

## CHAPTER 5 COORDINATED PLANNING

**How will this plan fit with all the others?** The Planning Commission has pledged to take local plans within Manistee County into consideration to the extent practical in the development of the county plan. Also, the Coordinated Planning Act, Act 263 of 2001, requires cooperation between adjacent governmental units in the preparation of community plans. The Planning Commission realizes that community planning is a dynamic, ongoing process, and will continue to monitor local planning within the county and utilize updated local plans in the five year review required by Act 263.

**What's going on inside Manistee County?** In the review of local plans, the Planning Commission understands that planning is occurring throughout the county, even as the county is conducting this planning effort. At present, this is generally what community plans inside the county say about the future:

**Arcadia Township Master Plan** – Future growth to be concentrated north of Arcadia Lake, and the balance of the township to remain low density residential, agricultural and forestry.

**Bear Lake Township Comprehensive Plan** – Concentrate future growth at Bear Lake Village and Chief Lake. Maintain balance of township in agriculture and forestry. Note: Bear Lake Township, Pleasanton Township and the Village of Bear Lake have formed a Joint Planning Commission under Act 266 of 2003 for the purpose of creating a joint future land use plan for all three communities. This planning effort is currently underway.

**Brown Township Land Use Master Plan** – Maintain township's rural character by encouraging agriculture and forestry along with low density residential. Direct any commercial developments to the U.S. 31 Corridor.

**Cleon Township Master Plan** – Encourage new commercial and/or industrial developments to locate in or near the Village of Copemish. Maintain active farmland and rural lifestyles.

**Dickson Township Comprehensive Plan** – Direct new residential growth to areas already developing. Maintain forestry uses.

**Filer Charter Township Master Plan** – Encourage compact urban growth and urban services at U.S. 31 north shopping district. Maintain the roadway capacity of U.S. 31. Keep the balance of the township in rural, low density character.

**Manistee Township Master Land Use Plan** – Encourage compact development near established urbanized areas and advocate shared access to preserve highway function. Minimize development in agricultural and forestry areas. Encourage industrial uses to locate in the township industrial Renaissance Zone.

**Maple Grove Township Comprehensive Plan** – Consolidate future growth around the Village of Kaleva. Do not provide for future commercial and industrial growth, direct those uses to the Village of Kaleva.

**Marilla Township Land Use Plan** – Protect agricultural and forestry uses by directing new residential growth to areas already developed, and expect that commercial and industrial uses will occur in townships more suitable to those uses.

**Norman Township Comprehensive Plan** – Direct economic growth to existing urban centers. Establish multiple recreation trails. Coordinate planning with adjacent governments. Control population densities to maintain small community atmosphere, ecological balance and open space, high level of sanitation and low level of pollution. Protect the environment while providing for industrial and commercial development.

**Onekama Township Master Plan** – Encourage residential, commercial and industrial uses to occur near the Village of Onekama. Encourage the expansion of year round tourism activities and businesses. Currently joining with Onekama Village to form a joint planning commission.

**Pleasanton Township Land Use Plan** – Encourage future growth to occur at already developing areas, and maintain agricultural and forestry low density, large land tracts. Encourage tourism uses.

**Springdale Township (No Plan)**

**Stronach Township Master Land Use Plan** – Concentrate future residential growth in the present communities of Stronach, Star Corners and Udell, with only minor service commercial uses encouraged. Industrial uses are directed to Manistee Lake, north of the community of Stronach. The balance of the township is to remain in low density residential and forestry uses.

**City of Manistee Master Plan** – Maintain cohesive neighborhoods. Direct future commercial growth to the downtown area. The Manistee Lake shoreline is planned for recreational and residential uses, with existing industrial uses encouraged to improve or expand their businesses.

**Little River Band of Ottawa Indians** – Future urban growth will be concentrated around the Casino Resort, with “rings” advancing to the east with progressively less density of development.

**enVision Manistee** – Promote the county rural and village character. Explore the creation of a Transportation Port Authority. Support existing businesses and explore value-added agricultural and forestry opportunities. Create county wide economic development marketing program. Create county wide recreation plan and enhance tourism economic opportunities.

### **What is being planned in the surrounding counties?**

**Benzie** - The Benzie County Master Plan envisions the southern portion of the county to develop in very low density residential uses with areas of agricultural land protection, recreation in connection with the Pere Marquette State Forest, and two Urban Service Districts in the vicinity of Crystal Mountain and Thompsonville.

At Arcadia/Pleasanton Townships- Rural Residential & Ag Preservation

At Springdale Township - Forest Recreation w/urban services at M-115 & Crystal Mountain

At Cleon Twp. - Forest Recreation w/urban services at Thompsonville

**Grand Traverse** - Growth management levels adjacent to Manistee County designate the area for Agricultural and Rural Preservation.

At Cleon Township - Agricultural & Rural Preservation

**Wexford** - The Wexford County Master Plan envisions the western portion of the county to develop in very low density residential development with areas of natural resource protection and low intensity tourism at Hodenpyl Dam Backwater, tributaries to the Manistee River in Springville and Slagle Townships, and the Pine River.

At Cleon Township – Rural Residential w/urban growth at Buckley

At Marilla Township – Rural Residential w/environmental protection at Hodenpyl Pond

At Dickson Township – Rural Residential w/ environmental protection of river & streams

At Norman Township – Rural Residential w/environmental protection of Pine River.

**Lake** - The Lake County Master Plan envisions the northern portion of the county to develop in moderately low density residential uses with areas of woodlands, and convenience commercial uses. Lake County is the only adjacent county that has a goal to increase tourism and commercial recreation as part of their master plan program.

At Norman Township – Woodland and Low Density Residential

**Mason** - The Mason County Master Plan envisions the northern portion of the county to develop in moderately low density residential uses with areas of woodlands, agriculture and recreational uses. Mason County is the only adjacent county that has developed an overall future growth strategy to concentrate future urban growth in the vicinity of Ludington and Scottville, identifying the townships of Pere Marquette, and Hamlin (Ludington) and Amber Township (Scottville) as their primary future growth areas, with the balance of the county to remain rural in character.

At Stronach Township - Forest, Residential and Agricultural

At Filer Township - Forest, Residential and Agricultural



**PCA Plant on Manistee Lake**