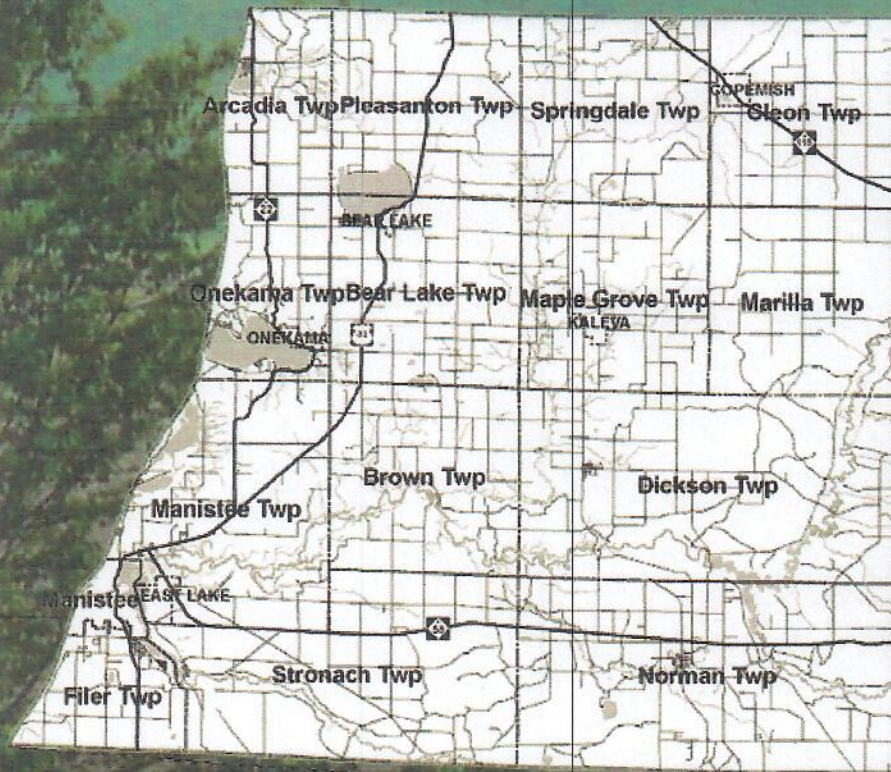


Maple Grove Township Master Plan



Working Maple Grove Township Master Plan

This copy edited: 7/26/2011

Adopted **XXXX** by the Maple Grove Township Planning Commission

Adopted **XXXX** by the Maple Grove Township Board of Trustees

Pursuant to Michigan Planning Enabling Act P.A. 33 of 2008, as amended, (M.C.L. 25.3801 et. seq.)

Acknowledgments

Prepared collectively by members of the Maple Grove Township Planning Commission
Maple Grove Township expresses their deep gratitude and appreciation for the efforts of everyone who has participated in the development of this Plan

With special thanks to the Maple Grove Township Planning Commission and all others that are working and have worked directly on this Plan

Maple Grove Township Planning Commission Members:

John Makinen (Chair), Dale Puustinen (Vice Chair), Mike Windbacher (Sec), H. Wayne Beldo,
Robert Papenfuss, Denise Cummings (Zoning Administrator)

Former Members:

Catherine Jezowski, Doug Peters, William Hawkins, Lynda Mannisto

Executive Summary

This Plan is prepared as the Maple Grove Township Master Plan and is intended to result in a document that is used and referred to for purposes of guiding decisions.

The process used to develop this plan is circular:

1. Inventories and analysis of the current situation.
2. The township planning commission and others identify various goals and objectives.
3. Alternative courses are reviewed and one is selected.
4. The Plan is prepared and made available.
5. Formal adoption takes place.
6. Various government and private agencies act to implement various parts of the Plan.
7. The document is reviewed and or updated every five years.
8. The process returns again to step one.

Good planning is the process that involves people in decision making.

- Maple Grove Township should have this Plan updated, if needed, every five years.
- The planning commission shall review this Plan to assess if it needs updating on a periodic basis.
- The zoning ordinance should be reviewed annually with proposed amendments.

The Maple Grove Township planning process endeavored to involve a diverse group of citizens and viewpoints in the creation of this plan. Thus a public opinion survey was developed and sent to a true random sample of residents and property owners of Maple Grove Township, with 93 responding.

From this effort planning issues were identified and goals, objectives, policies, strategies and methods were developed. The end result of this work is intended to be a good community based on public consensus.

- Please remember this plan is a government policy statement. It is not a statute, law or ordinance.
- Use of the words "must" or "shall" in this Plan are intended to convey a desire not an edict.
- The steps used to prepare this Plan are in accordance with the Michigan Planning Enabling Act (MPEA).

Township History

Lumbering activity is thought to have started in the decade of the 1850's. Much of the land had a significant portion of marketable timber for we find that about half of the Township was initially purchased by outside timber investors.

A small number of homesteaders moved onto the lands of the present Township after the Civil War. Very few of these families stayed more than a decade because of the difficulty they found in trying to create profitable farms from the barren lands.

In October of 1878, Maple Grove Township came into existence. William G. Taylor attended the Annual Meeting of the Board of Supervisors the following year as the Township's first Supervisor.

The Township population grew very slowly due to the poor soil conditions and distance to any market for agricultural products. The majority of annual income of early residents undoubtedly came from work in logging camps. A significant economic boost occurred in 1888 when two railroads, the Manistee & North Eastern and the Chicago & West Michigan were built across the Township.

Marketable timber led to the development of the small village of Tannerville. A post office, known as Tanner, existed from November 19, 1889, until March 30, 1907.

By the turn-of-the-century the land previously owned by outside investors was devoid of timber. Manistee lumbermen started a business, the New York National Land Company, to develop and market cutover lands. One of the best sites controlled by the firm was the point in Maple Grove Township where the two railroads crossed. Known as Manistee Crossing, the point included several log cabins, and a post office, which opened on February 6, 1895.

This point became the New York National Land Company's first major development. They planned a community especially for Finnish immigrants with a central village at Manistee Crossing named after the epic poem Kalevala, Kaleva. The name of the post office was changed accordingly on January 20, 1900. The subdivision of lands for Kaleva was recorded in 1900, with the Reserves to the Village of Kaleva recorded in 1907. The planned community was advertised in Finland and more extensively in the largest Finnish newspaper in the United States, the "Siirtolainen."

Kaleva was a totally Finnish community and soon included the Lutheran Church, a Cooperative store, a temperance society, youth society, worker's society, bands, orchestras, a Finnish newspaper, harness repair shop, shoe repair shop, a soft drink bottling shop, a watch repair shop, three hotels and two boarding houses.

Unfortunately, the only descriptive summaries available for Maple Grove agriculture are figures from the 1904 Michigan Census. The statistics include the farms of the early pioneers who had persevered and those of the first Finnish immigrants who were just beginning to till their land. In any case they present a very bleak picture. There were 64 farms in the Township with an average of thirty acres under cultivation. Building improvements on the farms averaged only \$145, less than a fifth of the average for the county. Farmers produced a variety of products but were most successful (i. e., close or equal to the county average) with corn, hay, potatoes, and apples. Not surprisingly, each farm included an average of \$96 in forest product sales in annual income.

The first school in the Township was built in the 1870's. Other one-room schools were added and eventually a large central school in the community of Kaleva followed this.

Population of Maple Grove Township and Village of Kaleva

<u>Year</u>	<u>1870</u>	<u>1880</u>	<u>1890</u>	<u>1900</u>	<u>1910</u>
Pop.	50	97	364	508	903
<u>Year</u>	<u>1920</u>	<u>1930</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>
Pop.	928	877	877	779	764
<u>Year</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
Pop.	750	1,071	1,123	1,285	1,316

Township Wide Goals

Government Cooperation

Cooperation between governments exists and is and should be continually improved and diversified.

- Increased coordination and cooperation between governments.
- Quality communication between government and citizens.
- Maple Grove Township will have coordinated community planning and development.
- Be prepared for emergencies.
- Provide better and more cost effective service to citizens.
- Encourage growth in a planned orderly manner following general development patterns already established.

Attempts to bring about resolution fail because there are:

- Too many issues.
- Uncompromising personalities.
- Lack of community support.

The efforts to bring communities together succeed when:

- All stakeholders have been identified and are involved in the process.
- Legal authority exists to do so.
- A regional vision exists.
- Past differences are set aside.

There should be a government cooperation ethic in Maple Grove Township 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 region.

Citizens, businesses and industries increasingly recognize they primarily live in a geographic region, instead of merely a single jurisdiction.

Cooperation and involvement between all governments has been recognized.

It will take the coordinated efforts of all units of government working together to achieve the goals of this Plan from this direction and background the following goals, objectives and strategies are made.

Human Services

- Maple Grove Township is part of county-wide and northwest Michigan region-wide human services efforts.
- Maple Grove Township is a safe community that provides a good quality of life.

Recreation

- Promote a wide range of recreation opportunities for both residents and visitors.
- Maintain or increase the quality and quantity of open space, scenic and natural areas throughout the township.

Other Community Facilities

- Improve, modernize, upgrade, coordinate and/or consolidate public services/functions in order to provide the best services, at the lowest cost.
- Provide adequate and appropriate public utilities, public facilities and public services for the benefit of the people of Maple Grove Township.

Zoning

Improve and become more consistent regarding the Township zoning.

- The township's zoning shall be based on this Plan.
- The plan will be reviewed as needed or within five years.
- Keep the Maple Grove Township Zoning Ordinance up-to-date and continue to align it with this Plan.
- Continue to meet its statutory zoning requirements based on this Plan.
- Comply with Zoning plan update MPEA Section 33 (2)(d).
- Explain and help define the land use categories on the future land use map and how they relate to zoning districts.
- Zoning should require greater setbacks from any surface water features and utilize vegetative buffer strips.
- Planning, zoning and infrastructure decisions are consistent.
- The political will to say "no" to development in certain areas.
- Development is channeled to areas deemed appropriate.

Environmental Protection

Have clean air and water.

- Have a cooperative working relationship with state agencies responsible for pollution control/regulation.
- Be proactive, not reactive, concerning various activities of other government agencies within the boundaries of Maple Grove Township.
- Have a formal review system for response to public notices of other municipal, county, state, federal and Native American government proposed actions, as appropriate.
 - In conducting these reviews the township should:
 - Base its comments on the standards which are discretionary.
 - Base its comments on matters of compliance with this Plan.
 - Make comment within the Township's area of expertise through its staff or consultants.
- Township inspector-staff (zoning administrator, ordinance enforcement officer) should establish a working relationship with other agency inspectors.
- Cooperation for enforcement is needed between agencies. When a township staff/inspector sees a suspected violation they should report to the agency which is responsible for enforcement or administration.
- Recognize the water frontage in Maple Grove Township for its vital contribution to the development of the Township, and as a valuable asset attracting tourists and people choosing to live here.
- Protect flood plain.
- Preserve woody plant vegetation belt.
- Protect water quality.
- Maintain the scenic quality of the Township.
- Maple Grove Township should continue to enforce its comprehensive sign standard

Identify and protect prime natural environments for preservation of quality of life

- Identify and protect prime natural environments for preservation of quality of life for township residents and natural resources for tourist, seasonal home owners and other visitors to Maple Grove Township.
- Preserve certain environmental areas of the Bear Creek corridor within the Township.
- Establish natural areas.
- Reduce erosion.
- Assure that housing development takes place in an orderly fashion, and is appropriately located outside the natural environments areas, or in extreme low densities in recognition of the special natural conditions and limitations of natural environment.
- Reduce habitation inside natural areas and within the Bear Creek corridor.
- Encourage the use of "wetland protection" techniques.
- Assure the maintenance and/or enforcement of adequate and effective zoning; development regulations, and housing, health and building codes.
- Insist on strong, equitable enforcement of all codes, regulations and ordinances.

Encourage wise stewardship of the land

- Retain the rural environment of the township.
- Encourage open space appropriately located in all land use areas.
- Encourage reforestation.

Have a broad-based collaboration for fact based environmental decision making

- Utilize the best technology and thorough analysis.
- Create a more inclusive structure for intergovernmental cooperation within Manistee County.
- Participate in an intergovernmental sharing agreement regarding environmental data and information.
- Where appropriate, share the goals, objectives, and strategies with the Village of Kaleva.
- Obtain a high level of natural resources best management practices.
- Participate in a county-wide ordinance and educational series promoting the regular inspection of septic tank systems in Manistee County.

To have clean, protected ground and surface water

- For use by todays and future generations.
- Develop programs for ground - water protection as part of county and township planning.
- Participate in any future wellhead protection plans that may involve the territory of Maple Grove Township, including the Village of Kaleva.
- Groundwater protection efforts should use a Manistee County-wide approach for the Big Manistee and Bear Creek water sheds.
- Enforce groundwater protection regulations for site plan review and wellhead protection as part of zoning.
- Encourage the amendment of the Manistee County Health Code to provide for performance-based standards for onsite (and cluster) septic systems in areas of the township where large scale high density development is planned.
- Develop, use and enforce flood and erosion controls to minimize flood or erosion damage, maintain highest water quality levels, and prevent unnecessary construction in flood plains.
- Development should be in compliance with state regulation of wetlands.
- Develop an anti-funnel/key hole development provision for zoning to help prevent/protect intense use of a small area of shoreline.
- Encourage environmental education about water pollution beginning at elementary school levels.

Waste Management, Recycling, Solid and Hazardous Waste

- Responsible solid waste management and strong reduce/reuse/recycle behavior by citizens.
- Educate and encourage recycling, and Township volume based Pay As You Throw programs.
- Encourage businesses and industries that use recycled products to establish their companies in Maple Grove Township.
- Maple Grove Township will participate in a hazardous waste collection system.
- Create, implement, and enforce a coordinated blight / trash ordinance in the township. Cooperate with others in Manistee County to eliminate blight and trash in the township including illegal dumping in public and private areas.
- Increase participation in recycling, and the volume of material recycled in Maple Grove Township.

Tourism

- Maple Grove Township recognizes its contributions to a larger tourism area.
- Promote tourism opportunities.
- Preserve and make available to the public, significant historical sites, districts, buildings and information.
 - Preserve history and make it more accessible to the public.
 - Encourage historic awareness.

Ten Fundamental Principles

Maple Grove Township, with this plan, adopts these ten tenets as the basis for planning our township and recognizing these as an established set of state land use goals.

These principles 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 are the basic "Smart Growth" principles adopted by the bi-partisan Michigan Land Use Leadership Council. Maple Grove Township, with this plan, adopts these ten tenets as the basis for planning in Maple Grove Township recognizing them as an established set of state land use goals.

1. Mix Land Uses

- Allow mixed use options with zoning ordinances.
- Follow and implement this Plan including use of planned unit development (PUD) zoning with incentive bonuses.
- Zone areas by building type, not by building use only
- Consider this method, e.g., form based zoning, in future Plan revisions and then zoning ordinances. (Village Center Areas)
- Provide financial incentives for mixed use projects.
- Follow and implement this Plan including use of planned unit development (PUD) zoning with incentive density bonuses or similar non-cash incentives.
- Protects water quality and natural resources.
- Follow and implement this Plan, in particular sections on water quality.
- Health and quality of life.
- Follow and implement this Plan.

2. Compact Building Design

- Talk about Design not Density.
- Consider this method, e.g., form based zoning, in future Plan revisions and then zoning ordinances.
- Protecting Water Quality and Minimize runoff (minimizes impervious surfaces)
- Follow and implement this Plan, in particular sections on water quality.
- Balance street type and building scale.
- Consider this method, e.g., form based zoning, in future Plan revisions and then zoning ordinances.
- Ensure ready access to open space.
- Follow and implement this Plan as well as a regional goal which involves territory beyond Maple Grove Township boundaries.
- Ensure privacy with yard designs.
- Follow this Plan and apply conditions and standards when planning or approving special use permits, home industries etc.
- Health and quality of life.
- Follow and implement this Plan as well as a regional goal which involves territory beyond Maple Grove Township boundaries.

3. Increase Housing Choice

- Incentivize Affordable Market Rate Housing.
- Identify and market vacant buildings.
- Follow and implement this Plan as well as a regional goal which involves territory beyond Maple Grove Township boundaries.
- Revise ordinances to widen choice by builders.
- Follow and implement this Plan as well as a regional goal which involves territory beyond Maple Grove Township boundaries. Consider this method, e.g., form based zoning, in future Plan revisions and then zoning ordinances.
- Support community land trusts for home buyers.
- Work with the Grand Traverse Regional Land Conservancy (formerly Points Betsie to Sauble Conservancy), when doing so follows and implements this Plan.

4. Encourage Walking

- Connect neighborhoods with pathways.
- Incorporate this principle with the township's recreation and transportation planning as well as a regional goal which involves territory beyond Maple Grove Township boundaries.
- Sidewalks alone will not be enough.
- Put conveniences near homes.
- Follow and implement this Plan including use of planned unit development (PUD) zoning with incentive bonuses, and special use permits.
- Make walking safe (crosswalks, traffic calming, speed bumps, islands).
- Incorporate this principle with the township's recreation and transportation planning.
- Connect shopping areas with pathways.
- Health and quality of life.

5. Offer Transportation Variety

- Provide auto, bicycle, pedestrian and transit hubs.
- Incorporate this principle with the township's recreation and transportation planning as well as a regional goal which involves territory beyond Maple Grove Township boundaries.
- Link modes of transportation.
- Incorporate this principle with the township's recreation and transportation planning as well as a regional goal which involves territory beyond Maple Grove Township boundaries.
- Think outside the car.
- Incorporate this principle with the township's recreation and transportation planning.
- Create car pool parking area in/near Kaleva.
- Health and quality of life.
- Incorporate this principle with the township's recreation and transportation planning.

6. Create Sense of Place

- Plant trees, protect older trees during construction, leave open spaces, preserve scenic vistas.
- Follow this Plan as well as a regional goal which involves territory beyond Maple Grove Township boundaries, and apply conditions and standards when planning or approving special use permits, home industries, and so on.
- Create opportunities for community interaction.
- Continue to use a township web site, newsletter, public forums.
- Encourage use of loans, grants, and other funds for historic preservation.
- Work with state incentive programs to encourage historic preservation; encourage donations to funds for historic preservation.
- Developing "way finding" systems in Village Centers.
- Work with businesses, and others to develop directional signs.
- Highlight cultural assets through public art and event nights.
- Continue activities by the school district, and local businesses.
- Use transportation enhancement funds to create places of distinction.
- Incorporate this principle with the township's recreation and transportation planning.

7. Protect Farms, Unique Natural Features, Open Spaces

- Inventory special places and make plans to protect them.
- Follow this Plan, in particular sections on Special and Unique areas as well as a regional goal which involves territory beyond Maple Grove Township boundaries.
- Improves water quality and minimizes runoff.
- Follow and implement this Plan, as well as a regional goal which involves territory beyond Maple Grove Township boundaries, in particular sections on water quality as well.
- Establish zoning to encourage clustering.

- Follow and implement this Plan as well as a regional goal which involves territory beyond Maple Grove Township boundaries, including use of planned unit development (PUD) zoning with incentive bonuses, and special use permits; and adopt open space.
- Protect farmland, forest land, and open lands with PDR/TDR (Purchase of Development Rights/Transfer of Development Rights).
- Follow and implement this Plan, as well as a regional goal which involves territory beyond Maple Grove Township boundaries, in particular sections on forestry, Agricultural - Residential and special and unique areas.
- Work with land trusts.
- Work with the Grand Traverse Regional Land Conservancy (formerly Points Betsie to Sauble Conservancy), when doing so follows and implements this Plan.
- Connect greenways.
- Incorporate this principle with the township's recreation and transportation planning.

8. Direct New Development to Existing Communities

- Facilitate programs that encourage home renovation and rehabilitation in existing neighborhoods.
- Follow and implement this Plan, as well as a regional goal which involves territory beyond Maple Grove Township boundaries if applicable.
- Locate new public buildings in town center, not on fringe.
- Strengthen infill and brown field programs.
- Upgrade existing infrastructure.
- Incorporate this principle with the township's recreation and transportation planning.

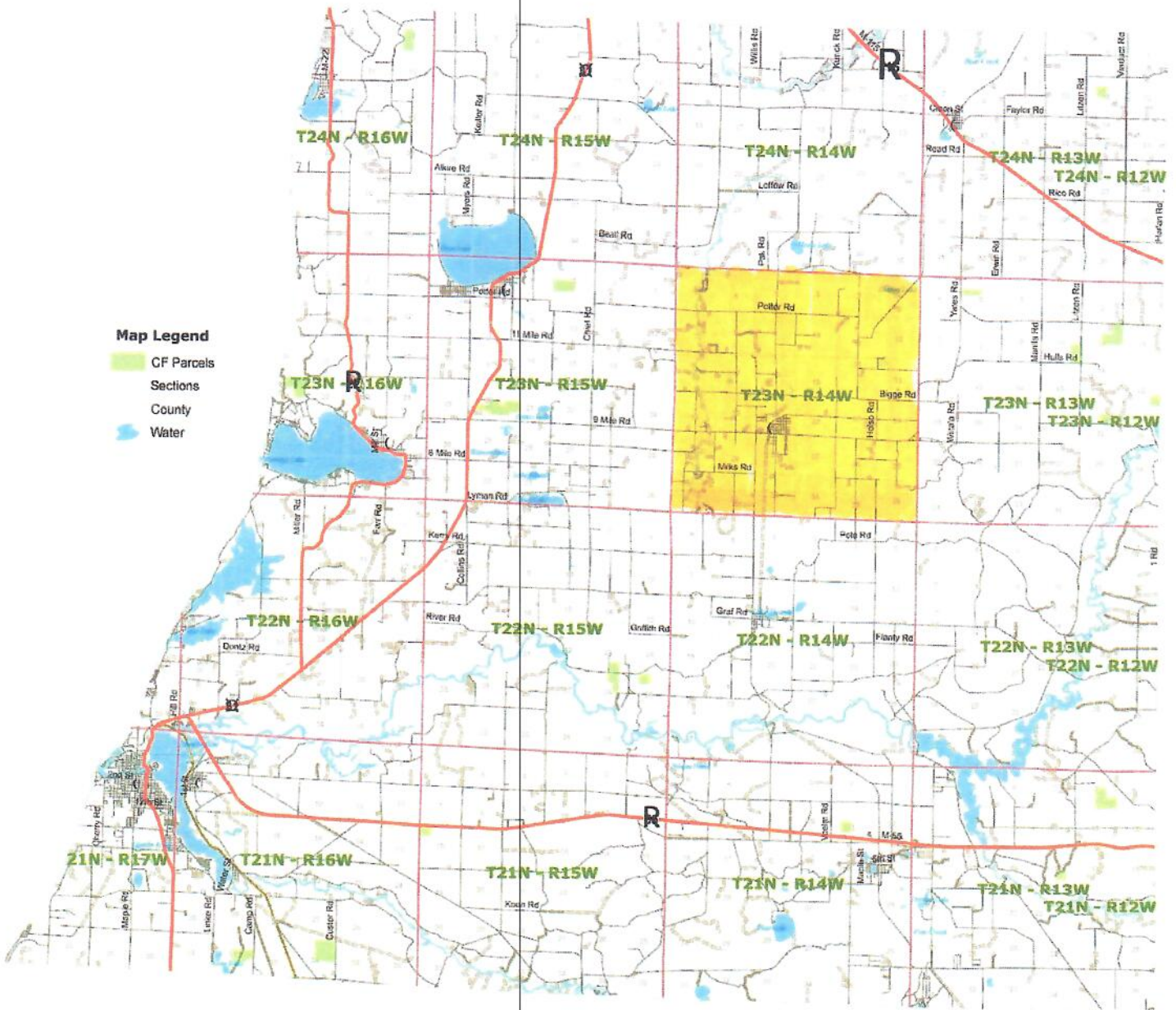
9. Make Development Process Fair, Predictable, Efficient

- Conduct a Smart Growth audit to improve local ordinances.
- Incorporate this task into an action plan upon adoption of this Plan for purposes of implementing this Plan, including one-stop-permit service.
- Encourage developers to try smart growth development techniques.
- Follow and implement this Plan as well as a regional goal which involves territory beyond Maple Grove Township boundaries.
- Use point-based project evaluation to encourage Smart Growth.
- Incorporate this task into an action plan upon adoption of this Plan for purposes of implementing this Plan.

10. Involve Stakeholders

- Seek professional help in citizen outreach.
- Seek a broad audience.
- Use visioning.
- Take citizen ideas to heart.
- Work with the media.
- Continue to work toward a township web site, newsletter, and public forums.

These principles are intended to help achieve the long-term goal of sustainable development in Maple Grove 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 instance, is the one that should supersede in the event of a conflict.



Future Land Use Map

Goals

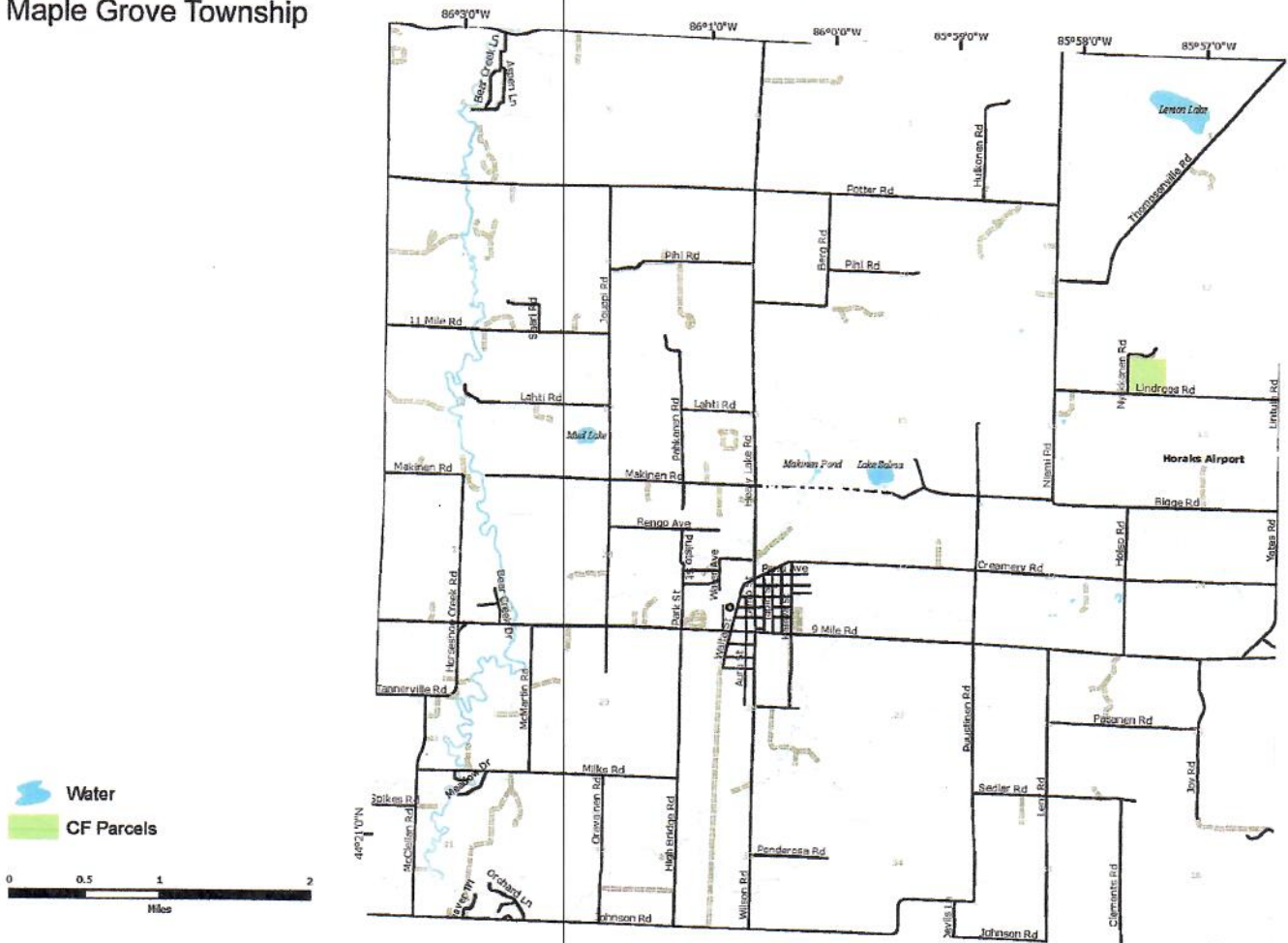
- Economic growth and development is focused on existing centers and away from undeveloped areas of Maple Grove Township.
- Identified Maple Grove Township recreational trails intersect and compliment surrounding area amenities.
- Incompatible land uses are minimized through coordinated planning between Maple Grove Township and adjacent municipalities.
- Manage population densities to maintain a small community atmosphere, ecological balance, high levels of sanitation and low levels of pollution.

Issues

- Urban growth areas.
- Discourage strip development.
- Prohibit spot zoning (a zoning district which is a small area, not shown in this plan and surrounded by other zoning districts.)
- The need to develop recreational trails.
- Allow cluster development in the Township.

The future land use map favors 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.

Maple Grove Township



Future Land Use Map

Goal	Objective	Policy, Strategy, Method
1. Economic growth and development is focused on existing village centers.	1.1. Encourage economic growth and development in or near existing village growth areas served by existing infrastructure.	1.1.1. Establish defined village growth areas where higher density development should occur.
	1.2. Encourage cluster developments in village growth areas.	1.2.1. Discourage continuous strip zoning districts.
2. Maple Grove Township will support recreational trails.	2.1. Municipalities should work together with interested parties to create and maintain a network of recreational trails.	2.1.1. Maple Grove Township supports the development of a non-motorized transportation plan.
		2.1.2. Development of trails will be designed and located to accommodate different uses based on compatibility (non-motorized, horse, and motorized).
3. Minimizing incompatible land uses.	3.1. Discourage potential and existing land use conflicts.	3.1.1. Each zoned community should develop zoning districts that act as a buffer between incompatible land uses or zoning ordinances including site design standards to mitigate conflicts
4. Control and distribute population densities to maintain the small community atmosphere.	4.1. Control growth and development through proper zoning.	4.1.1. Continue to maintain a zoning ordinance.
	4.2. Control population density so that development takes place where services are available.	4.1.2. Adopt subdivision regulations. 4.2.1. Continue to maintain and adopt zoning, subdivision and development standards.
Expected Results		
Economic Development will be focused in village 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.		

Residential

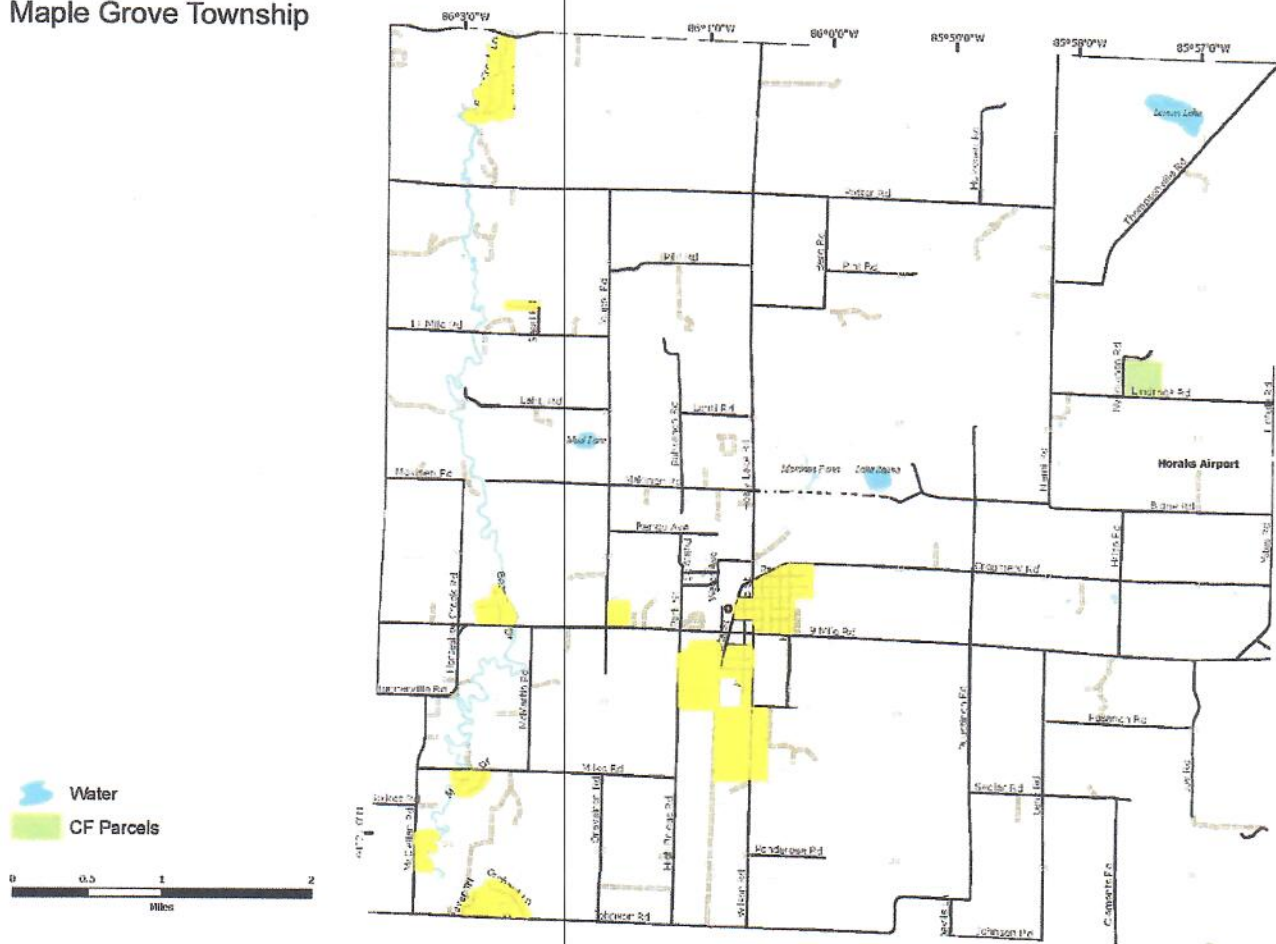
Goals

- Residents are able to engage in home occupations.
- Maple Grove Township will encourage safe, sound and affordable housing for its residents.
- Minimum 2½ acres.

Issues

- Residential areas in relation to village growth areas.
- Senior housing, low to moderate income affordable housing, housing to accommodate people with special needs, and homeless.

Maple Grove Township



Residential

Goal (residential)	Objective	Policy, Strategy, Method
1. Residents are able to engage in home occupations.	1.1. Allow home occupations as a permitted use.	1.1.1. Permit home occupations as a permitted use, or accessory use in residential zoning districts per zoning the ordinance.
2. Support safe, sound and affordable housing for the population.	2.1. Higher density housing in areas that are more suitable for development.	2.1.1. Maintain a small community atmosphere by limiting medium and high density residential development to appropriate areas.
		2.1.2. A 'Bed and Breakfast' in a person's home is an appropriate type of home occupation.
		2.1.3. These areas should be "receiving zones" for transfer of development rights.
		2.1.4. Encourage housing to be located in relation to environmental conditions and limitations with soils best suited for on site sewage disposal, and where residential uses have historically existed.
	2.2. Encourage a broad range of housing types and prices are available throughout the Township.	2.2.1. Provide incentives for affordable & work force housing.
		2.2.2 Multiple family housing should be located near in residential areas found to be appropriate through a special use permit or planned unit development.
	2.3. Encourage gradual renewal, rejuvenation or removal of deteriorating residential structures and areas.	2.3.1. Actively pursue enforcement of junk and blight ordinances.
	2.4. Assure enforcement of adequate and effective zoning; development regulations, housing, health and building codes.	2.4.1. Insist on strong, equitable enforcement of all codes, regulations and ordinances.
		2.4.2. Conduct a comprehensive review of the Plan and act to conclude the Plan is okay as is, needs to be amended, or needs to be replaced with a new Plan at least once every five years.
		2.4.3. Keep the zoning ordinance up-to-date with an omnibus amendment at least every one to three years, or as needed.
2.5. Develop and protect strong residential neighborhoods.	2.5.1. Separate residential areas from commercial and industrial uses.	
Expected Results		
Maple Grove Township plan towards urban residential areas that support higher densities and feature a higher level of urban services (public water, sewer, paved roadways, solid waste collection).		

Agricultural - Residential

Goals

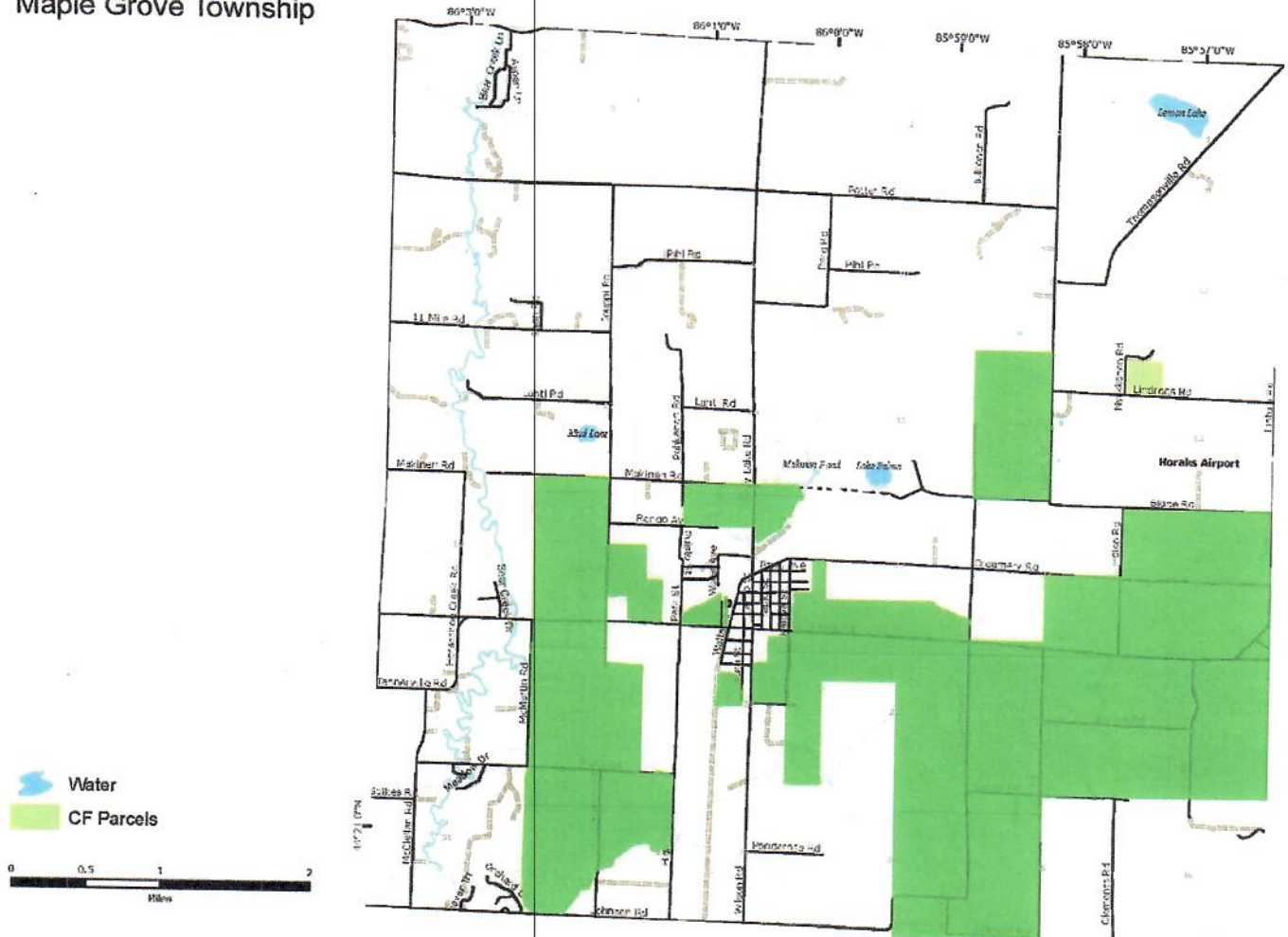
- Residents are able to engage in home occupations.
- A "rural" character, unspoiled by urban development.
- Protect and maintain the forests of Maple Grove Township as a source for forest products, wildlife habitat and recreation.
- Enforce restoration and buffering of sand, gravel and other mining operations.
- Minimum 5 acres.

Issues

- Strip residential development vs. clustering.
- Land use compatibility in rural areas.
- The need to consider what extent of neighborhood services is desirable for rural residents.
- Home occupations.
- The impact of mining operations on native soils.

Maple Grove Township has certain areas designated for existing and future "Agricultural - Residential" land uses.

Maple Grove Township



Agricultural – Residential

Goal	Objective	Policy, Strategy, Method		
<p>1. Residents are able to engage in home occupations and are not required to commute to work.</p> <p>2. Maintain a "rural" character, unspoiled by unwanted urban development. (Sprawl).</p> <p>3. Protect and maintain forests as a source for forest products, wildlife habitat and recreation.</p> <p>4. Restore sites of sand, gravel and other mining operations.</p>	1.1. Allow no-impact home occupations as an incidental use in the home in Agricultural - Residential areas.	1.1.1 Permit home occupations as a permitted use, or accessory use in Agricultural - Residential zoning districts. Such uses should have minimal traffic; no visual, noise, and environmental impact on surrounding parcels.		
	2.1. Restrict activities in the Agricultural - Residential areas to housing, agriculture, and limited range of small-scale neighborhood beneficial commercial activities.	2.1.1 "Agricultural - Residential" zoning district that include single family residential and small scale agricultural operations as an allowed use. Allow a limited range of commercial activities.		
		2.1.2 Encourage tourist-related services, such as campgrounds and lodging places.		
		2.1.3 A 'Bed and Breakfast' in a person's home is an appropriate type of home occupation and should be permitted in Agricultural - Residential areas.		
		2.1.4 Maintain a small community atmosphere by limiting medium to high density residential development to appropriate areas.		
	2.2. Encourage clustering of development as an alternative to strip residential uses along existing roadways.	2.2.1 Encourage cluster development with a minimum 50% open space requirement.		
	2.3. Encourage orderly development, appropriately located in relation to environmental conditions-limitations, adjacent land uses, and necessary or desirable public and private facilities.	2.3.1 Establish minimum Agricultural Residential densities.		
		2.3.2. Establish minimum residential densities for waterfront parcels		
	2.4. Encourage a broad range of housing types and prices are available throughout the Township and the gradual renewal, rejuvenation or removal of deteriorating residential structures and areas.	2.4.1. Constantly monitor the zoning ordinance to allow for a range of housing types and prices.		
		2.4.2 Anticipate larger numbers of retirees who tend to replace existing residential structures with larger ones.		
		2.4.3 Actively pursue enforcement of junk and blight ordinances.		
		2.5. Assure the institution, maintenance and/or enforcement of adequate and effective zoning; development regulations; and housing, health and building codes.	2.5.1. Strong and equitable enforcement of all codes, regulations and ordinances.	
			2.5.2. Maple Grove Township should have this Plan updated, if needed, every five years. After this Plan is five years old, the planning commission shall review this Plan to assess if it needs updating on a periodic basis.	
			2.5.3. Keep the zoning ordinance up-to-date with an omnibus amendment at least every one to three years.	
	2.6. Encourage or consider alternative lot sizes by special permit to promote the conservation of open space	2.6.1 To investigate examples of alternate land conservation or preservation techniques as used or demonstrated by other municipalities		
3.1. Strengthen the current technical assistance (federal, state & local)	3.1.1. Encourage through an education program timber management practices (using Michigan Department of Natural Resources best management practices) for timber harvesting.			
	3.1.2. Encourage the use of the qualified management program.			
4.1. Require reclamation of gravel pits and other mining operations once they are no longer in operation.	4.1.1 New mining operations should be considered special use. Applicants are required to file a reclamation plan, post a performance bond with the local planning commission and guarantee completion.			
Expected Results				
The rural character of the outlying areas of Maple Grove Township is maintained.				
Agricultural - 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.				

Commercial-Residential

Maple Grove Township has certain areas designated for commercial development.

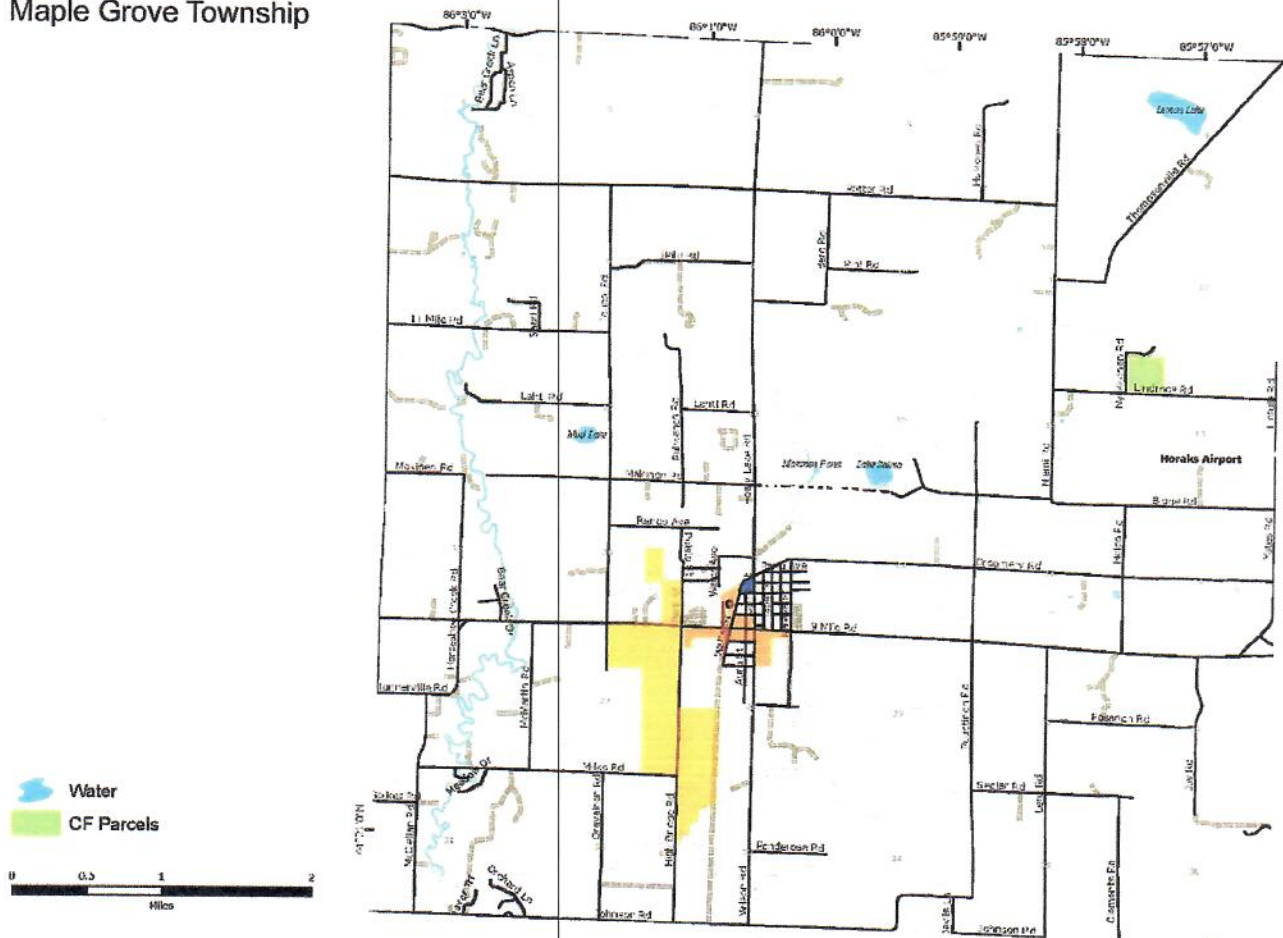
Goals

- Commercial areas in Maple Grove Township should be aesthetically appealing and allow for safe access for vehicular and pedestrian traffic.
- Encourage the growth, improvement, consolidation and/or better utilization of commercial facilities.
- Minimum 5 acres.

Issues

- Maintain & Promote Northern Michigan character.
- Provide guidance for location of sites for distribution of controlled substances.

Maple Grove Township



Commercial-Residential

Goal (Commercial)	Objective	Policy, Strategy, Method
1. Commercial areas in Maple Grove Township should be visually appealing and allow for safe access.	1.1. Adopt requirements for landscaping and signage that create a positive visual image.	1.1.1. Enforce current standards on all commercial signage.
		1.1.2. Encourage developers to create a landscaped buffer preferably of native vegetation between the road frontage and the parking areas and buildings.
2. Encourage the growth, improvement, consolidation and/or better utilization of commercial facilities.	2.1. Encourage consolidation, revitalization, and improvement of existing scattered business areas and facilities.	2.1.1. Enhance commercial development to provide an attractive, unique atmosphere which will attract new commercial business and tourism.
		2.2. Encourage and develop new forms of commercial enterprises to expand and diversify the business base.
		2.2.1. Expand all levels of the "Service" sector. Improve and strengthen the businesses serving the community and tourist oriented businesses.
		2.2.2. Preserve and enhance home occupations which do not detract from the character of the township.
Expected Results		
Commercial development will be appealing and will safely accommodate access.		
Commercial areas will be developed in a manner that will not contribute to urban sprawl.		

Forest, Recreational, Wildlife and Wetland

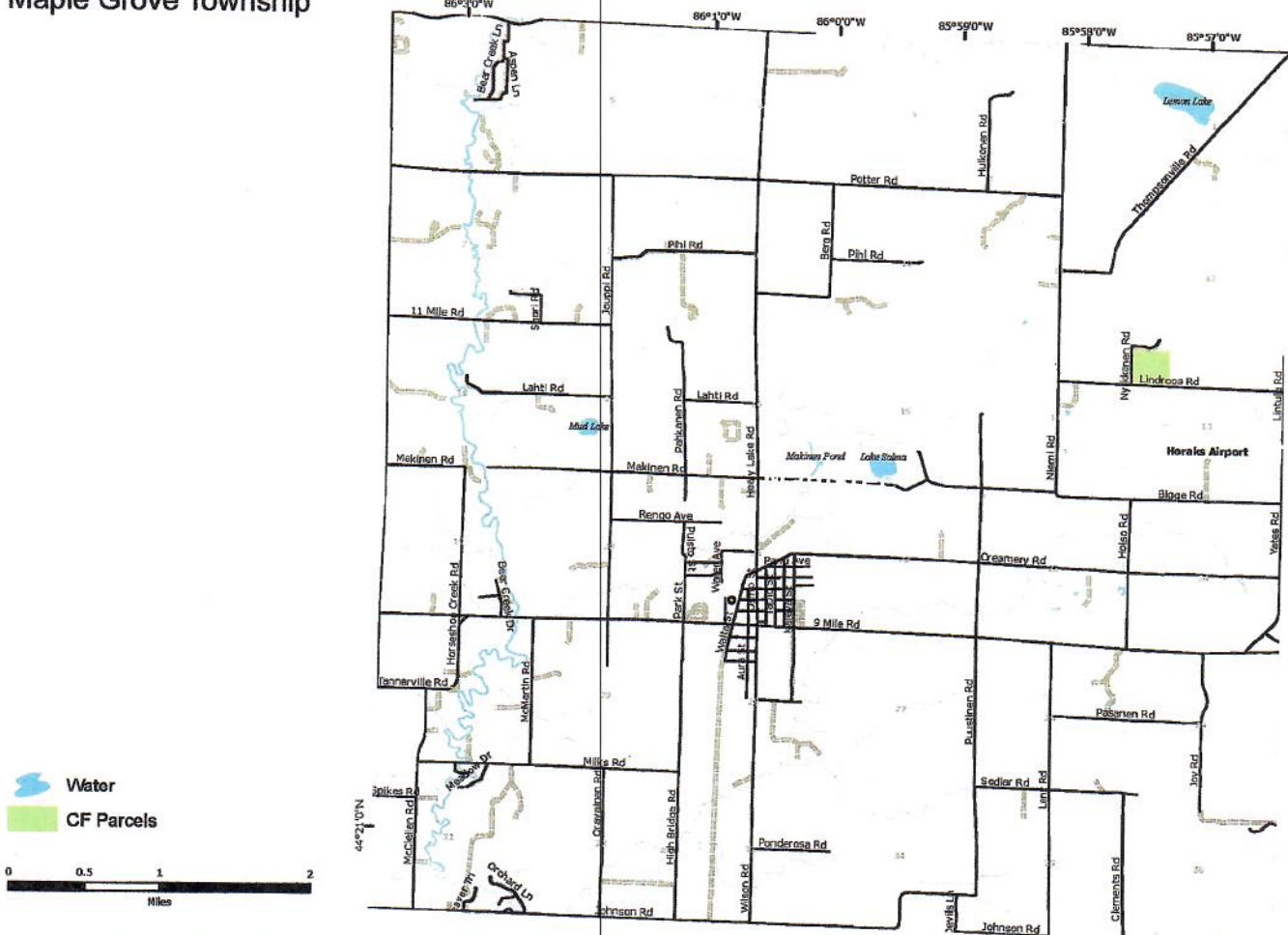
Goal

- The protection and continued timber management of forest areas.
- Protect and maintain the forests of Maple Grove Township as a source for forest products, wildlife habitat and recreation.
- Enforce restoration and buffering of sand, gravel and other mining operations.
- the Bear Creek Watershed.
- Protect & maintain the natural resources and the quality of life they provide us.
 - Specifically the Bear Creek Watershed and all of the tributaries.
- Strive to be aware of and act responsibly towards environmental issues such as water discharge, pollution and air quality.
- Protect our Ground and Surface Water.
- Encourage reforestation.
- Minimum 5 acres.

Issues

- The impact of mining operations on native soils.
- Maintain the large tract areas of forests.

Maple Grove Township



Forest, Recreational, Wildlife and Wetland

Goal	Objective	Policy, Strategy, Method
1. The protection and continued timber management of forest areas.	1.1. Encourage continued timber production, utilization, and sustainable timber management of forest tracts. Support programs which achieve open space and forest preservation.	1.1.1. Forest Preservation and Agricultural - Residential zoning districts should encourage large parcel sizes with options to compensate a land owner:
		Donation and tax advantages to the landowner, of a conservation easement to a municipality, township, or conservancy.
		Purchase of development rights, where the landowner is paid, by a municipality, township, or a conservancy.
		Leasing of development rights by a municipality, township or a conservancy.
		Utilize the Farmland & Open Space Preservation Act Part 361 of P.A. 451 of 1994 as amended (MCL 324.36101 <i>et seq.</i>).
		Utilize the Conservation & Historic Preservation Act Part 21 of P.A. 451 of 1994 as amended (MCL 324.2140 <i>et seq.</i>).
		Utilization of the Private Forestry Act Part 513 of P.A. 451 of 1994 as amended (MCL 324.51301 <i>et seq.</i>).
		Utilization of the Commercial Forest Act Part 511 of P.A. 451 of 1994 as amended (MCL 324.51101 <i>et seq.</i>).
		1.1.2 These areas should receive low priority for road upgrading, repair and possibly no new road construction (by public or private financing).
		1.1.3 Any new road development should be carefully examined and studied to avoid the impact of causing or contributing to further land fractionalization, result in seasonal load limitations, and does not supplant snowmobile routes.
2. Protect and maintain the forests of Maple Grove Township as a source for forest products, wildlife habitat and recreation.	2.1. Strengthen the current technical assistance (federal, state & local).	2.1.1. Encourage through an education program timber management practices (using Michigan Department of Natural Resources best management practices) for timber harvesting.
		2.1.2. Encourage use of a professional forester and encourage forestry best management practices (BMP). Promotion and utilization of services provided by the Manistee County Soil Conservation District and the Michigan State University Extension Service.
3. Restore sites of sand, gravel and other mining operations.	3.1. Require reclamation of gravel pits and other mining operations once they are no longer in operation.	3.1.1. 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.
4. Recognize the natural resources and water features in Maple Grove Township as a valuable asset.	4.1. Protect our water features.	4.1.1. Establish and preserve environmental areas by reducing erosion and controlling habitation/utilization inside natural areas and within the Bear Creek corridor.
	4.2. Utilize, improve on and maintain a high level of natural resources best management practices.	4.2.1. Encourage the use of "wetland protection" techniques including limitation of practices such as "key-holing" through maintenance and/or enforcement of adequate and effective zoning; development regulations and codes.
		4.2.2. Participate implement and share intergovernmental environmental data, information, goals, objectives, and strategies including when appropriate the Village of Kaleva.
Expected Results		
Increase usage and protection of forest lands in Maple Grove Township.		
Continues to enjoy a high air, water, and scenic quality of our township.		

Special and Unique Areas and Tourism

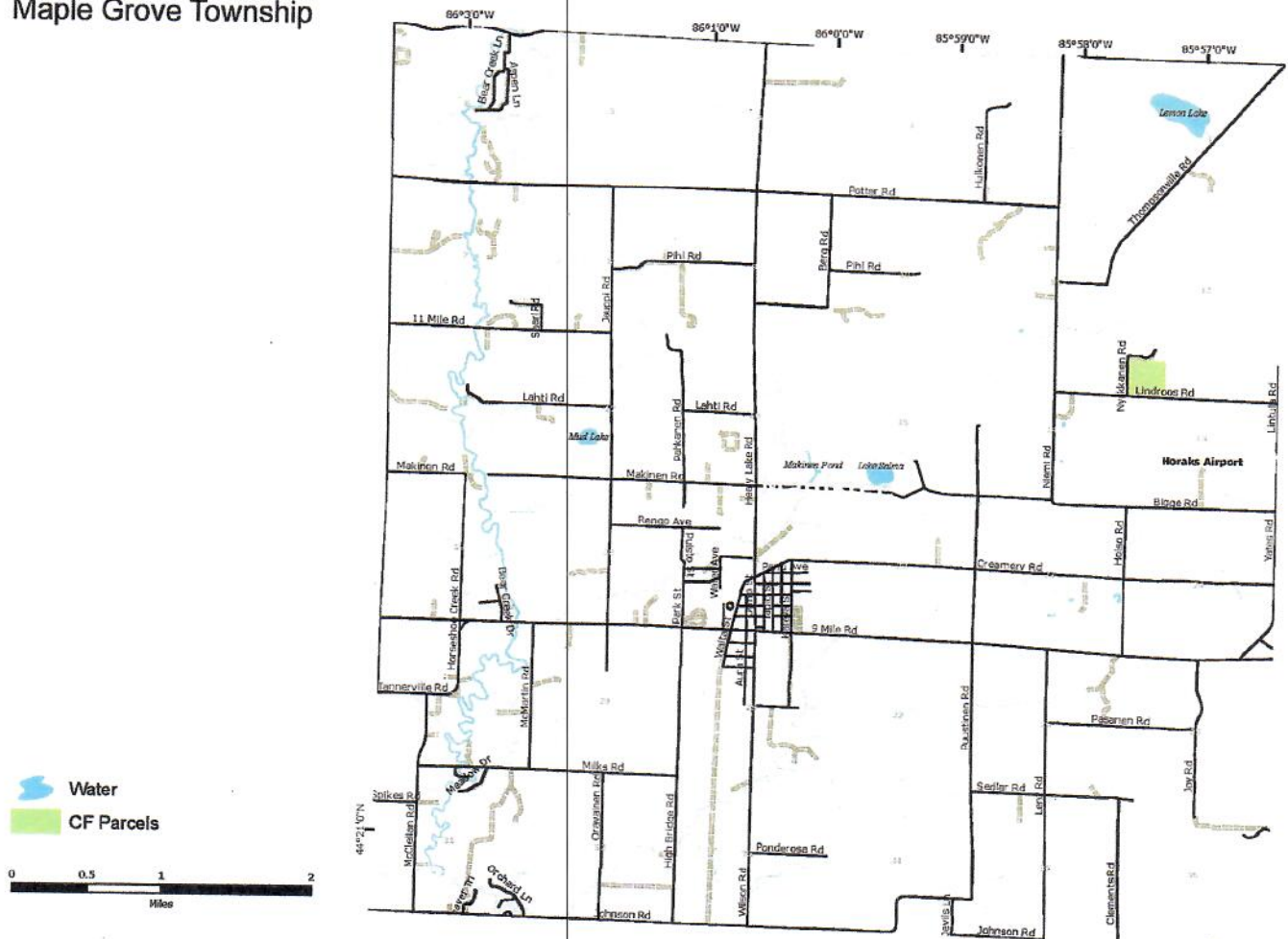
Goals

- Protection of environmentally significant areas without severely restricting individual property rights.
- Sustain and enhance economic growth and development while protecting natural, historic, cultural, scenic, recreational features of the area.
- Sustain and enhance tourist based economic growth and development.
- Preserve and make available to the public, significant historical sites, districts, buildings and information.

Issues

- Watershed protection.
- Open space preservation.
- Wildlife habitats.
- Historic preservation.

Maple Grove Township



Special and Unique Areas and Tourism

Goal	Objective	Policy, Strategy, Method
1. Protection of environmentally significant areas without severely restricting individual property rights.	1.1. Provide public access, to special and unique areas of the County while protecting the resource.	1.1.1. County, state, and federal government should promote tourism through development of facilities and infrastructure.
		1.1.2. These areas should receive low priority for road upgrading, repair and possibly no new road construction (by public or private financing).
		1.1.3. These areas should be areas where increased public land ownership, conservancy development rights easements, and similar actions when done as willing buyer-seller purchase or land trade.
2. Sustain and enhance tourist based economic growth and development while protecting natural, historic, cultural, scenic, recreational features of the County, and enhances the area for attracting new businesses.	2.1. Recognize, protect and enhance the historic special environmental/nature based and unique areas.	2.1.1. Increase visitor and community interest in historically significant structures and sites.
		2.1.2. Increase private and government investment in historic site preservation, interpretation, and restoration.
		2.1.3. Promote tourism through development of facilities and infrastructure for serving the patrons of the tourist industry.
		2.1.4. Planning Commission shall maintain a list of special unique and historic sites as identified.
		2.1.5 Discourage conflicting land uses in historic areas and preserve and restore historic buildings and sites.
		2.1.6. Local governments should set up historic districts for tax advantages where applicable. Any new buildings or renovations should fit in with the district historic character.
	2.2. Encourage linked areas of open space that create corridors for wildlife habitat.	2.2.1. Identified wildlife corridors should be protected through the use of conservation easements, purchase of development rights, fee simple purchase, covenants, or other similar means.
	2.3. Recognize, protect and enhance the use of recreation, timber, and scenic based special and unique areas.	2.3.1 Promote tourism through development of facilities for serving the tourist industry.
		2.3.2 Park development should be encouraged. Provide specialized accommodations for recreation (camping, snowmobile trails, skiing, hiking, day use).
		2.3.3 Ensure all proposals protect and maintain the scenic values of the area.
		2.3.4 Pursue Natural Area zoning in the future.
		2.3.5 Protect aesthetic views through zoning regulations.
	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.		
Special and unique areas are protected and receive the recognition necessary to retain the township's community character.		

Industrial

Maple Grove Township has small scale industrial activities otherwise it is a bedroom community for established regional industrial bases.

Maple Grove Township does not have an economic industrial base, and should not. Maple Grove Township is a bedroom community to Cadillac, Manistee, and Ludington where residents commute to industrial jobs. Industrial areas outside of Maple Grove Township meet the needs of our residents and are appropriately located in those communities which can provide the necessary high level of infrastructure services. Those services are not available in Maple Grove Township and not economically feasible to provide in Maple Grove Township. However there are certain small scale and natural resource based industrial activities which can and should be provided for in Maple Grove Township. Rather than create an "industrial" area these are better handled as special uses in other zoning districts so the activity can take place at one's home. This recognizes the rural economy of the area and the important nature of such land use activity in Maple Grove Township.

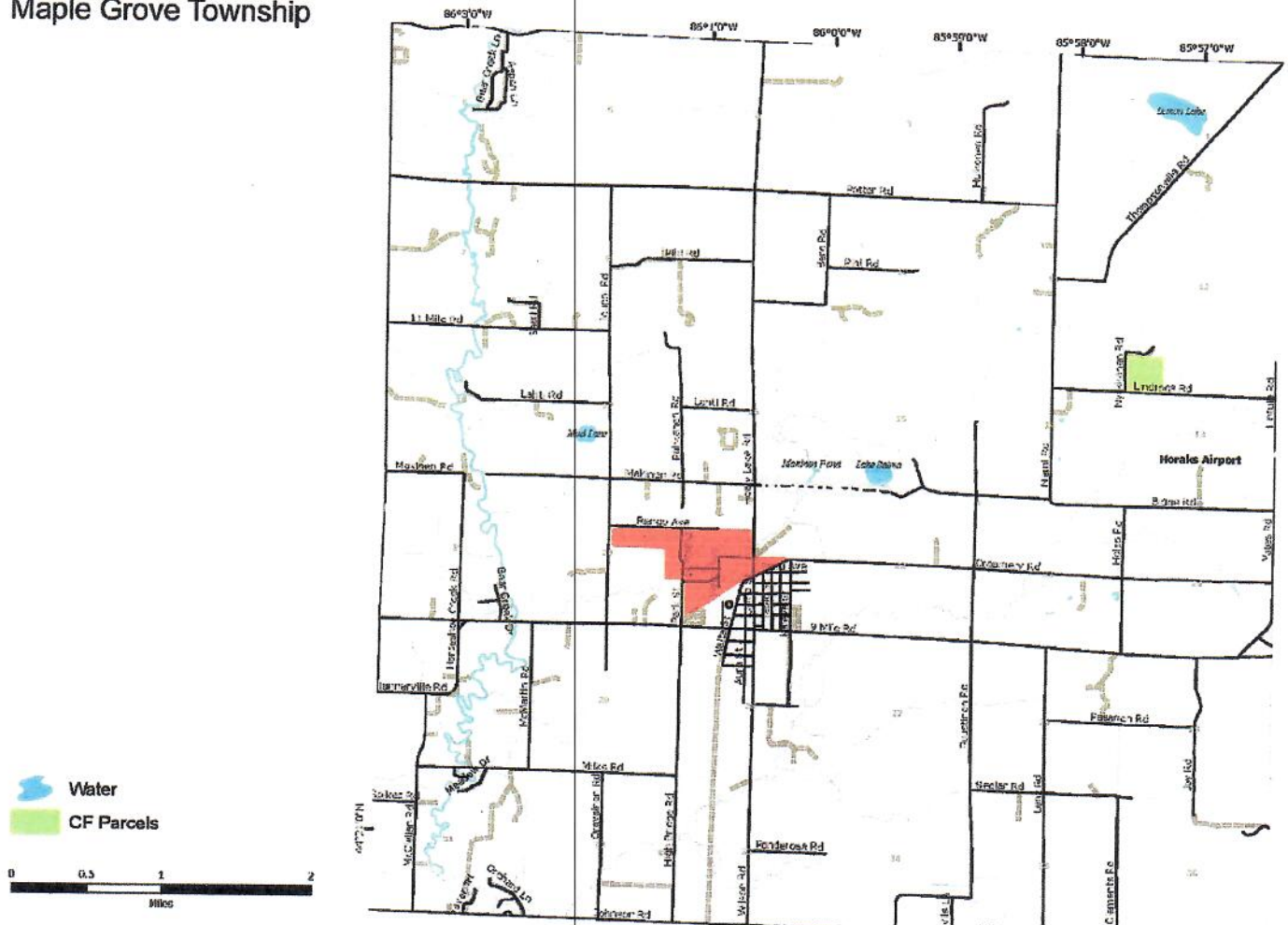
Goals

- Support industrial development in Kaleva Village Industrial Park
- Encourage home industry

Issues

- Manage expansion of the home based industry.

Maple Grove Township



Goal	Objective	Policy, Strategy, Method
1. Continue to support development of industry in the Village of Kaleva Industrial Park.	1.1. Maintain the rural lifestyle outside the Village of Kaleva Industrial Park.	1.1.1. Encourage new light manufacturing development in the Village Industrial Park. 1.1.2. Encourage development of wood products and high-tech businesses. 1.1.3. Support the Village in achieving compliance with industrial standards.
2. Encourage home based and small industrial activities in the township.	2.1 support the development of home based industries.	2.1.1. Provide for home based small scale industry and use of special use permits. 2.1.2. Require compliance with industrial performance standards where applicable.
3. Manage expansion.	3.1 Control home industry to maintain rural atmosphere.	3.1.1. Set standards to identify industrial activities locations and whether they should be moved to a more appropriate area.
Expected Results		
A small scale rural economy that accommodates small scale industrial activity.		
Larger scale industrial areas are located in other municipalities that have the economic ability to provide higher end infrastructure services which provide jobs for Maple Grove Township residents.		

Legal Authority

This Master Plan should be considered as a component of the township's comprehensive plan. This Master Plan supersedes all other plans which are or may be adopted by Maple Grove 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 Maple Grove Township are inconsistent with this Plan or conflict with this plan, then the content of this Plan shall control.

This Master Plan shall be the same 'Master Plan' and 'zoning 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 Master Plan is the document which is used for purposes of the Planning Commission reviewing adjacent township; village; city; county; Maple Grove Township; state; and federal agency plans. 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 other's plans. 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.

Use of this Plan is important. It is especially important in Maple Grove 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. State of Michigan Department of Natural Resources (DNRE) make critical decisions that can have lasting impact on Maple Grove Township. The management of these agencies has an impact on land use, and local planning. The township should provide input to decisions made by the DNRE.

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.

Conclusion

- The zoning ordinance should be updated as necessary following this Master Plan.

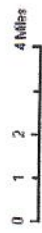
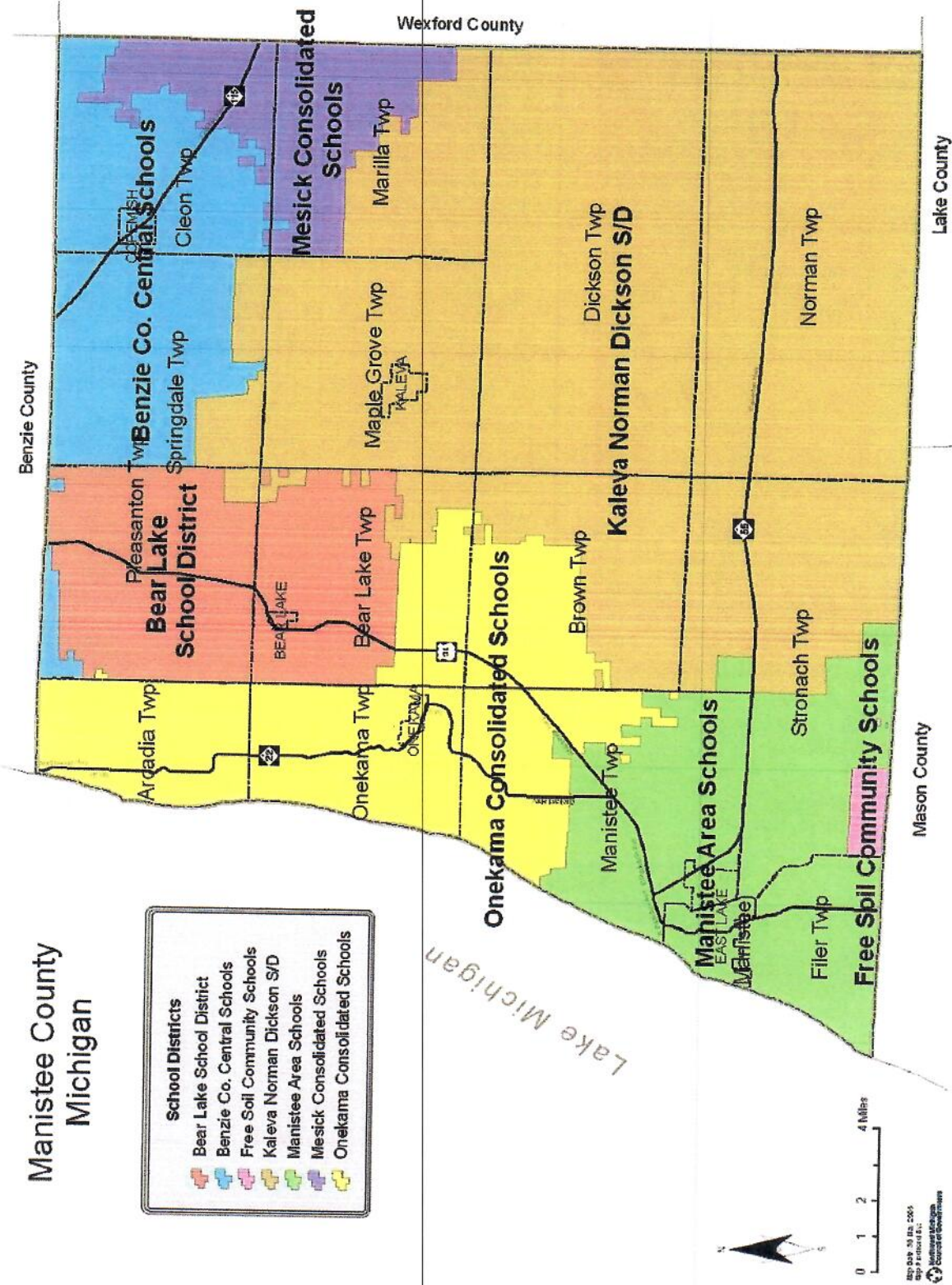
Glossary

Bibliographic cite: Maple Grove Township Planning Commission, R Clark Associates, INC.

- **PLANNING Commission** means the Maple Grove Township Planning Commission created pursuant to the Maple Grove Township Planning Commission Ordinance under authority of P.A. 33 of 2008, as amended, (being the Michigan Planning Enabling Act, M.C.L. 125.3801 et. seq.). After September 1, 2008 'planning commission' shall continue in existence and shall be created, and modified pursuant to 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.
- **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 & Environment.
- **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.
- **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: if there is an accessory/work area, it is enclosed by a solid wall; air and water pollution discharge permits are not required, ventilation of work areas to the outside beyond normal heating and cooling of a building is not required.
- **Municipality** means unincorporated municipalities: townships; and incorporated municipalities: villages, charter townships and cities.
- **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 Maple Grove Township** means the Maple Grove Township, a Michigan municipal corporation.
- **Township Board** means the Maple Grove Township Board of Trustees.
- **Manistee County** means the County of Manistee, a Michigan municipal corporation.

Manistee County Michigan

School Districts	
	Bear Lake School District
	Benzie Co. Central Schools
	Free Soil Community Schools
	Kaleva Norman Dickson S/D
	Manistee Area Schools
	Mesick Consolidated Schools
	Onekama Consolidated Schools



800-938-5510 ext. 2005
 617-2-61004-6-2

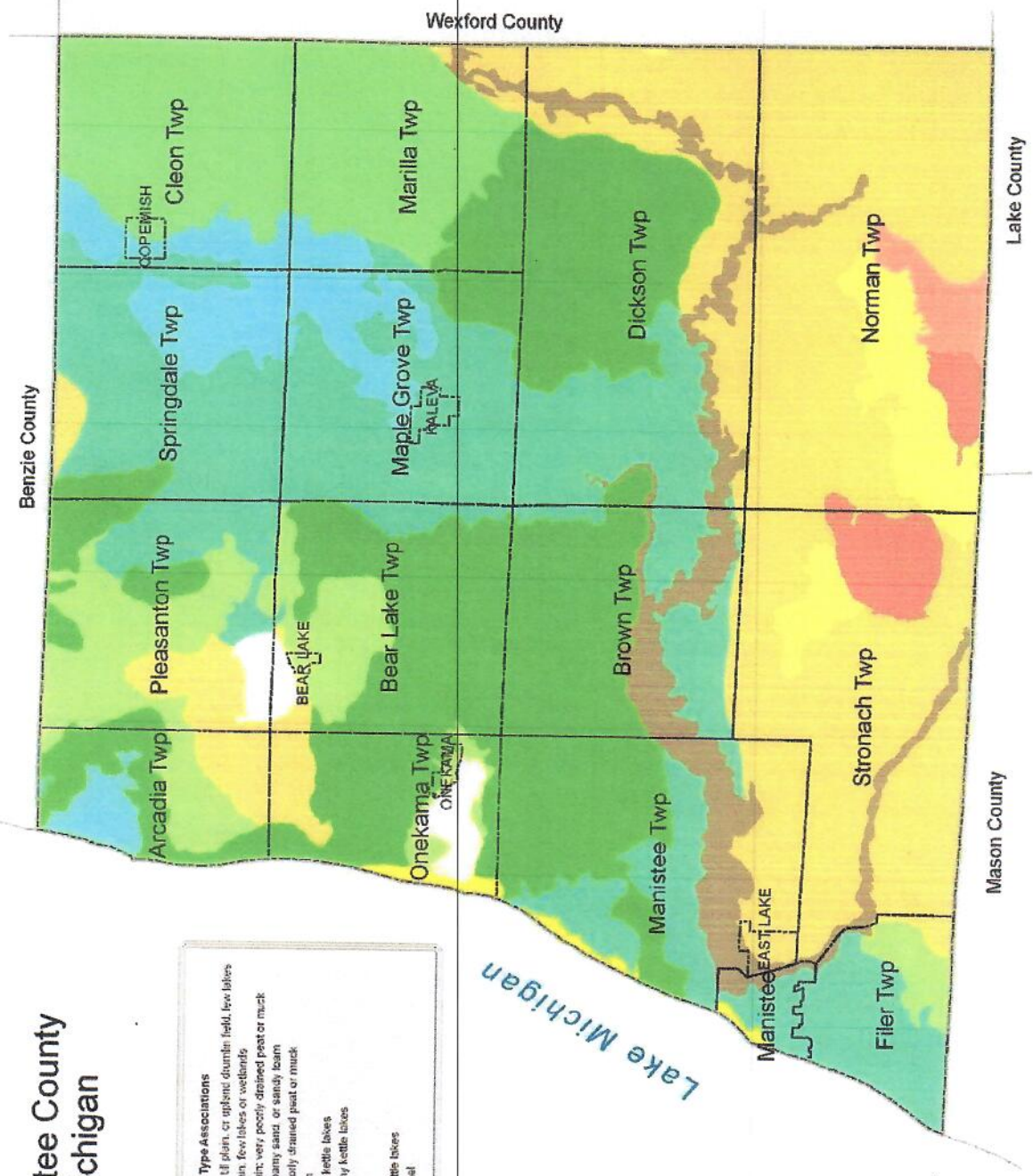
 Manistee Michigan

 Council of Governments

Manistee County Michigan

Land Type Associations

	Elevated moraine ridges, till plains, or upland drumlin field, few lakes
	Elevated, flat outwash plains, few lakes or wetlands
	Elevated, flat outwash plains; very poorly drained peat or muck
	Flat lake plain sand, loamy sand, or sandy loam
	Flat lake plain very poorly drained peat or muck
	Flat moraine or till plain
	Ice-contact ridges; few kettle lakes
	Ice-contact ridges; many kettle lakes
	Lake
	Large, open dunes
	Moraine ridges, few kettle lakes
	Narrow outwash channel



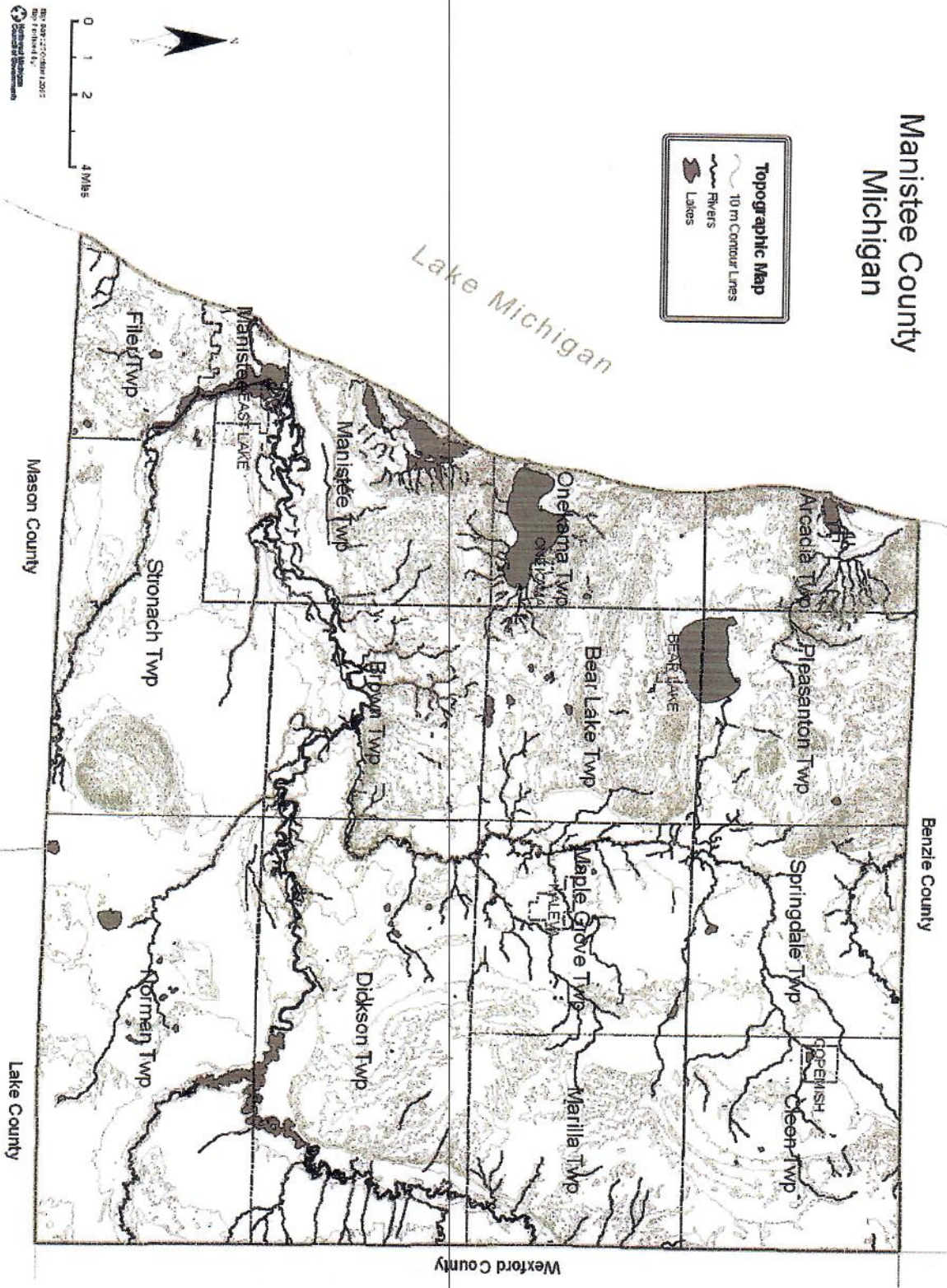
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Manistee County, Michigan
 Planning and
 Economic Development
 2011

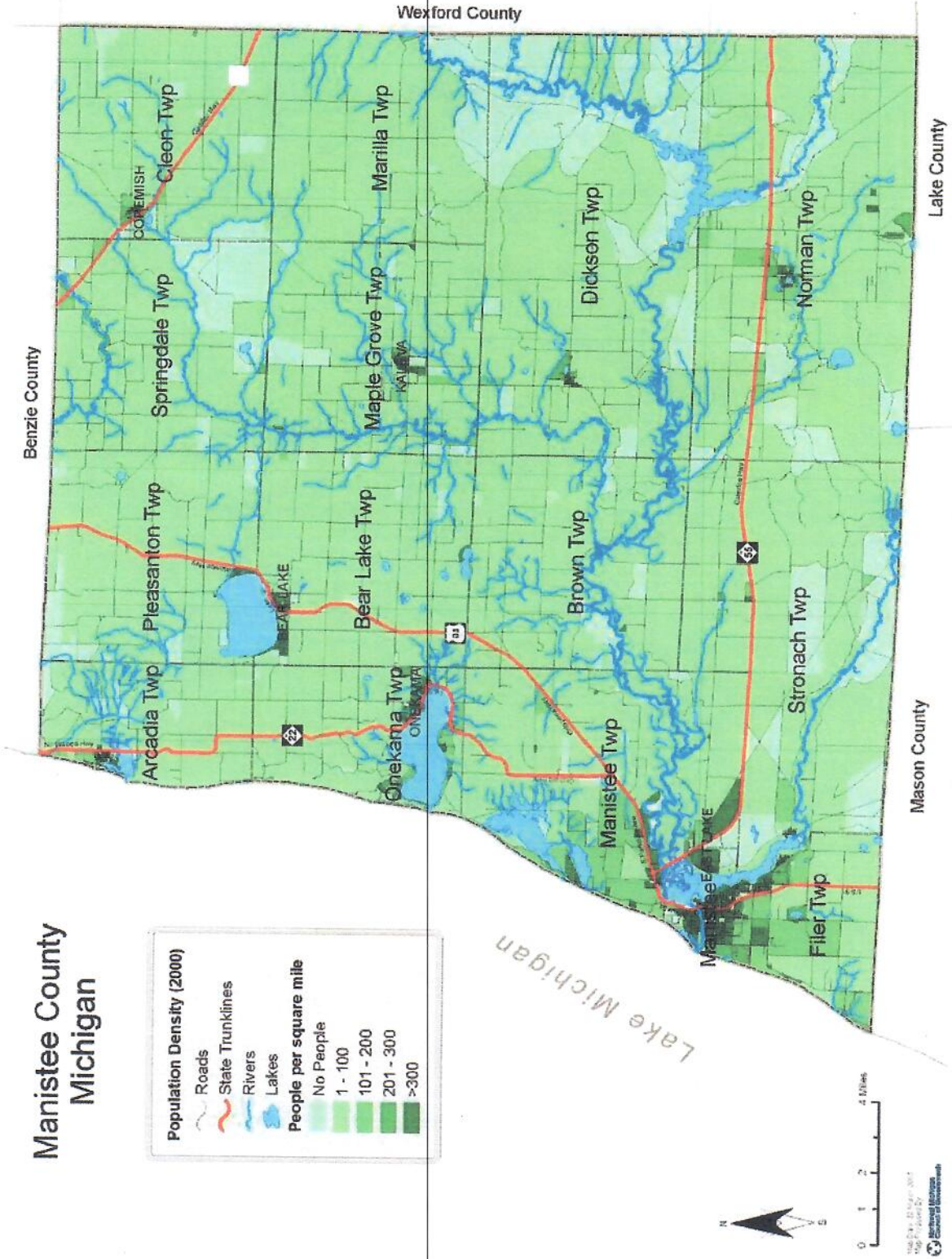
Manistee County Michigan

Topographic Map

- 10 m Contour Lines
- Rivers
- Lakes



Manistee County Michigan



Lake Michigan

Benzie County Wexford County Lake County Mason County

Manistee County Michigan



Map Data

This map is a composite of three sources of wetland information:

a. The National Wetland Inventory (NWI), conducted by the U.S. Fish and Wildlife Service using aerial photography and topographic data

b. The Manistee County Third Level Soil Survey, 1982, which identifies hydric soils and soils which may be hydric soils with hydric inclinations and/or components

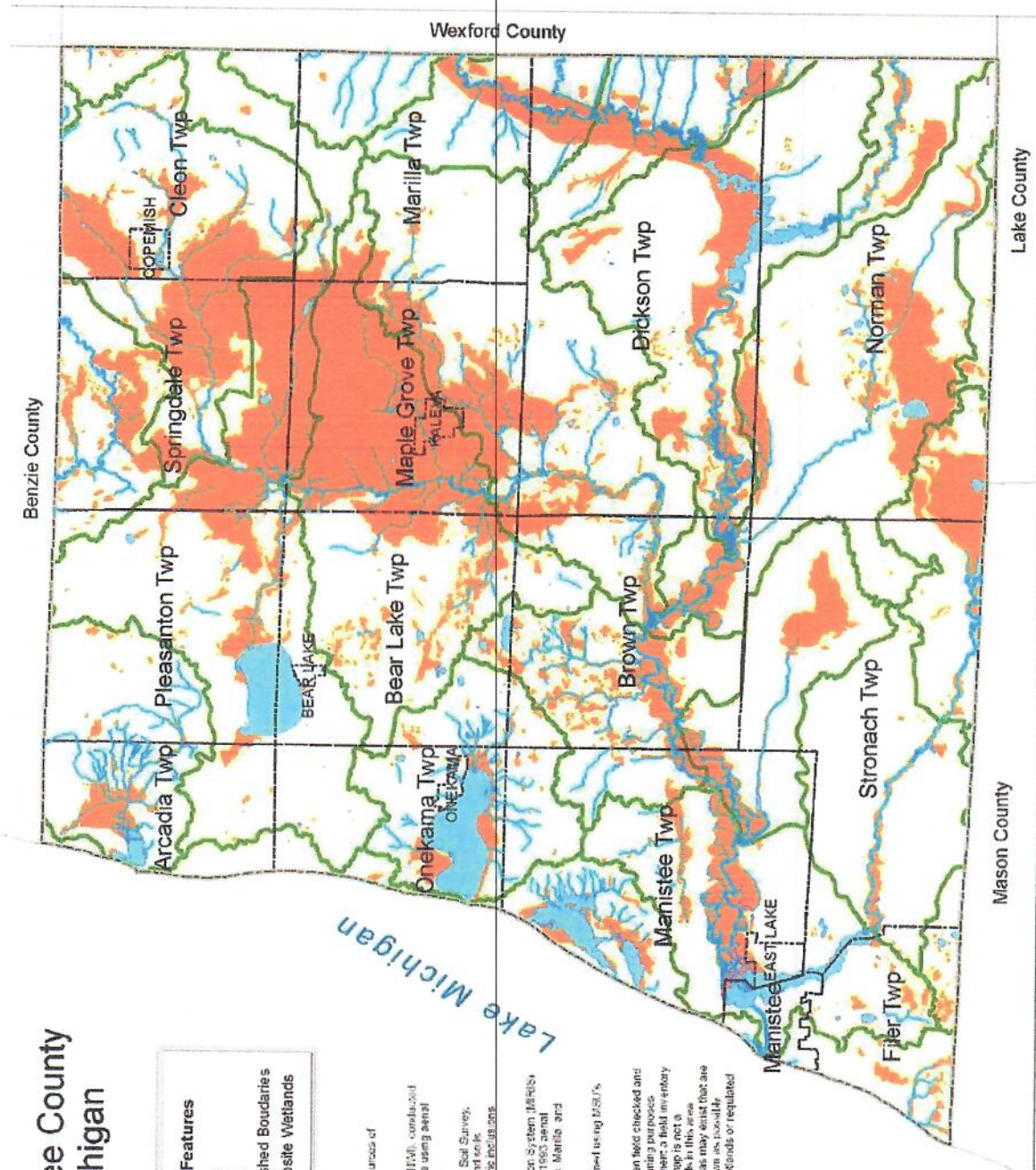
c. The Michigan Resource Information System (MIRIS) Land Use/Cover interpretation from 1993 aerial photographs (ERT photos for Green, Maris, and DeLeon townships)

These three data sets were combined using GIS software

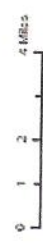
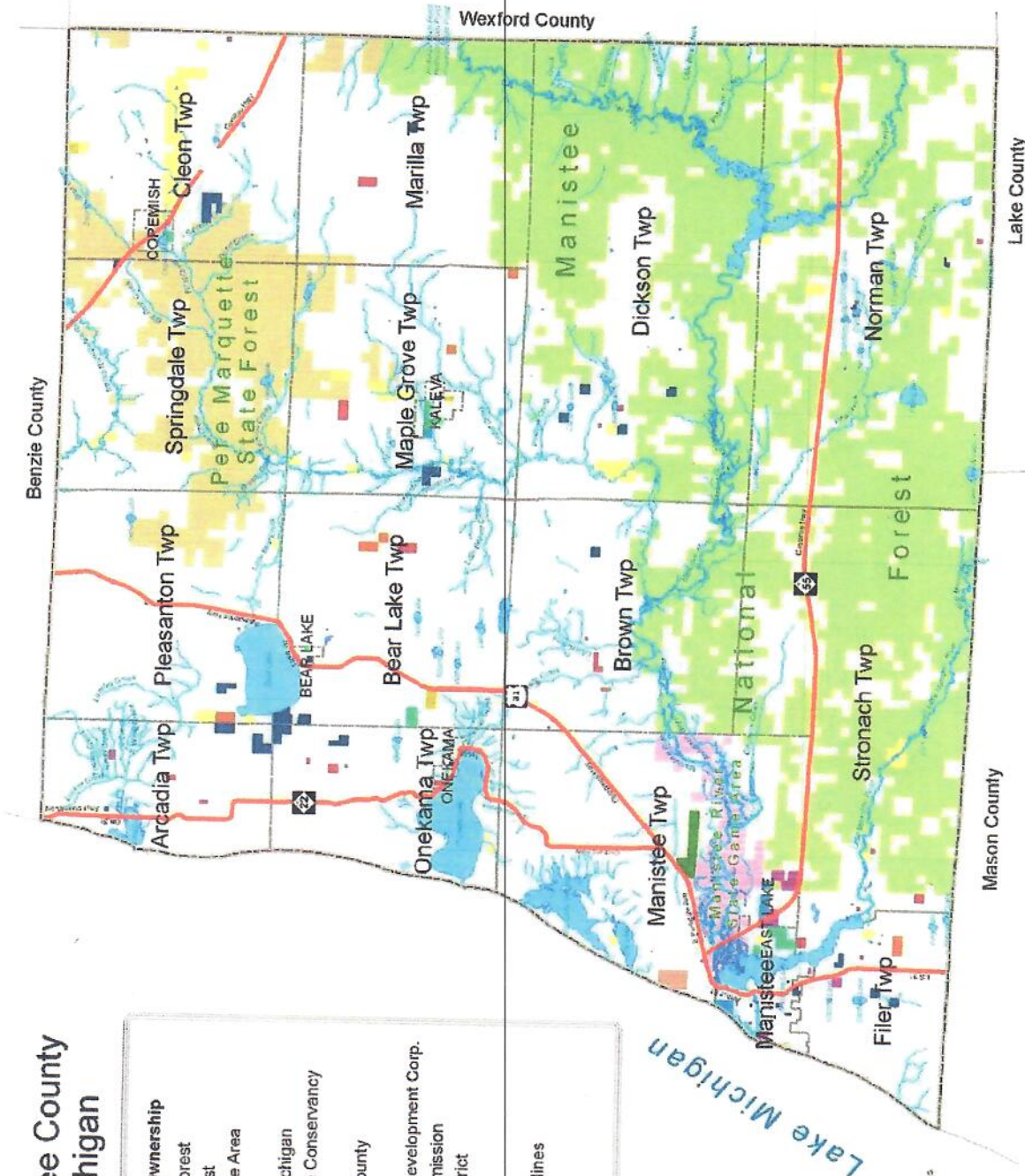
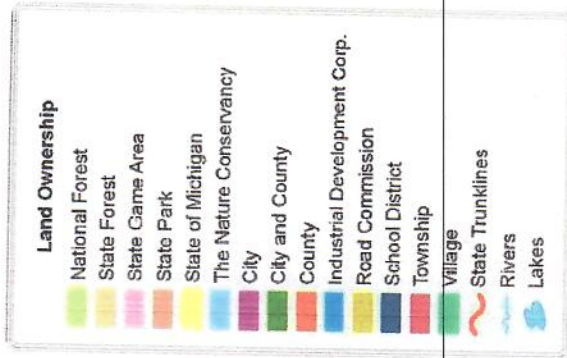
DISCLAIMER: This map has not been field checked and should only be used for general planning purposes. This map should be used to supplement a field inventory by a qualified wetland expert. This map is not a complete inventory of all the wetlands in this area. Wetlands and regulated wetland areas may exist that are not included on this map. Areas shown as possibly wetlands on this map may not be wetlands or regulated wetlands.



Map Date: 07/26/2011
 Map Scale: 1:50,000
 County of Manistee



Manistee County Michigan



Map prepared by
 National Michigan
 Council of Governments