. 2.2.4. Encourage commuter air traffic; e.g. through the Instrument Landing System (ILS) development. 2.2.5. Encourage update the existing terminal building. 2.2.6. 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> .

EXPECTED RESULTS
Development occurs as planned.
Infrastructure costs decrease.
The environment remains clean and healthy.
Municipalities begin to participate in regional facilities, and individual costs decrease.
A safer and more efficient road system.

Chapter J2: Recreation

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

At this time Haring Township does not have a park system.

The issues presented here focus on recreation.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Have more emphasis on development of a non-motorized trail system as part of a Recreation Plan.	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.
		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. Agreements concerning easements are to be with willing private property owner donation, or willing buyer-seller.
		1.1.3. Participate in the expansion of the Clam River Greenway from Thirteenth Street north to E. 34 Road (Boon Road) and Cadillac Pathways.

EXPECTED RESULTS
Safe regional outdoor sports facility for soccer, football, baseball, etc.
Trails that link natural areas, historic sites, parks, gathering places, athletic fields, and open space in the Township.

Chapter J3: Water and Sewer

HARING Township has certain land use issues and goals which apply throughout the Township 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:

- X Water and Sewer Systems
- X In 2017 the sewer treatment contract between the city, county, and Haring Township comes to an end, with it being unclear if the city will consider renewing it.
- X There are three primary sewer and wastewater treatment system possibilities, all of which should remain options under this plan: (1) a regional system using the city of Cadillac’s wastewater treatment plant, (2) Haring Township constructs its own wastewater treatment plant, and (3) a regional wastewater treatment plant in Haring Township which services other townships (Selma, Cherry Grove, Clam Lake, and possibly others).
- X While this plan preserves a regional approach, the township reserves the right to pursue non-regional options if conditions of regionalization become disadvantageous to Haring Township (e.g., loss of territory among other issues).

The Township has an overall goal which is to provide water and sewer service within the urban growth area. Cooperation with other local governments to support regionalization for the purpose of improving the economic health of the entire region is desired.

To accomplish these goals the township recognizes regionalization may reduce costs to users for providing these services. The first strategy is that Haring Township 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 sewer and treatment through cooperative efforts that benefit the region as a whole.	1.1. Regionalize municipal sewer facilities so they operate in the most efficient manner, using the city of Cadillac’s wastewater treatment plant.	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 sewer infrastructure should be supported.
		1.1.3. Direct new development to <u>areas with existing or planned infrastructure, and defer rezoning or other approval for more intensive uses or uses with higher density than permitted by current zoning until infrastructure is available and extended to new development.</u>
		1.1.4. Encourage a central authority to operate the facilities.
		1.1.5. Develop a planning group for infrastructure.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		<p>1.1.6. Improve enforcement of sewer ordinances to require hookups and regular evaluation of rate structures <u>Revise zoning, sewer, and other land development ordinances to require extension and connection of new development to public sewer within the infrastructure service area, and the reservation of easements to provide for the extension and installation of public utilities in the infrastructure service area, perform regular evaluation of rate structures.</u></p>
		<p>1.1.7. Research models for regional cooperation and boundary establishment.</p>
	<p>1.2. Haring Township constructs its own wastewater treatment plant.</p>	<p>1.2.1. Identify existing infrastructure and capacity.</p>
		<p>1.2.2. Draw an infrastructure service area that is coordinated with the future land use map urban growth area boundary to define where sewer infrastructure should be supported.</p>
		<p>1.2.3. Direct new development to <u>areas with existing or planned infrastructure, and defer rezoning or other approval for more intensive uses or uses with higher density than permitted by current zoning until infrastructure is available and extended to new development.</u></p>
		<p>1.2.4. <u>Revise zoning, sewer, and other land development ordinances to require extension and connection of new development to public sewer within the infrastructure service area, and the reservation of easements to provide for the extension and installation of public utilities in the infrastructure service area, perform regular evaluation of rate structures</u> Improve enforcement of sewer ordinances to require hookups and regular evaluation of rate structures.</p>
		<p>1.2.5. Develop a planning group for infrastructure.</p>
	<p>1.3. A regional wastewater treatment plant in Haring Township which services other townships (Selma, Cherry Grove, Clam Lake, and possibly others).</p>	<p>1.3.1. Identify existing infrastructure and capacity.</p>
		<p>1.3.2. Draw an infrastructure service area that is coordinated with the future land use map urban growth area boundary to define where sewer infrastructure should be supported.</p>
		<p>1.3.3. Direct new development to <u>areas with existing or planned infrastructure, and defer rezoning or other approval for more intensive uses or uses with higher density than permitted by current zoning until infrastructure is available and extended to new development.</u></p>
		<p>1.3.4. Encourage a central authority to operate the facilities.</p>
		<p>1.3.5. Develop a planning group for infrastructure.</p>

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
		1.3.6. Revise zoning, sewer, and other land development ordinances to require extension and connection of new development to public sewer within the infrastructure service area, and the reservation of easements to provide for the extension and installation of public utilities in the infrastructure service area, perform regular evaluation of rate structures <u>Improve enforcement of sewer ordinances to require hookups and regular evaluation of rate structures.</u>
		1.3.7. Research models for regional cooperation and boundary establishment.
	1.4. Utilize alternative methods for on-site sewage treatment.	1.4.1. Support modification of the county health code to allow the option of use of performance standards for on-site sewage treatment to allow alternative designs.
		1.4.2. Encourage or require performance-based septic systems in waterfront and high ground water areas.
2. Provide clean and safe water in the township.	2.1. Provide water through the township system and consider future cooperative efforts that benefit the region as a whole.	2.1.1. Draw an infrastructure service area that is coordinated with the future land use map urban growth area boundary to define where water infrastructure should be supported.
		2.1.2. Improve enforcement of water ordinances to require hookups and regular evaluation of rate structures <u>Require zoning, sewer, and other land development ordinances to require extension and connection of new development to public water within the infrastructure service area, and the reservation of easements to provide for the extension and installation of public utilities in the infrastructure area, perform regular evaluation of rate structures.</u>
	2.1.3. Overall improvement of the existing water distribution system to avoid dead ends and maximize loop design.	
	2.2 Participate in and develop programs for ground water protection as part of county and township planning.	2.2.1. Develop wellhead protection plans for Haring Township’s water system, and jointly cooperate with well head protection for public water systems in nearby communities.
3. Cost effective finance of water and sewer service	3.1. Reduce overall costs of operating a water and sewer system to residents, commercial, and industrial customers.	3.1.1. Proactive research of grants, loans, donations, technology advances, and inclusion of future sinking fund (capital improvement) for future improvements to water and sewer systems, as well as technology advances.
4. An informed citizenry on the township’s water and sewer issues.	4.1. Educate citizens on the finance, needs, and consequences regarding water and sewer.	4.1.1. Include information in any number of ways, including township newsletter, web site, public meetings.

EXPECTED RESULTS
Development occurs as planned.
Infrastructure costs decrease.

The environment is better protected.
Municipalities begin to participate in regional facilities and individual costs optimized.
A water and sewer system is in place for the long term, which meets the township's needs.

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 of the “Plan Committee” of the Wexford County Planning Commission during its deliberations which resulted in the goals, objectives, and strategies contained in the county’s Plan chapter “E2: Government Cooperation.”

For further background one should review the sections of the *Fact Book* on urban growth areas (pp. 90-94, 115), the sections on public water, and public sewer in the Infrastructure Chapter (B12, pp. 273-286, 301-302); and the County Plan appendix K1.

The Haring Township Planning Commission modified “E2: Government Cooperation” in this *Plan* in accordance with the needs of the township.

Appendix K2: Future Land Use Map Detail

THE future land use map for the *Wexford County Comprehensive Plan* was made using GIS analysis capacity. The analysis is based on the resource mapping information found in the *Fact Book*. That map was the starting point for the Haring Township future land use map.

The following table presents a brief outline of the process used to develop the future land use map in Chapter F1. The rules, or steps to produce the county’s map 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. That was the starting point for the future land use map for this *Plan*.

Then the Haring Township Planning Commission reviewed the map from the county, and made modifications based on public input and other factors relevant to Haring Township

The process presented here, favors both protection of environment and favors commercial and industrial development, but in different appropriate areas, and affords protection of residential and agricultural-forest production areas from commercial/industrial encroachment. It is the intention of the Haring Township Planning Commission 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	coarse dot pattern

Future Land Use Map Procedure				
Step	Task	Rules of precedence	Map Color	b&w map pattern
2	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. "	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	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. "	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	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. "	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 the area is shown as office service.	Pink	horizontal thin lines

Future Land Use Map Procedure				
Step	Task	Rules of precedence	Map Color	b&w map pattern
5	<p>Overlay on the map information on commercial activities (mainly areas so designated in the 1998/99 Land Use/Cover which reflects existing land uses, areas which are developed commercial (high density commercial, commercial subdivisions), and areas currently zoned commercial). Strip zoning districts that are not currently used as commercial were eliminated; those that are commercial were expanded to include entire properties, with a maximum quarter mile setback in rural areas. From this one develops an area labeled as "commercial." (Note: Wexford County's C-2 districts were mapped as commercial, despite being classified as industrial. This was done to eliminate industrial uses in rural areas.)</p> <p>Remove from the map commercial sites that are small (single or very few property owners) and isolated.</p> <p>The boundaries of the sphere of economic influence of communities in the county were used, mainly to identify trade centers and to check to make sure to place a commercial area in each trade center.</p>	<p>If areas mapped here overlap areas already shown on the map, the areas already on the map (#1-4) have precedence and remain as shown; other areas (#6-9) do not have precedence and the area is shown as commercial.</p>	Orange	Gray
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

Future Land Use Map Procedure				
Step	Task	Rules of precedence	Map Color	b&w map pattern
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	Editing done by public review and action by the county planning commission and committee(s).	n/a	n/a	n/a
13	Haring Charter Township Planning Commission then went through the detail of the county future land use plan map by a public land survey section at a time. The purpose of the section-by-section review was to compare with the former township future land use map and current township zoning. Most the time the new county future land use plan map was followed, but there will be detail which will result in changes.			
14	Final editing was done as a result of public review and action by the Haring Township Planning Commission following public comment and hearings on this <i>Plan</i> . No further changes were requested or made as a result:	n/a	n/a	n/a

Future Land Use Map areas relative to Projected Growth Demands in Haring Charter Township

Future Land Use Map classification	Generic Zoning Name	Existing Zoning Districts in Haring Charter Township (Based on Wexford County GIS Composite Zoning Map)		Actual Land Use 1978 (Based on Miris Land Use/cover)	Actual Land Use 1998/99 (Based on Miris Land Use/cover)	County Future Land Use and Anticipated Growth
		Estimated Square Miles (source: p. 326 <i>Fact Book</i>)	Percent of Township Land Area (source: p. 326 <i>Fact Book</i>)	Square Miles in Haring Charter Township	Square Miles in Haring Charter Township (source: p. 326 <i>Fact Book</i>)	Square Miles shown on County Future Land Use Map
Industrial	Industrial	0.43	1.31%	0.33 (inc. airport)	0.32 (inc. airport)	0.48
Commercial	Commercial (& Mixed Residential/ non-rural Residential)	1.64	4.98%	0.20	0.52	1.34
Office Service						0.00
Resort	Residential	3.98 (residential & lake resort)	12.10%	1.41	2.10	0.00
Residential						1.60
Rural Residential	Rural	26.86 (agricultural & forest recreation)	81.64%	27.76	26.38	23.84
Agricultural-Forest Production	Agricultural-Forest Production (agriculture/ forest preservation)	0.00		1.57	1.13	0.00
Special and Unique (Transition)	Conservation	0.00	0.00%	1.11	1.82	4.07
		n/a	n/a	0.00	0.00	0.96
	Overlay (airport)	n/a	n/a	n/a	n/a	yes
	Other	n/a	n/a			n/a
	Not zoned	n/a	n/a	n/a	n/a	n/a

August 26, 2005

Columns will not add to precisely the same total due to rounding, different mapping projection used for different data sets, and acquisition differences. An error of 0.0004% to 0.016% should be expected.

The Special and Unique area does not include the lineal area along Coates Highway (Boon Road, E. 34 Road).

Appendix K3: List 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
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.
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.

Other areas of concern:

Map Symbol	Name	Reasons
Twp1	Former township dump (SW¼ of section 9)	Possible brownfield site, with tax incentives for cleanup and redevelopment.
Twp2	Cemetery (NE¼ of the SE¼ of section 17)	Local historic area.
Twp3	Wexford County [indigent] farm. (NE¼ of NW¼ of Section 16)	Local historic area.
Twp4	Shay Locomotive birth site (SW¼ of NW¼ of section 16)	Local historic area.
Twp5	Bond's Mill Pond (W½ of NW¼ of section 4).	Local historic area.
Twp5	Cronkite private dump (SW¼ of SE¼ of Section 8)	Possible brownfield site, with tax incentives for cleanup and redevelopment.

Appendix K4: Specific Detail/Recommendation; Selected Strategies

THIS appendix is for reporting details and recommendations which grew out of the County Plan Committee subcommittees, County Plan Committee, and County Planning Commission process of preparing this *Plan*. The detail that follows is what the Haring Township Planning Commission felt was appropriate as part of a statement of strategy, policy, or method for purposes of this *Plan* document.

Chapter F5 and F6: Residential and Rural Residential

Recommendation details for strategy F5.3.1.1., F5.3.1.2., F6.2.1.3., and F6.2.1.4.

“(convenience stores, ice cream parlors, etc.) as a special use in residential and 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.:

“Minimum parcel sizes throughout Haring Township 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 county planning commission’s 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.:

“Waterfront parcels should have minimum parcel sizes which include minimum width.”

The following are recommendation/details presented by the county planning commission’s 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.:

“There should be uniform water protection standards, with adjacent counties and jurisdictions, for the protection of Muskegon River tributaries (e.g., Clam River). These standards should provide water quality, habitat protection, shade, and aesthetic quality to the river environments.”

The following are recommendation/details presented by the county planning commission’s Environmental Subcommittee: On the Muskegon River’s tributaries (e.g., Clam River) regulations should be in place to require:

- 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).
- 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.
- Bluff setback of 25 feet.
- Minimum parcel size of 80,000 square feet (pre-existing parcels are grandfathered).
- Minimum parcel width of 200 feet, and have at least 200 feet of water frontage (pre-existing parcels are

grandfathered).

- A parcel must have at least 1/2 acre of existing contiguous upland buildable area landward of the minimum building setback line.
- 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.
- 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 2 1/2 story (35 feet) maximum height.
- Structures, dredging, filling, and draining may not be placed on land within the 100-year floodplain or in any wetland area.
- 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 G2.3.2.4.:

“Encourage an education program for developed lake parcels which provide setbacks for nutrient sources, and maintaining a vegetation belt.”

The following are recommendation/details presented by the county planning commission’s Environmental Subcommittee:

On lake front land which is already developed an education program should be in place to encourage:

- a set-back from lakes, ponds of 50 feet for buildings;
- 100 feet for nutrient sources such as drain fields, highly fertilized area, manure storage;
- 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 G2.3.2.5.:

“Encourage a program for undeveloped lake parcels which provides setbacks for buildings, nutrient sources, and maintaining a vegetation belt.”

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

- X a set-back from lakes, ponds of 50 feet for buildings;
- X 100 feet for nutrient sources such as drain fields, highly fertilized area, manure storage;
- X 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.:

“Consider establishing 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.”

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

- X Not more than one dock per 100 lineal feet of water frontage (existing second, or more, docks are grandfathered)

- X A maximum of two watercraft with a motor moored (to a dock or in a hoist) per 100 lineal feet of water frontage.

Appendix K5: *Plan* Adoption Documentation

THIS appendix has four parts

- X One; comments for the 65 day cooperative planning review period and Planning Commission responses.
- X Two: comments for the public hearing and Planning Commission responses.
- X Three: Adoption documentation.
- X 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 Haring Township Planning Commission on the proposed *Plan*, [date] (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*.

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.) to refer to the first policy/strategy/method of the first objective of the first goal of chapter E1 on “Township Wide Goals” on page . 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:

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

Upon review by the Planning Commission, the Commission made its decision based on a preponderance of evidence/facts contained 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 *Plan*, [date], 2009 draft. This comment period was for municipalities within and contiguous to Haring Township. Copies of the plan was also available on the Internet, and at each public library in the county. The proposed *Plan*, [date].

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 *Plan*, [date] 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*.

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:

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X Certified copy of _ Haring Township Planning Commission letters, affidavit of mailing, and mailing lists, notifying municipalities, counties, and others within and adjacent to Haring Township the planning process is starting to prepare this *Plan* (1 of 9 pp.).

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X Certified copy of _ Haring Township Planning Commission letters, affidavit of mailing, and mailing lists, notifying municipalities, counties, and others within and adjacent to Haring Township the planning process is starting to prepare this *Plan* (2 of 9 pp.).

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X Certified copy of _ Haring Township Planning Commission letters, affidavit of mailing, and mailing lists, notifying municipalities, counties, and others within and adjacent to Haring Township the planning process is starting to prepare this *Plan* (3 of 9 pp.).

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X Certified copy of _ Haring Township Planning Commission letters, affidavit of mailing, and mailing lists, notifying municipalities, counties, and others within and adjacent to Haring Township the planning process is starting (including inviting many to be on the Citizen Committee to prepare this *Plan* (4 of 9 pp.).

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X Certified copy of _ Haring Township Planning Commission letters, affidavit of mailing, and mailing lists, notifying municipalities, counties, and others within and adjacent to Haring Township the planning process is starting to prepare this *Plan* (5 of 9 pp.).

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]

- X Certified copy of _ Haring Township Planning Commission letters, affidavit of mailing, and mailing lists, notifying municipalities, counties, and others within and adjacent to Haring Township the planning process is starting (including inviting many to be on the Citizen Committee to prepare this *Plan* (6 of 9 pp.).

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X Certified copy of _ Haring Township Planning Commission letters, affidavit of mailing, and mailing lists, notifying municipalities, counties, and others within and adjacent to Haring Township the planning process is starting to prepare this *Plan* (7 of 9 pp.).

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]

- X Certified copy of _ Haring Township Planning Commission letters, affidavit of mailing, and mailing lists, notifying municipalities, counties, and others within and adjacent to Haring Township the planning process is starting to prepare this *Plan* (8 of 9 pp.).

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X Certified copy of _ Haring Township Planning Commission letters, affidavit of mailing, and mailing lists, notifying municipalities, counties, and others within and adjacent to Haring Township the planning process is starting to prepare this *Plan* (9 of 9 pp.).

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X Certified copy of Haring Township Planning Commission minutes acting to send the plan to the township board for the start of the 65 day adjacent and within municipality review
- X Memo to Township Board conveying the draft plan to the Board

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]

- X Certified copy of the Haring Township Board resolution () which approves the plan for distribution at the start of the 65 day adjacent and within municipality review.

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

X Affidavit of publication of legal notice on 65 day comment period.

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]

- X 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 municipality review period. (pp. 1 of 6)

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X 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 review period. (pp. 2 of 6)

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]

- X 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 municipality review period. (pp. 3 of 6)

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X 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 municipality review period. (pp. 4 of 6)

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]

- X 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 municipality review period. (pp. 5 of 6)

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X 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 municipality review period. (pp. 6 of 6)

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X Planning Commission resolution to Hold a Public Hearing on the Proposed *Plan*.
- X Copy of the legal notice and publisher's affidavit of publication in the *Cadillac News* of the public hearing.

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X Certified copy Township Board resolution which asserts the right of the township board to adopt the plan.
- X Certified copy of the minutes of the hearing (pp 1 of 3)

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]

X Certified copy of the minutes of the hearing (pp 2 of 3)

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]

X Certified copy of the minutes of the hearing (pp 3 of 3)

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]]

- X Certified copy of Haring Township Planning Commission March 18, 2004 resolution to adopt the *Plan* and recommending the same to the Township Board.
- X Certified copy of the Township Board resolution which approves the *Plan*.

[[[[[INSERT PLAN ADOPTION DOCUMENTATION HERE]]]]

- X 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).
- X 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 Haring Township (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. Cadillac Public Library and public high school libraries.
 - 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.¹⁴ 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 township planning commission. The first or most basic is a county “**General Plan**” (not applicable for a township). 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 township adopts for purposes of being the basis of that municipality’s zoning ordinance, then the planning commission should also prepare a “**Future Land Use Plan**,” at a minimum. The next step up would be a “**comprehensive plan**.” The 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,” which the township is calling a “Comprehensive Master Plan.”

Michigan Society of Planning’s “Best Planning Practice” Plan Content	Where the element is found in the Wexford County Fact Book	Where the element is found in this Plan	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	Ch E1, 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.	Transportati on part of Ch. B12, Appendix C8	Ch. J1, (also F1, H1)	Airport Plan Road Comm. 5 year plan

¹⁴ Michigan 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; February 1, 2002. ([Http://www.msue.msu.edu/wexford/LU/index.html](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 Wexford County <i>Fact Book</i>	Where the element is found in this <i>Plan</i>	Other Plans
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/Buidings part of Ch. B12 (not fiscal plans)	Ch. E1, 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 II.	
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	
<p>Future Land Use Plan The arrangement of future land uses, as well as the intensity and density of such uses</p>		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-F9, appendix K2, part of Ch. F1.	
A future transportation network, including, but not limited to, roads and streets, bridges, railroads, airports, bicycle paths, and pedestrian ways.	Transportati on part of Ch. B12.	J1	
Provision for a network of electronic communication facilities.			
Future capital facilities.		Ch. J1, J2, J3	
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, F10	
An explanation of the zoning plan’s relationship to the future land use plan.	Ch. B14	Ch. F1, F10	

Michigan Society of Planning’s “Best Planning Practice” Plan Content	Where the element is found in the Wexford County Fact Book	Where the element is found in this Plan	Other Plans
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. F10	
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</p> <p>Environment : Ch. B1, B5, B6, B7</p> <p>Economic: Ch. B5, B8, B10</p> <p>Physical: Ch. B12</p>	<p>Social: Ch. E2, I1, I2.</p> <p>Environment : Ch. G1, G2, G3</p> <p>Economic: Ch. E2, H1, H2</p> <p>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.)	Transportati on part of B12, Appendix C8	Ch. J1	Airport Plan Road Comm five year Plan
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/Bu ildings part of Ch. B12 (not fiscal or CIP Plan)	Part J (not fiscal or CIP Plans)	

Michigan Society of Planning’s “Best Planning Practice” Plan Content	Where the element is found in the Wexford County Fact Book	Where the element is found in this Plan	Other 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. E1, F1,F7, F8, H1, H2.	
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	Part E	
<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. 110 of 2006, as amended, (being the Michigan Zoning Enabling Act, M.C.L. 125.3101 <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.			
Other elements as necessary to implement the growth management or redevelopment goals of the plan.			
<p>Include as part of the Plan, or as separate plans some or all of: Soil and water conservation.</p>	Ch. B6	Ch. G1	

Michigan Society of Planning’s “Best Planning Practice” Plan Content	Where the element is found in the Wexford County Fact Book	Where the element is found in this Plan	Other Plans
Open space protection.	Ch. B7	Many locations throughout	
Intergovernmental coordination.		Ch. E2, G1, I2, J3.	
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. F8, F10	
Coastal zone management.	n/a	n/a	
Solid waste management.	Solid Waste part of Ch. B6	Ch. E2, G3	
Energy conservation.			
Watershed planning and management.	Ch. B5	Ch. F8, G1, G2, Appendix K6	
Community corrections.			
Annexation.		See Ch. E2	
Redevelopment.		E1	
Special purpose, sub-area, functional, neighborhood, corridor, or strategic plans.			
<p>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:</p> <p>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>).</p>			
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	

Michigan Society of Planning’s “Best Planning Practice” Plan Content	Where the element is found in the Wexford County Fact Book	Where the element is found in this Plan	Other Plans
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>).			
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>).			Airport overlay zoning
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	

Michigan Society of Planning's "Best Planning Practice" Plan Content	Where the element is found in the Wexford County <i>Fact Book</i>	Where the element is found in this <i>Plan</i>	Other Plans
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).
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*):

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.
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.
Secrest, 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 Haring Township 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 Haring Township Planning Commission. This copy provides that information through Friday, April 25, 2014 12:36PM~~Friday, April 25, 2014 10:8AM~~.

X

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Friday, April 25, 2014 12:36PM~~Friday, April 25, 2014 10:8AM~~]