

DOUGLASS TOWNSHIP

RESOLUTION TO ADOPT THE MASTER PLAN

WHEREAS, The Douglass Township Board and Planning Commission have determined that it was necessary to update the 1996 Master Plan and that a new master plan is needed to guide the future development of the Township; and

WHEREAS, a new Plan must be prepared in accordance with the Michigan Planning Enabling Act, being Act 33 of 2008, and

WHEREAS, the Township Planning Commission has been charged with the responsibility to prepare the new Master Plan; and

WHEREAS, the Planning Commission has prepared a new Master Plan with updated population, housing, and economic data and new maps of existing land use, woodlands, wetlands, and prime farmland soils and also a new future land use map and other recommendations to guide the future growth of the Township; and

WHEREAS, the Planning Commission held a public hearing on October 26, 2016 in accordance with the requirements of the Planning Enabling Act;

NOW THEREFORE BE IT RESOLVED, that the Douglass Township Planning Commission does hereby adopt the 2016 Douglass Township Master Plan dated October 26, 2016.

At a regular meeting of the Douglass Township Planning Commission held on Wednesday, October 26, 2016 a motion was offered by Cynthia Shick and supported by Bruce A. Andersen approve the foregoing motion.

AYES: 6

NAYS: 0

ABSENT: 1

Jack Jeppesen, Chairman
Douglass Township Planning Commission

Douglass Township

2016 Master Plan

Adopted October 26th, 2016

By

The Douglass Township Planning Commission

Township Board

Terry Anderson, Supervisor

Sharlene Hopp, Clerk

Amy Laper, Treasurer

Douglas Poulson, Trustee

Tom Jeppesen, Trustee

Planning Commission

Jack Jeppesen, Chairman

Richard Baldwin

Douglas Poulson

Alvin Rush

Cindy Shick

Todd Wells

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Maps by Progressive AE

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INTRODUCTION

The previous Douglass Township General Development Plan was adopted in 1996. Township officials initiated the update of the 1996 Plan in early 2016. Population, housing, employment and economic data have been updated using US Census data. Changes in land use over the past twenty years have been documented, and building permit data over the past five years has been compiled to produce a picture of development trends in the Township.

Where appropriate, information from the 1996 General Development Plan has been retained.

The decade between the years 2000 and 2010 was a period of slowed development trends in the entire State of Michigan, due to widespread economic downturn. While the pace of future development trends is uncertain, the Township has taken this opportunity to review community goals, assess land use needs, and prepare for the future.

The primary purpose of the Master Plan is to guide future zoning and development decisions based on strong rationale drawn from the Master Plan. The Master Plan document combines information on roads, utilities, natural resources, recreation opportunities, and community facilities to produce land use recommendations that best reflect the capability of any given site to support a proposed land use.

The Master Plan is a guide for land use that provides strong rationale for land use recommendations. It is a policy document, while the Zoning Ordinance, which is based on the Master Plan, is a legal document that sets forth the regulatory laws that govern land use. The Master Plan may recommend amendments to the Zoning Ordinance that will serve to implement the goals and objectives of the Master Plan.

In addition, any decision on land use must reflect a desired community character as expressed by the citizens of Douglass Township. A public hearing was held on October 26, 2016 where citizens were given an opportunity to express their opinion on the proposed Master Plan. This Master Plan was adopted by the Douglass Township Planning Commission on October 26, 2016.

According to State of Michigan planning law, PA 33 of 2008 as amended, a community must review its Master Plan every five years. At that time, Douglass Township will review the 2016 Master Plan, and determine whether a revised Plan is desired.

CHAPTER 1
COMMUNITY PROFILE
Population

Table 1 compares population changes in Douglass Township to surrounding townships and to the County as a whole. In the decade from the year 2000 to 2010, Douglass Township experienced a significant 16.2 decrease in population, a decrease of 345 persons. In the four years between 2010 and 2014, Douglass Township is estimated to have grown by 81 persons, increasing from a population of 1,992 to 2,073, a small increase of 0.04%. Thus, Douglass is the only township within this immediate area of Montcalm County that has seen population growth.

Population trends in Douglass Township and the surrounding townships, as well as Montcalm County as a whole, indicate that the decade from 2000 to 2010 was one of either slow to moderate growth as well as declines in population. In the period from 2010 to 2014, estimates provided by the US Census Bureau Population Estimates Program show population losses across all communities, with the exception of Douglass Township, which shows a small increase of .04% or 81 persons. The population of Douglass Township consists of 304 fewer persons than lived in the Township in the year 2000, when the population was 2,377.

TABLE 1
Population Trends 2000-2014
Douglass Township, Surrounding Communities
and Montcalm County as a Whole

Township	2000	2010	% change	2014	% change
Montcalm County	61,266	63,342	3.39	63,046	-0.05
Douglass	2,377	1,992	-16.2	2,073	0.04
Belvidere	2,438	2,421	-0.7	2,032	-16.1
Cato	2,920	2,804	-3.97	2,732	-2.57
Day	1,282	1,000	-22.0	934	-6.6
Evergreen	2,922	2,900	-0.75	2,854	-1.59
Home	2,708	2,598	-4.06	2,537	-2.34
Montcalm	3,178	3,355	5.56	3,327	-0.83
Pine	1,654	1,834	10.88	1,755	-4.3
Sidney	2,563	2,601	1.48	2,564	-1.42

Source U.S. Census Bureau, Census 2000, 2010, and Census Bureau Population Estimates Program, 2014

Changes in population in Douglass Township and the surrounding townships are due primarily to job losses suffered during the recession during the 2000-2010 decade. Closings of manufacturing businesses and associated businesses in nearby employment centers such as the

City of Greenville had strong impacts on employees living in nearby communities. Persons seeking employment have migrated to areas of the State where employment opportunities exist, or left the State of Michigan altogether. The current trend indicates that while Douglass Township population has somewhat stabilized, surrounding communities continue to lose population, some at a greater rate and some at a lesser rate than in the period of time from 2000 to 2010. Economic conditions in the State of Michigan have not returned to pre-recession levels, and population trends will not exhibit significant growth until economic conditions improve.

Ages of Population

Table 2 shows the ages of the population within Douglass Township. The majority of the population in Douglass Township, as reported by the 2014 US Census Population Estimates Program, is within the 45 to 64 years age group. The next largest age range is the 20 to 44 years group. The workforce is comprised primarily of these two groups, while the 20-44 years group is also considered the child-bearing years. Nearly one-fifth of the population (18.18%) are retirement age individuals. This is a fairly high percentage of retirement persons for similar rural townships; however, the large number of lake-front and lake-access homes likely is attractive to retirees.

The school aged population (5-19 years) is a somewhat lower percentage than the school aged population in similar rural townships, as is the population under five years; the median age of Douglass Township is 4.8 years older than that of Montcalm County as a whole. Taken together with the number of persons in the retirement years age group, the Township shows a somewhat older profile than similar rural townships.

TABLE 2
Ages of Population
Douglass Township

<u>Age Group</u>	<u>Number</u>	<u>Percent</u>
Under 5 years	99	4.78%
5-19 years	351	16.93%
20-44 years	598	28.85%
45-64 years	624	30.10%
65-84 years	377	18.18%
85 and older	24	1.16%
Total	2,073	100%

	<u>Median Age</u>
Douglass Township	43.7 years
Montcalm County	39.9 years

Source: US Census Bureau Population Estimates Program, 2014

Housing

Table 3 shows the housing data for Douglass Township based upon US Census Bureau Population Estimates Program, 2014. Comparisons for selected housing unit data from Census 2010 is also shown.

Currently, Douglass Township has 1,023 housing units, which indicates a decrease from 1,105 housing units as reported by the 2010 US Census (a decrease of 82 housing units). A breakdown of housing unit types shows that, in 2010, the Census Bureau reported 855 1-unit detached dwelling units, 243 mobile homes, and seven units described as either a boat, RV, or van. The 2014 estimate reports that 1-unit detached dwelling units have decreased in number to 801, while mobile homes have decreased to 222. No persons were reported as occupying a boat, RV, or van. Thus, a total decrease of 82 units is reported.

Township officials should be aware that 2014 estimates are based upon the American Community Survey Five-Year Estimates, which are then used in the US Census Bureau Population Estimates Program. While a decrease in mobile homes is fairly likely over time, a decrease in detached single family homes is less likely, but loss due to tear down or inhabitability is possible.

Of the 1,023 housing units, 796 are occupied, and 227 units are vacant. Of that 227, 164 units are considered seasonal, recreational, or occasional houses. Of all housing units, 78.3% are 1- unit detached dwellings, while 222 are mobile homes which make up 21.7% of the homes in Douglass Township. The percentage of mobile homes which make up dwelling units (outside of mobile home parks) is fairly high compared to similar rural communities; however, the number is reflective of the regulations in the Township which permit mobile homes outside of mobile home parks.

Douglass Township households with both spouses present make up a little over half of the family household population (52%). Households with single parents or guardians make up 16.6% of family households, and 24.4% are households (non-family) with one person present. This data reveals that Douglass Township is a community with a somewhat lower percentage of two-parent households than similar rural communities, and a somewhat higher percentage of single-parent households, and single person households. The higher percentage of retirement aged persons residing in the Township likely results in higher numbers of single person households .

Other social factors that may influence the population profile of the Township are beyond the scope of the Master Plan process, but may influence land use decisions and goals for community development, such as zoning regulations which encourage home occupations, home-based businesses , and value-added agricultural activities.

Table 2
Housing and Households by Type
Douglass Township

	<u>2014</u>	<u>2010</u>
Total Households (occupied Dwelling Units)	1,023	1,105
Family Households	796	
-With own children	186	
Husband-Wife families	414	
-With own children under 18	135	
Male Heads w/no Spouse Present	38	
-With own children under 18	5	
Female Heads w/no Spouse Present	94	
-With own children under 18	48	
Non-Family Households	250	
-One person		
Average Household Size	2.49 persons	
Average Family Size	2.92 persons	
Total Housing Units (Occupied or Unoccupied)	1,023	1,105
-1-unit detached	801	855
- Mobile home	222	243
-Boat, RV or van	0	7
Occupied Units	796	777
Vacant Units	227	328
Seasonal, recreational, occasional	164	241
Owner Occupied Housing Units	714	
Renter Occupied Housing Units	82	

Source: US Census Bureau, Census 2010 and Population Estimates Program, 2014

Income and Employment

Table 4 shows income and employment data for Douglass Township compared to Montcalm County as a whole. Poverty status is shown for families and individuals. The data is provided by the American Community Survey 5-Year Estimates for 2014. Douglass Township had a slightly larger percentage of individuals over the age of 16 than the County, but the population percentage in the labor force was slightly less. Of those in the labor force, slightly more are employed than in the County as a whole.

The County as a whole had an unemployment rate of 7.1%, while Douglass had a rate of 9.1%, or 2% higher than the County. A question may exist as to why slightly more persons as a percentage in Douglass Township are reported as being employed, but at the same time the unemployment rate is reported as higher than the County. The inconsistency in the data is likely due to less persons reporting as unemployed when the County is taken as a whole. Those persons who are not currently seeking employment, but remain unemployed, are not reported in unemployment figures recorded by state and federal agencies, or may not report unemployment status on US Census questionnaires.

Michigan had an unemployment rate of 11.4% for the same period while the United States as a whole had a rate of 9.2%. Douglass Township was consistent with the national average while the County was slightly below the national average. Unemployment numbers are not necessarily reflective of the population who have stopped seeking employment, and may actually be higher than that reported by US Census data.

Douglass Township's median household income and mean household income are somewhat lower than the County as a whole. The median income was \$2,906 lower than the County, while mean income was only \$370 lower. Households include single persons in a dwelling unit.

Median family income is lower than the County (\$1,506 lower), while mean family income is actually somewhat higher (\$2,353 higher). Since households include more than one person living as a family, incomes likely reflect two or more persons earning income in a dwelling.

The percentage of families who were under the poverty level was 4.9% lower in Douglass Township than in Montcalm County as a whole, while the percentage of individuals under the poverty level was significantly lower than the County level: 19% of all persons were classified as below the poverty line in Douglass Township while 48.6% of individuals on the County level were classified as being with poverty status. While Douglass Township has a lower rate of persons with poverty status than the County, the percentage is still high compared to similar rural townships. In addition, the percentage of persons in the County as a whole with poverty status is significantly high. This data likely points to lingering effects of the recession on employment, as well as the high numbers of single person households and persons of retirement age, who may be living on reduced incomes.

Table 5 shows the value of owner occupied housing in Douglass Township as well as the median value for all units for which the value was determined (714 Units). The greatest percentage of

homes in the Township have a value between \$50,000 and \$99,999. A fairly even distribution exists in homes valued at \$50,000 or lower, homes valued in the \$100,000 to \$149,999 range, and homes valued in the \$150,000 to \$199,999 range. Approximately 10% of homes are valued between \$200,000 and \$499,999.

The median home value was \$93,200, which was higher than the County level median value of \$83,300. The higher median value is likely the result of lake-front and seasonal dwellings which tend to be valued higher due to their waterfront location.

Table 4
Income and Employment
Douglass Township and Montcalm County

	<u>Douglass Township</u>	<u>Percent</u>	<u>Montcalm County</u>	<u>Percent</u>
Total Population 16 years and over	1,745	84.2 %	50,168	79.7%
-In labor force	933	53.2%	27,468	54.8%
-Employed	845	48.4%	23,888	47.6%
-Unemployed	159	9.1%	3,568	7.1%
	<u>Douglass Township</u>		<u>Montcalm County</u>	
Median Household Income	\$37,833		\$40,739	
Mean Household Income (Average)	\$49,944		\$50,314	
Median Family Income	\$46,591		\$48,097	
Mean Family Income (Average)	\$59,476		\$57,123	
	<u>Douglass Township</u>	<u>Percent</u>	<u>Montcalm County</u>	<u>Percent</u>
Families with Poverty Status	158	28.9%	5,480	33.8%
People with Poverty Status	800	195	6,281	48.6%

Source: US Census Bureau, American Community Survey 5-Year Estimates 2010-2014

TABLE 5
Value of Owner Occupied Units
Douglass Township

Number of units for which value was determined: 714		
Value	Number	Percentage
Less than \$50,000	131	18.3%
\$50,000 to \$99,999	260	36.4%
\$100,000 to \$149,999	117	16.4%
\$150,000 to \$199,999	124	17.4%
\$200,000 to \$299,999	61	8.5%
\$300,000 to \$499,999	21	2.9%
\$500,000 to \$999,999	0	-
\$1,000,000 and up	0	-
Median Value: Montcalm County Median Value	\$93,200 \$83,300	

Source: US Census Bureau, American Community Survey 5-Year Estimates 2010-2014

CHAPTER 2

EXISTING LAND USE

Existing Land Use is shown on Map 1. Douglass Township is primarily a rural community with active farmlands, dwellings associated with active farms, and non-farm dwellings. The Township is within commuting distance of the City of Greenville, and is within a longer commuting distance to the City of Grand Rapids and the City of Mt. Pleasant.

Specific land use classifications are discussed in the following narrative.

Agricultural

Agricultural land use remains the predominate land use in the Township.

Prime Farmland soils, those most favorable to food, feed, and forage production as defined by the United States Department of Agriculture, are shown on Map 2. These lands are located primarily in the southwestern portion of the Township.

Agricultural land use in the Township includes the 57-acre Montcalm Research Center, operated by the Michigan State University AgBioResearch program. The center leases an additional 40 acres for research and demonstration projects. Research at the Montcalm Center primarily benefits potato and dry bean production. The Research Center is shown on the Existing Land Use Map (Map 1).

The 1996 General Development Plan included a map of lands enrolled in PA 116 (Farmland and Open Space Preservation-Farmland Development Rights Agreement). Lands enrolled in PA 116 are not available for development until the end of the contract period, or if the contract qualifies for early termination. Additionally, land owners may re-enroll their lands at the end of the contract period. A current list of those parcels enrolled in PA 116 was not available during the preparation of the 2016 Master Plan.

Recent discussions at the State level indicated that the Farmland and Open Space Preservation Program may be eliminated, but at this time no plans exist to eliminate the program. Therefore Douglass Township land owners may continue to take advantage of this program to preserve lands for long-term farming or open space preservation.

Residential

In addition to farm and non-farm single family dwellings, a significant number of lake front dwellings or homes with lake access are located on the several lakes within the Township, which include Dickerson Lake, Clifford Lake, Lake Stanton, Indian Head Lake, and Lake Montcalm.

The overall pattern of residential development has not changed significantly since 1996. Many lots of 40-80 acres remain in the Township.

A total of 1,023 single family dwelling units exists within the Township; of these, 222 are manufactured housing units. Douglass Township does not have requirements for dwellings outside mobile home parks; therefore mobile homes (manufactured housing) exist in many locations throughout the Township.

Currently, no multiple family dwellings are located within the Township. An area of duplexes exists on Barrett Drive, just east of East Shore Drive, north off Stanton Road.

Since the adoption of the 1996 General Development Plan, the Township adopted the MDR, Medium Density Residential zoning district, which permits, among other uses, multiple family dwellings and mobile home parks. While certain areas of the Township are zoned MDR, multiple family dwellings and mobile home parks do not currently exist in the Township.

Commercial

Commercial uses are located in several locations within the Township, and serve both the local residents and persons visiting or traveling through the area.

An area zoned for General Business exists just north of and adjacent to the City of Stanton on the west side of M-66 (Sheridan Road). However, only one commercial use (auto parts supply) currently exists in this area.

Another area zoned General Business exists east of M-66 on the north and south sides of Hillis Road; uses here include outdoor boat storage and electronics repair.

An area on the west side of M-66, in the southern portion of Section 13, is zoned General Business and is the site of an active orchard including a farm market, gift store, ice cream shop, and various seasonal activities.

Parcels at the intersection of Stanton Road and Hillman Road, with the exception of the northwest corner, are zoned Neighborhood Business. Uses currently include a church, gasoline service station/general store, and truck transport business.

Smaller parcels zoned General Business exist just west of Clifford Lake Drive, on the north side of Stanton Road. Uses located here include a vacant commercial building (former convenience store); a multi-family structure; and self-storage units.

Smaller areas of commercial uses exist on west side of Clifford Lake (restaurant); and on Hillman Road just east of Lake Montcalm (closed convenience store/gas station). These areas are zoned Neighborhood Business. A parcel zoned Neighborhood Business exists on the south side of Waterwheel Road, just north of Indian Head Lake; however, no commercial use currently exists in this location.

An area used for auto and boat collision repair, sales, and storage exists on the south side of Lake Montcalm Road just west of Plumb Road.

Industrial

While the Township Zoning Ordinance includes the I-Industrial District, no lands are zoned for industrial land use within the Township.

Two active mineral extractive uses exist within the Township. One is located on the south side of Waterwheel Road, just west of Plumb Road in Section 5; the other is located west of Sheridan Road (M-66) north of Cannonsville Road in Section 13.

Entrican

In addition to concentrations of population around the lakes, a concentration exists within the settlement of Entrican, located at the intersection of McBride Road and Grow Road. Entrican was previously a small village in the 1800's and 1900's. It is currently the location of the Douglass Township Hall, a church, a building previously used for commercial purposes, and several homes. The Flat River is located just west of the settlement.

Recreational

The Township does not own or operate any recreational facilities within the Township. However, the Michigan Department of Natural Resources owns and operates public boat access sites on both Clifford Lake and Dickerson Lake. Both the Clifford Lake and Dickerson Lake access sites include parking, public restrooms, and hard surface boat ramps, and are fully accessible as defined by the Americans with Disabilities Act (ADA).

The Comden-Towle Model Forest, located in Section 17, is owned and operated by the Montcalm Conservation District. The forest, consisting of 69 acres, is a certified Tree Farm (as certified by the American Tree Farm System). The Model Forest is an outdoor laboratory which also includes two miles of hiking trails, a picnic shelter, and fire pit. The forest is open to the public, and is available for educational programs and special events. A Model Forest Summer Camp and Otter Camp is offered for area youth. The forest is managed for sustainable timber production.

The Fred Meijer Heartland Trail is an off-road regional multi-use path which extends from the City of Greenville to Edmore, and east from Edmore to Alma. Portions of the trail are paved and are ADA (Americans with Disabilities Act) accessible; accessible parking is available in various locations. Paved portions include that section that runs through and north of Stanton. While the trail is not located within Douglass Township, it is a regionally significant recreation facility easily available to Township residents.

The State of Michigan Department of Natural Resources maintains public boat launch sites at *the* southern end of Clifford Lake, accessed from Stanton Road; and on the northern end of Dickerson Lake, accessed from Stanton Road.

Public

Public land use in the Township includes the Douglass Township Hall located at the southeast intersection of McBride Road and Grow Road, and the Entrican Cemetery, located on the west

side of Nevins Road, just north of McBride Road. The cemetery is owned and operated by the Township. Details regarding cemetery use may be found in the Community Facilities section.

State of Michigan, Montcalm County, and Douglass Township owned lands are shown as public land use on Map 1.

CHAPTER 3

NATURAL RESOURCES

The character of Douglass Township is shaped significantly by its natural features such as lakes, rivers, streams, wetlands, woodlands, open fields, and soils. Natural features not only contribute to the quality of life in the Township, but also impact decisions regarding future land use.

Natural features are shown on Maps 3-6.

Water Resources

Five major lakes are located within, or partially within, the Township. These include Dickerson Lake, Clifford Lake, Lake Stanton, Indian Head Lake, and Lake Montcalm. The lakes have been the location of the most intense residential development in the Township.

The other most prominent water feature in the Township is the Flat River, which traverses the Township in primarily in the northwest portion. The Flat is designated a "Country-Scenic" Natural River by the State of Michigan Department of Natural Resources. Certain tributaries of the Flat within Montcalm County are also designated Natural Rivers, but none of these tributaries (Coopers Creek, Dickerson Creek, Wabasis Creek, and West Branch Flat River) flow through Douglass Township.

The State of Michigan has adopted zoning rules for regulating land use activities on each Natural River. Additionally, Douglass Township has adopted zoning regulations for the Flat River as recommended by the State of Michigan. However, several of the regulations as required by the State of Michigan have been amended, and as part of the Township Master Plan update, a recommendation will be made to amend the Township zoning regulations so that they align with the requirements for the Flat River adopted by the State of Michigan.

Several certified Montcalm County drains are located within the Township as shown on Map 3.

Wetlands

Map 4 shows the locations of wetlands within the Township. The map shows two data sets; one set shows the extent of wetlands as defined by the U.S. Fish and Wildlife Service National Wetland Inventory. The other data set is provided by the Montcalm County Geographic Information System services.

Wetlands may present limitations to development, and wetlands greater than five acres are *protected* by the State of Michigan Natural Resources and Environmental Protection Act (Act *protected* wetlands, and should take reasonable steps to protect unprotected wetlands. 451 of 1994 as amended). Any development proposal must follow any State regulations for protected wetlands, and should take reasonable steps to protect unprotected wetlands.

Woodlands

Map 5 illustrates significant stands of woodlands remaining in the Township. The data may not show the full extent of woodlands, and any development proposal should additionally take into consideration the existence of woodlands on the property. Woodlands are often also classified as wooded wetlands, and may be included in those areas shown as wetlands on Map 4. Most woodlands are located adjacent to streams and wetlands. The Comden-Towle Model Forest is discussed in the section on recreational land use in Chapter 2.

Soils

As stated in Chapter 2, Prime Farmland soils, those most favorable to food, feed, and forage production as defined by the United States Department of Agriculture, are shown on Map 2. These lands are located primarily in the southwestern portions of the Township.

The extent of prime farmlands shown on the current map differs somewhat from the map included in the 1996 General Development Plan. However, the data on the current map is that which is currently available through the United States Department of Agriculture, Natural Resources Conservation Services.

Hydric soils are shown on Map 6. These soils are present throughout the Township, and particularly in the northeast section of the Township in an area locally known as the "Westville Swamp." Due to wetness, hydric soils present limitations for development. Hydric soils are often associated with wetlands, which can be seen by comparing Map 6 with Map 4.

CHAPTER 4

COMMUNITY FACILITIES

The Existing Land Use Map (Map 1) shows the locations of publicly owned or significant community facilities. Significant facilities located in Stanton and available for use by Douglass Township residents are discussed in the following narrative.

Fire and Public Safety

Fire protection is provided to the Township by the City of Stanton Community Fire Department. The department employs 18 paid on call firefighters. The Fire Department is governed by a District Fire Board, which includes a member of each community served, including Douglass Township.

Police protections is provided by the Montcalm County Sherriff's Department, headquartered in the City of Stanton, as well as the Michigan State Police. Montcalm County maintains a Central Dispatch for law enforcement assistance, as well as 9-1-1 service for emergencies.

Emergency response is provided by the Montcalm Count Emergency Services (MCES). The MCES operates ten Advanced Life Support ambulance transport units, seven medical first response rescue units, three heavy extrication vehicles, and one technical rescue team. The department also manages an ambulance subscription service.

Water and Waste Water Treatment

The Township is served by private septic systems with drainfields, and private wells. No public or private sewer or water systems exist within the Township.

Douglass Township Hall

The Douglass Township Hall is located at the southwest intersection of McBride Road and Grow Road. The hall includes a large meeting room, office space for Township staff and officials, and a kitchen. The hall is available for rental for special events.

Entrican Cemetery

The Entrican Cemetery is located on the west side of Nevins Road, just north of McBride Road. The cemetery is owned and operated by the Township. Township policy gives preference for the sale of lots to Township residents or those with a strong historic connection to the Township. Persons wishing to purchase a lot or lots must first obtain permission from the Township Board. The Township may expand the area of the cemetery if future needs of the Township indicate that an expansion is desirable.

Schools

Public school districts serving the Township include: Central Montcalm serving the majority of the Township within the southern portion; Lakeview serving the northwest portion, and Montabella serving the northeastern portion. No public school buildings or facilities are located within the Township.

City of Stanton

The City of Stanton is adjacent to the Township at the southeastern corner. Various public facilities exist within the City limits, such as the US Post Office, the State of Michigan Department of Human Services, Montcalm Care Network, Mid-Michigan District Health Department, the Montcalm County Circuit Court, the Montcalm County Clerk, the Montcalm County Road Commission, the Montcalm County Animal Shelter, the Montcalm County Jail, and the White Pine District Library.

Transportation

State Highway M-66, also called Sheridan Road, is located along the eastern boundary of the Township, with the exception of that portion that curves westerly around Hemmingway Lake in Sections 13 and 24. M-66 extends from the southern boundary of the State of Michigan, just south of the City of Sturgis, to the City of Charlevoix in northwestern lower Michigan.

The Average Daily Traffic Count for two-way traffic for the section of M-66 within the Township in 2014 was 2600 vehicle trips. Traffic counts for that section of M-66 both within and south of the city of Stanton are much higher, ranging from 6100 to 8600 vehicle trips per day. While M-66 is a regionally important road, and provides excellent regional access to and from the Township, most of the M-66 traffic likely is traveling to and from Stanton, as well as accessing Stanton Road when traveling to and from the lake communities to the west, and when accessing State Highway M-91 to the west.

The remainder of roadways in the Township are Montcalm County primary paved and local paved or gravel roads, under the jurisdiction of the Montcalm County Road Commission. Several private roads exist as well.

County Road 585 (Grow Road), is a paved County primary road, which runs primarily north and south, and provides access to State Highway M-46 located to the north in Belvidere Township. Another paved County primary road is County Road 530 (Kendaville, Hillman, McBride, Holland, and Coral Roads), an east-west route which provides access to State Highways M-66 to the east and M-91 to the west in Pine Township. County Road 522 (Stanton Road) is a third paved primary road that provides east-west access to both M-66 within the City of Stanton, and M-91 to the west in Pine Township.

According to traffic counts conducted by Montcalm County, the highest traffic volumes on County roads within the Township occur on Stanton Road, with the greatest volume of traffic occurring just west of the City limits, and the second highest volume occurring just east of Derby Road.

Traffic counts recorded by the Montcalm County Road Commission for various locations within the Township are found at the end of this chapter.

The Douglass Township road classification system is shown on Map 7.

COMPLETE STREETS ANALYSIS

In August of 2010, PA 33 of 2008 (the Michigan Planning Enabling Act) was amended to require that local master plans include consideration of additional elements related to transportation. These elements include safe and efficient movement of people and goods by not only motor vehicles but also by bicycles, pedestrian, and other legal users including handicapped users. Additionally, the amended statute defines street as "a street, avenue, boulevard, highway, road, lane, alley, viaduct, or other public way intended for use by motor vehicles, bicycles, pedestrians, and other legal users."

In December of 2010, PA 33 was further amended to require that local master plans also take into consideration the location, character, and extent of public transit routes and public transportation facilities in the preparation of the master plan, and to coordinate with public transportation agencies in the planning process.

In Douglass Township, an analysis was done of existing transportation facilities, and recommendations were developed to ensure adequate transportation for all users.

Douglass Township is a rural community comprised of Montcalm County primary and local roads, as well as several private roads. Both M-66 and paved County roads vary from having generous paved shoulders in some locations, to narrow or very little paved shoulders. Bicycle or other non-motorized users may use paved shoulders where sufficient width exists, or may utilize the travel lane of the roadway. Michigan law allows bicyclists to use all Michigan highways and roads, except limited access freeways or unless otherwise posted. Therefore the roadways in Douglass Township are expected to be shared by both motorists and cyclists.

Sidewalks exist along most of the streets in the City of Stanton. However, no areas of the Township include sidewalks.

Public and Private Transportation

While no public bus routes exist in Douglass Township, private and non-profit agencies offer transportation for the disabled and the elderly. The Township does not currently maintain contracts for transportation with any public or private agencies.

The Montcalm County Commission on Aging offers transportation services for residents age 60 and older. Volunteer drivers donate their time to provide rides to medical appointments. Three days' notice is needed to allow time for scheduling. There is no charge for this service,

however, donations are accepted to continue the service at its current level. ComForCare in Stanton offers assistance with transportation for Seniors in the Montcalm County area.

Recommendations

Recommendations to assist Douglass Township in moving toward the goal of increased use of transportation facilities for all users are as follows:

- 1 . Using the Township newsletter or web site, educate residents of the Township regarding the shared use of roadways with cyclists.

- 2 . If future development occurs in that area of the Township adjacent to the City of Stanton, consider constructing sidewalks that will connect to the sidewalk system within the City, to enable safe pedestrian access into the City.

- 3 . Consider planning for a non-motorized trail system within the Township that enables safe movement of pedestrians, cyclists, and all legal users, and that connects with other existing or planned trail systems such as the Fred Meijer Heartland Trail.

**ROAD COMMISSION FOR MONTCALM COUNTY
PRIMARY TRAFFIC COUNTS
DOUGLASS TOWNSHIP**

COUNTY ROAD	LOCATION	2007	2008	2009	2010	2011	2012	2013	2014	2015	TOWNSHIP
522 (STANTON)	W. OF M-66 (SHERIDAN) @ STANTON CITY LIMITS	5234	5146	3948	4300						DOUGLASS
522 (STANTON)	E. OF 585 (DERBY) SOUTH	4994	5003	2707	4499						DOUGLASS
522 (STANTON)	W. OF 585 (GROW) NORTH	4590	3929	2684	3065						DOUGLASS
522 (STANTON)	E. OF 591 (HILLMAN)	4747	3221	2766	3255						DOUGLASS
522 (STANTON)	E. OF LAKE	3058	2430	2257	2605						DOUGLASS
522 (LAKE)	N. OF STANTON	1416	917	905	1232						DOUGLASS
522A (LAKE)	S. OF STANTON	1940	333	1439	1684						DOUGLASS
530 (CORAL)	W. OF M-66 (SHERIDAN)	744	696	540	632						DOUGLASS
530 (MCBRIDE)	E. OF 585 (GROW)	517	537	370	433						DOUGLASS
530 (MCBRIDE)	E. OF 585 (GROW) @ FLAT RIVER BRIDGE	665	767	510	597						DOUGLASS
530A (CANNONSVILLE)	S. OF 530 (MCBRIDE)	167	173	145	170						DOUGLASS
585 (GROW)	N. OF 522 (STANTON)	817	708	751	759						DOUGLASS
585 (MILES)	S. OF 530 (MCBRIDE)	1001	701	689	322						DOUGLASS
585 (MILES)	N. OF 530 (MCBRIDE)	679	451	463	430						DOUGLASS
591 (HILLMAN)	S. OF 522 (STANTON)	529	339	355	388						DOUGLASS

CHAPTER 5

GOALS AND POLICIES

The Goals and Policies developed for Douglass Township reflect the desires of the Township with respect to future growth and development. These Goals and Policies provide direction for the Planning Commission and Township Board as development proposals are reviewed and as amendments to the zoning ordinance are considered.

Goals and Objectives from the 1996 General Development Plan are included where appropriate, and new Goals and Policies have been added to those retained from the 1996 Plan.

AGRICULTURE

Goal: Preserve active farmland and particularly prime farmland as a valuable resource for the community.

Policies:

1. Maintain the agricultural sector of the economy in a healthy and productive condition.
2. Encourage land use decisions that support the desires of property owners who wish to keep their land in agricultural production or wish to preserve their lands as open space. Support efforts of those who desire to enroll or re-enroll their lands in PA 116, the Farmland and Open Space Preservation Program.
3. Through zoning and site design, protect productive farm lands from urban or suburban land uses which may conflict with customary farm practices.
4. Consider amendments to the Zoning Ordinance which permit certain value added activities as permitted uses and special land uses for active farms. These uses may include a variety of recreational and amusement enterprises as well as farm markets.

NATURAL RESOURCES

Goal:: Maintain the natural beauty and the natural resources of the Township by protecting and preserving environmental resources such as lakes, rivers, streams, wetlands, floodplains, and woodlands. Policies:

1. Require, through the site plan review process, that development proposals preserve and integrate natural areas into proposed projects,

2. Amend the regulations of the FR Flat River Zoning District to align with the requirements for the Flat River Natural River zoning adopted by the State of Michigan.
3. Through site plan review, preserve greenbelts along stream corridors that are not protected under Natural River zoning.
4. Water quality in Township lakes is presently good. As more homes are converted from seasonal to year-round use, septic seepage could become problematic. Eventually, the capacity of the soils around lakes to bind and retain phosphorus and other pollutants could be exceeded. Future land use planning for remaining vacant lands around lakes should recommend densities which will help ensure that water quality is preserved.

RESIDENTIAL

Goal: Provide opportunities for a variety of housing types, a range of densities, and choices regarding affordability, in order to accommodate the needs of families with a range of incomes and life stages.

Policies:

1. Through site design, residential neighborhoods should be reasonably protected from adverse characteristics of certain non-residential land uses such as agricultural, commercial, and industrial uses.
2. Through site plan review, ensure that proposed residential developments are designed with respect to challenging topography and soils with limitations.
3. Through site plan review, ensure that new residential or re-developed residential development around lakes should be designed using best practices for preservation of water quality, recognizing the strong demand for waterfront home sites.

COMMERCIAL

Goal: Plan for commercial development for the residents of the Township, as well as visitors and those that travel through the Township.

Policies:

1. Commercial land uses should be developed in areas that are adequately served by roads, and that provide sufficient area for safe traffic circulation and parking.
2. Through site plan review, ensure that commercial developments along major thoroughfares such as M-66 are designed with consideration to traffic and pedestrian

safety; require shared driveways and/or connecting parking areas to minimize curb cuts onto the roadway.

INDUSTRIAL

Goal: Consider requests for industrial uses in locations that are served by adequate transportation facilities; that can be adequately served by public or private sewer and water, or by well and septic systems; and that are located in areas compatible with surrounding land uses.

Policies

1. Consider requests and zoning for industrial land uses in order to provide economic opportunity for Township residents, and to increase the Township's tax base.

ECONOMIC DEVELOPMENT

Goal: Provide and support opportunities for residents of Douglass Township to establish home occupations and home based businesses, in order to provide increased income opportunities, and to encourage entrepreneurial activity within the Township.

1. Amend the regulations for home occupations and add regulations for home-based businesses to allow for more expanded business opportunities, while protecting the integrity of residential areas.

RECREATION

Goal: Preserve valuable natural resources in the Township, and provide areas for both passive and active recreation.

1. Pursue property acquisition for future parks and improvements through grants and fund raising.
2. Require the provision of significant and meaningful open space within new residential developments.
3. Plan for non-motorized recreational pathways to connect to the street and sidewalk system in the City of Stanton, and ultimately to connect to the Fred Meijer Heartland Trail.

INTERGOVERNMENTAL COOPERATION

Goal: Communicate and cooperate with adjacent communities, as well as State and County agencies, to ensure adequate delivery of services to Township residents, to address issues of mutual concern, and to seek opportunities to cooperate for mutual benefit.

1. Take advantage of opportunities to address areas of concern with State and County officials; invite State and County officials to make presentations at Township meetings and community events.
2. Coordinate land use and zoning decisions with surrounding Townships and the City of Stanton.

COMPLIANCE WITH CURRENT FEDERAL AND STATE LAWS AND COURT DECISIONS

Goal: Prepare and adopt amendments to the Zoning Ordinance to provide regulations which are aligned with current State of Michigan and Federal laws; and court decisions.

1. Prepare amendments to the Zoning Ordinance consistent with the US Supreme Court decision of June 18, 2015 in Reed v. Town of Gilbert, Arizona, to insure constitutionality of the Douglass Township sign regulations.
2. Prepare amendments to the Zoning Ordinance consistent with State of Michigan and Federal law regarding the regulation of wireless telecommunication towers and antennas.
3. Prepare amendments to the Zoning Ordinance to regulate Wind Energy Conversion Systems (wind turbines).
4. Consider amendments to the Zoning Ordinance or a police power ordinance to assure regulation of medical marihuana consistent with State and federal law.
5. Inventory the Zoning Ordinance to ensure compliance with the Michigan Right to Farm Act, PA 93 of 1981 as amended.
6. Inventory the Zoning Ordinance to ensure compliance with court decisions regarding special land uses.

CHAPTER 6

FUTURE LAND USE WITH RATIONALE AND ZONING PLAN

The Future Land Use section of the Master Plan guides the growth of the Township for the next five years, at which time the Plan will be reviewed and evaluated for possible amendments.

The Plan recognizes the primary goals of the Township: To preserve active farm land while providing opportunities for non-farm residential land use in a rural setting. The plan also recognizes the importance of established lake front residential land use, and the locations of planned and existing commercial uses which serve both the seasonal and year-round residents, as well as travelers.

The 2016 Master Plan retains many of the recommendations of the 1996 General Development Plan, while providing updated land use recommendations to provide consistency with zoning or land use that has occurred since 1996, or changes in preferred future land use.

The future land use categories are described as follows, with rationales for the proposed location of each category and corresponding zoning regulations or other policies which will implement the plan. While the Master Plan does not change the zoning of any property, it is a strong policy document that may support requests for rezoning or development proposals in the future. The Future Land Use is shown on Map 10.

AGRICULTURE/RURAL ESTATE

The majority of the land within the Township is planned for Agriculture/Rural Estate. This land use category reflects the agricultural economy of the Township, while also recognizing the desire for non-farm rural residences. This land use category also recognizes that this area will, for the long term, be served by private well and septic systems.

Areas planned for Agricultural/Rural Estate land use are intended to be zoned AG/RE, Agricultural/Rural Estate District. This district permits farms, single family dwellings, foster family homes, day care homes, roadside stands, and accessory uses and structures. Uses allowed with special land use approval include parks, churches, schools, specialized farms, group day care homes, governmental buildings, public stables, kennels, home occupations, mineral removal operations, wireless communication towers, veterinary practices, cemeteries, golf courses, sawmills, recreational vehicle parks, open space preservation (cluster housing) developments, and certain lake access ("keyhole") uses.

The required minimum lot area is one acre, while the minimum lot area for a farm or a farm building is ten acres. A minimum of twenty acres is required for a specialized farm (see text following regarding Right to Farm Act). Lot widths are required to be 200 feet. Other bulk regulations are consistent with farming or rural areas.

Several regulations in the AG/RE District are likely not enforceable under the Right to Farm Act, and the Zoning Ordinance should be amended to align with the Act. Conflicts between farm and non-farm uses can be mitigated when farmers follow the Generally Accepted Agricultural and Management Practices (GAAMPS), which, if followed, provides farms with protection from nuisance complaints under the Right to Farm Act.

A recommendation of this plan is that the zoning ordinance be amended to permit certain value-added uses in the AG/RE District, in order to allow a variety of recreational and amusement enterprises as well as farm markets. These uses are intended to enhance the economic viability of active farms, while retaining the rural character of the district. Certain value-added uses, such as farm markets, community supported agriculture, and U-pick operations, are required to be allowed under the Right to Farm Act.

LOW DENSITY RESIDENTIAL

Low Density Residential areas are located where higher densities of residential uses are located, primarily near Entrican and near the lake settlements. These areas have a distinctly more suburban character, and serve as a transition from the higher density lake residential areas to the agricultural and rural residential areas.

Low Density Residential areas are intended to be zoned LDR, Low Density Residential District. Uses permitted in the LDR District include farms, foster family homes, day care homes, and accessory uses and structures. Uses allowed with special land use approval include parks, churches, governmental buildings, home occupations, group day care homes, schools, ponds, mineral removal, and certain lake access ("keyhole") uses.

The minimum lot size in the **LDR** District is 12,000 square feet, resulting in a density of 3.6 units per acre. Lot widths are required to be 80 feet. Other bulk regulations are consistent with rural/suburban areas.

As in the AG/RE District, several regulations in the LDR District are likely not enforceable under the Right to Farm Act, and the Zoning Ordinance should be amended to align with the Act. Protection for farmers utilizing the GAAMPS will also apply in the LDR areas.

Since farming is permitted in the LDR District, the Planning Commission may consider amending the zoning ordinance to permit certain value-added uses as in the AG/RE District, in order to allow a variety of recreational and amusement enterprises as well as farm markets, and to allow those activities that are required to be allowed under the Right to Farm Act.

LAKE RESIDENTIAL

Lake Residential land use is planned for those areas adjacent to the five major lakes in the Township that are already zoned LR, Lake Residential District. This represents a change from the 1996 General Plan, where areas currently zoned LDR, primarily around Stanton Lake and

Dickerson Lake, were planned for Lake Residential densities but are zoned and developed as Low Density Residential land use.

Historically, much of the Lake Residential area was developed with seasonal cottages on small lots. Many of these cottages have been converted for year-round use, and larger homes have been constructed on remaining vacant lots.

Uses permitted in the LR, Lake Residential District include single family homes, foster family homes, day care homes, and accessory uses and structures. Uses permitted with special land use approval include parks and certain lake access ("keyhole") uses. The minimum lot size is 5,000 square feet, with a required lot width of 50 feet. Other bulk regulations are consistent with small lot development.

A recommendation of the 1996 Plan that is recommended in the 2016 Master Plan is to amend the requirements of the LR Lake Residential District to require a minimum lot size of 12,000 square feet for newly created lots, while permitting existing legal lots of record to be conforming for the purposes of zoning.

MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential land use category was not included in the 1996 General Development Plan. A zoning district was created in 2003 to provide areas where multiple family dwellings and manufactured housing communities are permitted. The 2016 Master Plan shows those areas that are already zoned MDR, Medium Density Residential District. However, these areas have not yet been developed with uses specifically permitted in the MDR District.

The MDR areas are intended to permit a range of low and medium density residential uses along with complimentary uses such as religious, educational, and recreational uses. These areas are located along Stanton Road which is a County primary road, and along M-66 (Sheridan Road), a State of Michigan highway. Those areas near to and adjacent to the City of Stanton may be served by public water and sewer in the future.

Uses permitted in the MDR District include all permitted uses in the LDR District, subject to the regulations contained within the LDR District. Uses permitted with special land use approval include all the special land uses permitted within the LDR District, as well as two-family dwellings, multiple family dwellings, and mobile home parks. Specific bulk regulations are required for each type of residential land use.

Since farming is permitted in the LDR District, and thus in the MDR District, the Planning Commission should discuss amending the zoning ordinance in regard to agricultural uses as recommended for the AG/RE and LDR districts. The Right to Farm Act permits local municipalities to limit farming in districts with certain residential densities; an analysis of the MDR District is recommended to determine whether Douglass Township may wish to limit farming activities in this area.

NEIGHBORHOOD BUSINESS

Areas planned for Neighborhood Business Land Uses are primarily intended to serve the needs of the nearby residents in specific neighborhoods. The areas planned for Neighborhood Business are primarily those areas that are already zoned NB, Neighborhood Business District, but in some cases areas that are not yet zoned NB are planned for future business development.

An area planned for Neighborhood Business on Hillman Road, just east of Lake Montcalm, is the location of a former retail store/gas station. The Master Plan recommends that this site be retained as a commercial use. A small area on the north side of Waterwheel Road, just east of Hillman Road, is zoned NB but is recommended to be Low Density Residential Land use in the future. The northeast corner of the intersection of Hillman Road and Waterwheel Road is currently zoned AG/RE, Agricultural/Rural Estate, but is planned for Neighborhood Business use. These areas are intended to serve the existing and future commercial needs of the population surrounding Lake Montcalm and Indian Head Lake, as well as the surrounding rural areas.

Those areas at the intersection of Stanton Road and Hillman Road that are zoned NB are planned for Neighborhood Business use. In addition, an area on the northwest corner of the same intersection, that is currently zoned LR, Low Density Residential, is planned for Neighborhood Business use. The site of a well-established restaurant located on the waterfront, on the west side of Clifford Lake, is both zoned and planned for Neighborhood Business use. These areas are intended to serve the existing and future commercial needs of the population surrounding Clifford Lake, Lake Stanton, and Dickerson Lake, as well as the surrounding rural areas. These areas tend to serve visitors and those traveling through the area as well.

Uses permitted in the NB District include a wide range of retail and service uses. While no uses are permitted with special land use approval, certain uses are subject to special conditions. The required minimum lot area is 30,000 square feet, and required minimum lot width is 150 feet. Other bulk regulations are consistent with neighborhood commercial uses.

GENERAL BUSINESS

Areas planned for General Business uses are located along major roadways, since these uses are those that are intended to have greater land use impacts, and generally need larger sites for development. Uses include those that could be utilized by local residents and persons from a larger regional area.

Those areas planned for General Business uses include those areas already zoned GB, General Business District. This district is intended to include a wider range of business and entertainment uses than the NB, Neighborhood Business District. Locations include areas along

M-66, where existing businesses are located. For that area adjacent to the northern boundary of the City of Stanton, vacant parcels exist suitable for future commercial development.

An area on Stanton Road, just west of Clifford Lake Drive, is zoned for GB, General Business, and is planned for General Business. In addition, that area adjacent to the existing GB zoning, west along the north side of Stanton Road for a distance of approximately 1800 feet, is planned for future General Business development, although it is currently zoned LD, Low Density Residential. This area, served by a County primary road, is suited to the uses permitted within the GB District.

An area located on the south side of Lake Montcalm Road in Section 5 is planned for General Business use to reflect an approval with special conditions to permit an auto and boat sale and repair business.

Uses permitted in the GB, General Business District include all uses permitted in the NB, Neighborhood Business District, subject to the regulations contained in the NB District; as well as a range of business and service uses. Several uses are permitted subject to special conditions, such as open air businesses and contractors yards. Uses permitted with special land use approval include shooting ranges and mineral removal, among others.

The required minimum lot size is one acre; required lot width is 150 feet. Other bulk regulations are consistent with commercial uses of a larger character.

INDUSTRIAL

Currently, no industrial land uses exist in Douglass Township, and no areas are shown on the Future Land Use Map as planned for industrial uses. However, the Zoning Ordinance does include regulations for the I, Industrial District.

A goal of the Township is to consider areas for industrial development if such development is desired at a future time. Industrial uses will be considered in locations that are served by adequate transportation facilities; that can be adequately served by public or private sewer and water, or by well and septic systems; and that are located in areas compatible with surrounding land uses.

The I, Industrial District permits a wide range of light industrial uses. Uses permitted by special land use approval include those uses that are considered heavy industrial uses, with greater land use impacts.

The minimum lot size permitted in the I District is two acres, the required lot width is 200 feet. Other bulk regulations are consistent with those typically required for industrial uses. Certain conditions are required for industrial uses, to insure acceptable performance standards.

FLAT RIVER

The Douglass Township Zoning Ordinance includes regulations for the FR, Flat River District. The Flat River is designated a "Country Scenic" Natural River by the State of Michigan. The State has adopted zoning rules for all designated Natural Rivers, to help preserve water quality and to preserve the scenic value of the river as well.

While not shown on the Future Land Use Map, residents should be aware that the Flat River zoning district includes those lands within 400 feet of the ordinary high water mark of each side of and parallel to the Flat River.

Regulations include specific bulk regulations, and preservation of a vegetative strip adjacent to the river.

Current zoning regulations do not align with the current regulations of the State; therefore, a recommendation of this Plan is to amend the Flat River zoning district to align with the current State regulations.

CHAPTER 7

IMPLEMENTATION

The 2016 Douglass Township Master Plan, with some exceptions, is not significantly changed from the 1996 General Development Plan. Most of the recommendations of the Plan can be accomplished using the regulations of the current Zoning Ordinance. Several amendments to the Zoning Ordinance are recommended to enhance existing regulations in order to accomplish the goals of the Plan.

Several of the following implementation steps are those that are needed to bring the Zoning Ordinance into compliance with State and Federal laws that have been implemented, and court cases that have taken place, in order to ensure that land use decisions impacted by these laws or court decisions are made lawfully.

The following specific steps are recommended to be undertaken by the Planning Commission and Township Board:

1. Consider amendments to the Zoning Ordinance which permit certain value added activities as permitted uses and special land uses for active farms. These uses may include a variety of recreational and amusement enterprises as well as farm markets.
2. Amend the regulations of the FR Flat River Zoning District to align with the requirements for the Flat River Natural River zoning adopted by the State of Michigan.
3. Amend the regulations for home occupations and add regulations for home-based businesses to allow for more expanded business opportunities, while protecting the integrity of residential areas.
4. Prepare amendments to the Zoning Ordinance consistent with the US Supreme Court decision of June 18, 2015 in Reed v. Town of Gilbert, Arizona, to insure constitutionality of the Douglass Township sign regulations.
5. Prepare amendments to the Zoning Ordinance consistent with State of Michigan and Federal law regarding the regulation of wireless telecommunication towers and antennas.
6. Prepare amendments to the Zoning Ordinance to regulate Wind Energy Conversion Systems (wind turbines).
7. Consider amendments to the Zoning Ordinance or a police power ordinance to assure regulation of medical marihuana consistent with State and federal law.

8. Inventory the Zoning Ordinance to ensure compliance with the Michigan Right to Farm Act, PA 93 of 1981 as amended.

9. Inventory the Zoning Ordinance to ensure compliance with the court decisions regarding special land uses.

10. Amend the requirements of the LR Lake Residential District to require a minimum lot size of 12,000 square feet for newly created lots, while permitting existing legal lots of record to be conforming for the purposes of zoning.

MAP 1 EXISTING LAND USE LEGEND

Document Path: U:\GIS\RI\Douglass Township\ip Existing Land U

EXISTING LAND USE

-  AGRICULTURAL
-  COMMERCIAL
-  INDUSTRIAL
-  RESIDENTIAL
-  PUBLIC

MAP 1 - DOUGLASS TOWNSHIP EXISTING LAND USE MAP

Source: Base Map Information provided by Montcalm County GIS Department; Existing Land Use provided by Michigan Department of Natural Resources Land Use/Land Cover 1978

MAP 2 PRIME FARMLAND SOILS MAP LEGEND

LEGEND



All areas are prime farmland



Prime farmland if drained



Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

MAP 2 - DOUGLASS TOWNSHIP PRIME FARMLAND SOILS MAP

Source: U.S. Department of Agriculture, Natural Resources Conservation Service

MAP 3 DRAIN MAP LEGEND

DRAINS

- DRAIN_WATERWAY
- DRAIN_WATERWAY_TILED
- WATERWAY_BRIDGE
- WATERWAY_CULVERT

MAP 3 - DOUGLASS TOWNSHIP DRAIN MAP

Source: Base Map Information provided by Montcalm County GIS Department

MAP 4 WETLANDS MAP LEGEND

Document Path: U:\GIS\PA\Douglas Township\Map 4 Wetlands Map.mxd

LEGEND



NWI WETLANDS



COUNTY IDENTIFIED WETLANDS

MAP 4 - DOUGLASS TOWNSHIP WETLANDS MAP

Source: Wetlands provided by U.S. Fish & Wildlife Service, National Wetlands Inventory.
County wetlands provided by Montcalm County GIS Department

MAP 5 WOODLANDS MAP LEGEND

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LEGEND



WOODLANDS

MAP 5 - DOUGLASS TOWNSHIP WOODLANDS MAP

Source: Woodland data provided by United States Department of Agriculture - Natural Resources Conservation Service, 2011 National Land Cover Data Set (NLCD)

MAP 6 HYDRIC SOILS MAP LEGEND

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LEGEND



HYDRIC SOILS

MAP 6 - DOUGLASS TOWNSHIP HYDRIC SOILS MAP

Source: U.S. Department of Agriculture, Natural Resources Conservation Service

MAP 7 ROADS CLASSIFICATION MAP LEGEND

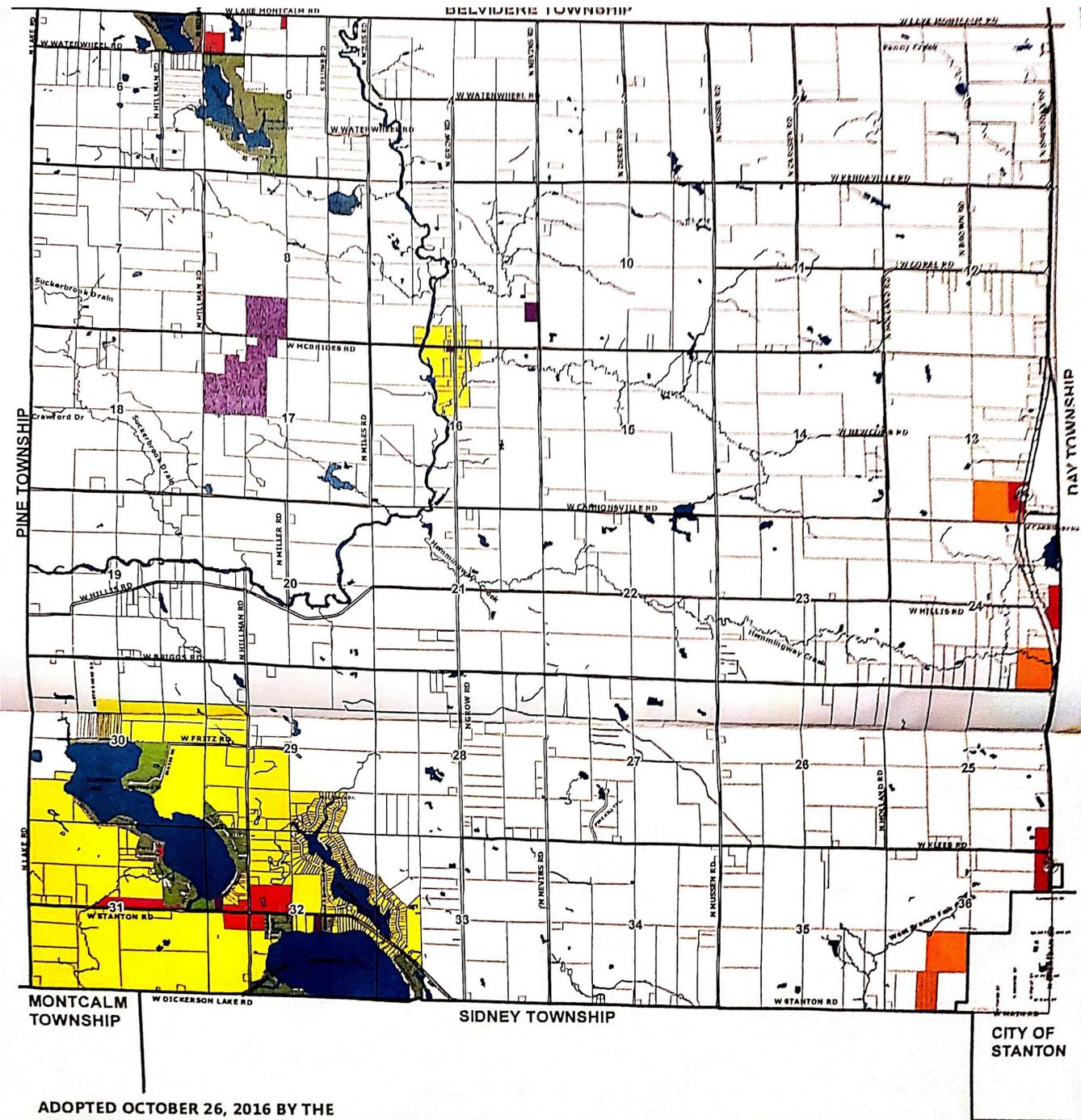
ROADS CLASSIFICATION

-  COUNTY LOCAL PAVED
-  COUNTY LOCAL GRAVEL
-  COUNTY PRIMARY
-  PRIVATE
-  STATE ROADS

MAP 7 - DOUGLASS TOWNSHIP ROADS CLASSIFICATION MAP

Source: Base Map Information provided by Montcalm County GIS Department and Road Commission

MAP 8 FUTURE LAND USE MAP



MAP 8 FUTURE LAND USE MAP LEGEND

FUTURE LAND USE



AGRICULTURAL/ RURAL ESTATE



LOW DENSITY RESIDENTIAL - 12,000 sq. ft



MEDIUM DENSITY RESIDENTIAL -



LAKE RESIDENTIAL - 12000 sq. ft



NEIGHBORHOOD BUSINESS



GENERAL BUSINESS



PUBLIC

MAP 8 - DOUGLASS TOWNSHIP FUTURE LAND USE MAP

Source: Base Map Information provided by Montcalm County GIS Department, Future Land Use

END OF DOCUMENT