

CHAPTER 8

Future Land Use Recommendations

A Summary of Findings:

As noted in the introduction, this Plan is intended to be a very basic plan for the county, not a so called “comprehensive” plan, but a simplified plan that will provide the Board of Commissioners and the Planning Commission with a good overview of where the county has been, what trends are emerging for the future, and a good framework to logically plan for county capital improvements and to review proposals coming before the planning commission.

The planning commission will use this plan in its statutory review of local plans as required by the Coordinated Planning Act, and the review of township zoning ordinances as required by the Zoning Enabling Act. In addition, the planning commission will consult this plan as part of its review of numerous other proposals that come before the planning commission from time to time.

The planning commission is aware that many local units of government are in the process of amending or creating new master plans. As these plans are brought to the county for review, the planning commission will monitor these changes and take them into account as they do their required five year review of this plan.

Further, as also noted in the Introduction section, this plan builds on the local planning underway within the county, and will respect the goals and land use plans of local government, including the Little River Band, and generalize pertinent aspects of these local plans in drafting a guide to future growth and development at the county level.

The plans of the local units of government surrounding Manistee County have also been reviewed and are taken into account to a lesser degree than the plans of local government existing within the county.

Therefore, the Future Land Use Plan shown in this chapter on page 8-3 reflects the general growth concept of Manistee County. That is, that future growth will occur in existing and planned growth centers such as the City of Manistee and population centers as identified in each local government plan.

The Future Land Use Map shows the vast majority of the county dedicated to forestry, agricultural and low density residential. This includes the Federal and State forest lands, and the special and unique lands, such as wetlands, rivers and streams, and Lake Michigan shorelands.

The major growth area of the county is centered on the City of Manistee and includes a portion of the Charter Township of Filer and the areas around Manistee Lake, including the communities of Filer, Stronach and East Lake, and continues north to include the Little River Band of Ottawa Indians’ development in Manistee Township.

Low Density Residential, Agriculture and Forestry:

This designation is the vast majority of the county. This designation interfaces with the adjoining counties and townships, and respects their general designations of low density residential at the county boundary. This category also contains the Manistee National Forest and the Pere Marquette State Forest, as well as the majority of lakes, streams and wetlands. The lands owned by the Little River Band of Ottawa Indians outside of their trust lands are also included. This designation is intended to give local government within the county and affected agencies and organizations the flexibility to prepare more detailed natural resource protection and management programs within this area.

Medium & High Density Urban Development, Commercial & Industrial:

This designation has been carefully crafted to respect the current plans of local government within the county, which is generally to direct future growth to areas already experiencing development.

The main development area is a combination of the City of Manistee, the Charter Township of Filer, and Manistee Township, including the Little River Band of Ottawa Indians' existing and development area at U.S. 31, M-22 and Dontz Road.

Otherwise, the development areas shown throughout the county are as recommended on existing local township plans as they existed at the time of this planning effort.

Major Transportation Elements:

This plan recognizes how important air and water transportation is to the future of the county and area. Manistee Blacker Airport and the Manistee Lake deepwater port are identified as major transportation components, and both are located within the major growth area of Manistee.

In addition, rail access from the south into the Manistee growth area, as well as the excellent Federal, State and County primary road system, are also important parts of the infrastructure "framework" that will allow for the growth and prosperity of Manistee County over the next twenty years and into the future.

Insert Future Land Use Map