

2. Develop a Future Land Use Plan that will result in the conservation of public expenditures needed for public improvements, public services, recreational facilities and/or trails and Preservation of Township Public Accesses.
3. Develop a Future Land Use Plan that will provide guidance to direct development in areas most suitable to provide guidelines for good development practices.

## **SECTION IV - KEARNEY TOWNSHIP FUTURE LAND USE**

A review of the existing conditions of the Township, together with a study of the unique natural features including the soils and surface water, and in relation to the goals that the Township Planning Commission wish to achieve, leads to a future land use plan made up of the following planning districts:

- A. Commercial: Although commercial needs to the Township are limited in the future and most commercial growth will occur with the Village of Bellaire, it is recommended that an area along M-88 just south of the Village be designated for future commercial development.

The area already has some commercial activities even though the soils are not particularly suited to development. These activities are presently close to the Village wastewater treatment facility, which will eliminate onsite sewage disposal. Special care will be needed to insure that storm water run-off from commercial developments is retained on site and allowed to percolate slowly into the ground water to prevent sediments and pollution from entering Lake Bellaire.

- B. Manufacturing: An area for manufacturing development is located east of the Airport north to Eddy School Road. This district includes the existing industrial park. Care in the development of industrial sites will need to be taken for storm water run-off, sewage and handling of special wastes.

- C. Residential: The primary area designated for residential growth is north of Schuss Mountain and east of the Village. This area is close to the urban services available in Bellaire and also with reasonable distance to connect to

the wastewater treatment facility. Soil conditions are also fairly suitable for urban type development.

It is recommended that subdivision and cluster/open space type development be encouraged in this district as well as duplex, assisted living, and multiple family uses. It is expected that the full range of public services will eventually be available to this district and that these services will be provided by developers on a project basis as the need and desire for development projects take place.

A secondary residential district is recommended east of the manufacturing district along County Road 620. Again, soils will permit development here and the area is close to the Village to permit the extension of utilities into the area in the future. The proximity of the manufacturing district was also considered and this area may serve as a housing area for future employees of businesses in the industrial districts.

#### D. Forestry, Agricultural and Low Density Residential:

By far the vast majority of the Township is made up of this district. This is due to the following factors:

Much of the Township is made up of very fragile soils with steep hills and wetlands and a lot of surface water.

Water quality is very important to the quality of life of the Township and is at risk due to the fragile nature of the land and conventional development practices.

This district is designed to encourage forestry and agriculture as the primary uses, with low density residential allowed. The township does not expect to provide the full range of urban services to this area, and subdivision development should be discouraged.

Residential development will be permitted on an acreage basis, where there is sufficient space to ensure no degradation of groundwater and the need for road improvements, utility extensions and additional funds for emergency services will not be required.

#### E. Resort Residential:

This planning district is intended to provide for recreational facilities requiring large land area (such as golf courses and ski resorts), and associated residential development. This may include both short-term overnight rental accommodations and year round residential structures ranging from detached single family dwellings to attached multiple family structures. Retail and

service businesses would be allowed to the extent that they are a usual and necessary part of the recreational and residential development. They exist for, and are of a scale appropriate to, the primary purpose of serving the resort.

Much of the Township is made up of steep hills, fragile soils and seeps from the hilly terrain in to the valleys, in which many cases contain wetland areas.

Future development near these environmentally sensitive areas is best addressed on a case-by-case basis so that the development can be directed away from the fragile areas. Care needs to be taken to protect the water of the Township from insecticides, pesticides, fertilizers and septic waste pollution. Soil erosion can easily occur from both earth disturbance activities as well as storm water run-off.

The recreational and residential use areas that are expected to experience the highest growth are those having the greatest changes on elevation. These same areas will attract large numbers of people. Therefore, transportation both to the resort area from other areas of the state and township, as well as, movement of people within the resort itself, are of major concern. Both the pedestrian and vehicular traffic must be accommodated while insuring that emergency vehicles have the ability to reach and service the development. Due to elevation changes, number of people attracted and the distance of this type of development from the Village of Bellaire, the potential exists for very high costs to service this type of development. A relatively small portion of the population of the township would benefit from these infrastructure improvements. The necessary utilities and infrastructure shall be installed prior to, or in conjunction with, the proposed development with the cost to be borne by those proposing the development.

## **SECTION V – IMPLEMENTATION RECOMMENDATIONS**

The implementation of “putting to work” of a future growth plan for the Township can take many forms. The most common form is to use the Zoning Ordinance as a way to regulate and direct growth. In this way, decisions made on rezoning are guided by the Master Plan. The setting of lot sizes, density and permitted uses, all influence the direction that development will take. It is recommended that the Township use the Special Use Permit process and site plan review as a technique to guide development. The soil factor maps available from the Antrim County Soil and Water Conservation District should be used to insure adequate protection of fragile soil conditions when proposed developments are reviewed.

A subdivision control ordinance will also help achieve goals. It is recommended that an ordinance be written to include provision for erosion control that could create “green belts”. This will help retain the valuable natural character of the Township.