MENOMINEE COUNTY PLANNING COMMISSION

S904 U.S. Highway 41, Stephenson, MI 49887
(906) 753-2209 Fax 906-753-2200

AGENDA

Regular Meeting
Monday, May 14, 2012
After 5:00 p.m. CDST (immediately following Reorganizational)
Michigan State University Extension Office –Stephenson
(A quorum of the Board may be present)

A. Call to Order
B. Pledge of Allegiance
C. Roll Call
D. Public Comment *(statements, not debate, limited to five minutes per person on agenda items only)*
E. Approval of the Agenda

*Motion Made by:*_____ *Seconded:*_____

F. Approval Previous Minutes

*Motion Made by:*_____ *Seconded:*_____

G. Old Business
   a) Continue 2003 MC Comp Plan discussion/revision
   b)

H. New Business
   a) Stephenson Township review
   b)
   c)
   d)

I. Next meeting date _____

J. Motion to Adjourn

*Motion Made by:*_____ *Seconded:*_____

*Time:*_____

Stephenson Township
Future Land Use and Zoning Plan

Introduction

A future land use plan is representative of the "preferred future" of how the community would like to grow and includes recommendations on how development could be carried out. It is based on analyses of environmental opportunities and constraints, existing trends and conditions and projected future land use needs. While developing the Future Land Use/Zoning Plan, the Planning Commission was asked to take on the difficult task of envisioning development in the Township over the next 5, 10 and 20 years. Principles of sound land use planning are the foundation upon which the Future Land Use and Zoning Plan is based. The Future Land Use and Zoning Plan consist of the text within this chapter as well as the Future Land Use Map.

Future land use planning establishes the desired amounts and locations of residential, commercial, and industrial development and open space. This Plan also presents the Zoning Plan, which along with the rest of the relevant parts of this Future Land Use Plan, is intended to guide the implementation of and future changes to the Township's Zoning Ordinance.

The Michigan Zoning Enabling Act (MZEA) requires in Sec. 203 (1) that zoning be based on a plan. Similarly, Sec. 7 (2) of the Michigan Planning Enabling Act (MPEA) sets forth the purposes for which a Master Plan must be created. In order for a Master Plan to serve as the basis for zoning, it should promote the purposes in the MZEA and MPEA.

A "zoning plan" is another term for a "zone plan" which is used in the MZEA (PA 110 of 2006) and the MPEA (PA 33 of 2008). Section 33(2) (d) of the Michigan Planning Enabling Act requires that a Future Land Use Plan include:

> "...a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map."

A zoning plan describes:

- The purpose, general location, and main uses allowed for each existing and proposed zoning district;
- The difference between the land use categories of the Future Land Use Map and those found on the zoning map;
- The recommended standards for the schedule of regulations concerning height, bulk, setback, yard, lot size and related features;

- The existing zoning map, along with proposed changes, clearly details the circumstances under which those changes should be made;
- Standards or criteria to be used to consider rezonings consistent with the Future Land Use Plan.

The relationship between the Future Land Use Plan and Zoning Ordinance is often misunderstood. The Future Land Use Plan is a guide for land use for the future; the Zoning Ordinance regulates the use of land in the present. The Master Plan is not a binding, legal document; the Zoning Ordinance is a law that must be followed by the community's residents and others wishing to develop or do business in the township. The future land use recommended for an area may be the same as the existing zoning for that area, while in some cases the future land use recommended is different from the existing zoning. The Future Land Use Map does not change the existing zoning in an area. A property owner must use the property as it is currently zoned.

Figure 1-2, the Future Land Use Map, reflects the assumption that land use patterns in Stephenson Township will continue to be heavily influenced by agriculture. Other major considerations which helped shape the future land use map are a desire to establish appropriate uses and densities throughout the Township and to provide adequate areas for commercial and residential development. Potential updates to the Stephenson Township Zoning Ordinance are discussed throughout the following sections. These changes can be pursued as the need or opportunity presents itself. The Planning Commission can identify major policies it wishes to implement and begin to work on the corresponding zoning changes at the same time.

One major goal of the Future Land Use and Zoning Plan is to protect the rural character of the Township and to preserve land for agricultural, forestry, natural resources, residential and recreational development. The Township looks to the future by working to attract businesses that will complement the committed attachment to our roots in agriculture.

Zoning Districts and Zoning Plan

Stephenson Township is currently divided into six zoning districts. The intent and general purpose will be depicted for each district. The permitted and conditional uses within each zoning district are listed in the specific district provisions of the Stephenson Township Zoning Ordinance. A schedule of regulations is included for the existing zoning districts.

Existing Zoning Classifications

R-1, Residential 1 District

The R-1 (Residential 1) District is intended for the establishment and preservation of quiet neighborhoods for single-family dwellings, free from other uses except those that are both compatible with and convenient to the residents in this district.

R-2, Residential 2 District

The R-2 (Residential 2) District is intended for the establishment and preservation of quiet neighborhoods for single- and two-family dwellings, free from other uses except those that are both compatible with and convenient to the residents in this district. **Note: District not currently represented on Zoning Map.*

R-3, Residential 3 District

The R-3 (Residential 3) District is established to provide for a transition zone between more densely settled residential areas and the more sparsely developed rural, agricultural and forested areas of the township. Such areas provide for a mix of moderately intensive compatible uses. The R-3 District is designed to provide rural residential opportunities for those who are willing to assume the costs of providing their own services.
**Note: District not currently represented on Zoning Map.*

TD, Town Development District

The TD (Town Development) District is intended to preserve a district for residential, retail, and service establishments, and certain governmental uses that are compatible with a small town setting, serving residents and tourists. This district is designed for small unincorporated town areas where a mix of residential and retail is in accord with established patterns of land use and the needs of nearby residents.

A, Agriculture District

The A (Agriculture) District is established to maintain low-density rural areas which, because of their rural character and locations, accessibility, natural characteristics, and the potentially high cost of providing public services, are suitable for a wide range of forestry, agriculture, natural resource, and recreational uses.

I, Industrial District

The I (Industrial) District is designed and intended for manufacturing, assembling, fabricating, and processing businesses, storage, and other commercial activities which may require larger sites and isolation from many kinds of other land uses, and to make provisions for commercial uses necessary to service the immediate needs of an industrial area.

Schedule of Regulations						
District	Minimum Lot Size (Square Feet or Acreage)	Minimum Lot Width (Feet)	Minimum Setback (Feet)			Maximum Height (Feet)
			Front[C,]	Side[A,B]	Rear[A,B]	
R-1	30,000	200	30	20	20	40
R-2	30,000	200	30	20	20	40
R-3	30,000	200	30	20	20	40
TD residential use	30,000	200	30	20	20	40
TD non-residential use	15,000	150	30	20	20	40
A	3 acres	200	30	20	20	40
I	80,000	200	30	30	30	-

Footnotes to the Table

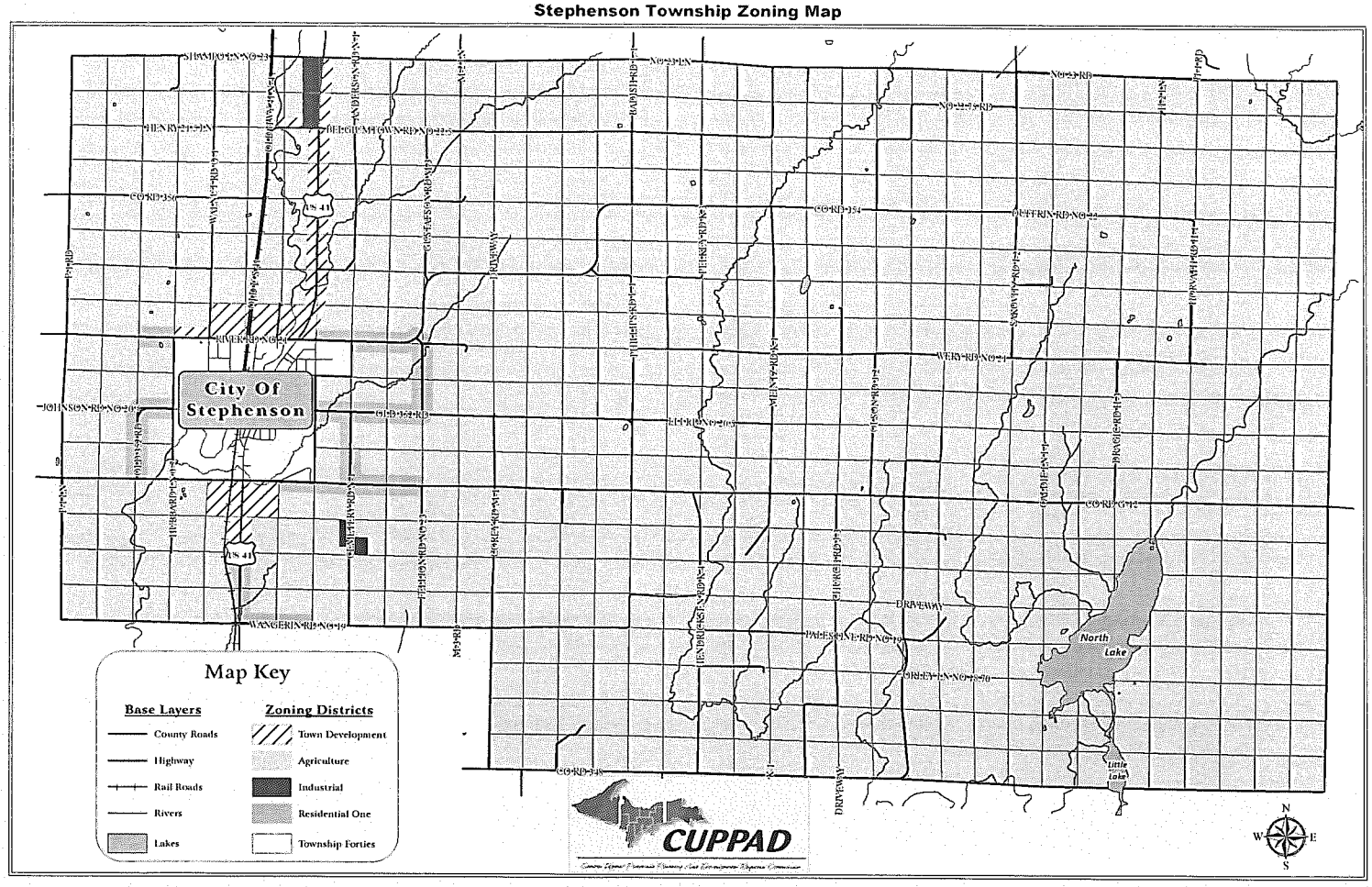
A. An accessory building or structure which is eight feet or less in height may be located 6 feet from a side or rear lot line in the R-1 and R-2 Districts.

B. An accessory building or structure which is greater than eight feet in height may be located 20 feet from a side or rear lot line in the R-1 and R-2 Districts.

C. The front setback shall be measured from the road right of way, except where a parcel abuts a water body. In that case the front setback shall be 30 feet from the ordinary high water mark.

The current Stephenson Township Zoning Map is shown in Figure 1-1.

Stephenson Township Zoning Map



The Relationship Between Zoning and the Future Land Use Plan

The Future Land Use Map is not the same as the Zoning Map, either in the legal sense or in its purpose. A land use map is a graphic representation of how land is physically being used. The future land use map is general in nature and is an official description of where and to what level future zoning should be permitted. The zoning map is a graphic representation of the boundaries for which zoning regulations have been adopted by Stephenson Township.

The Future Land Use Map, along with its associated descriptions for future land use classifications make up the Future Land Use Plan. The Future Land Use Map should serve as a guide for making decisions on the rezoning of land. However, the Planning Commission and Township Board should consider the map to be one of many tools available to help them in making land use recommendations and decisions. The information contained on the map should be complemented by site-specific information as considered necessary by township officials.

Future Land Use Classifications

Urban Residential District

The Urban Residential District is established and maintained for high-density residential and related uses, in established residential neighborhoods. This district generally includes areas bordering the City of Stephenson along county primary roads.

Mixed Use District

The Mixed Use District is established and maintained to provide for single-family residential and commercial uses along US-41 and G-12 that are capable of service by municipal utilities and are compatible with a small town setting and serve residents and tourists. This district generally encompasses areas along US-41 and along River Road (No 21) and adjacent to the industrial development in the north end of the township along Belgiumtown Road (No 22.5).

Farm Production District

The Farm Production District is established and maintained for low-density rural development and areas for agriculture, forestry, natural resource and recreational development. This district encompasses the vast majority of the township and currently consists of larger parcels (most 40 acres or more) used for low density residential development, forestry and farming. Land that is part of the Escanaba River State Forest is also included in this district.

Manufacturing District

The Manufacturing District is established and maintained for industrial and compatible commercial development that may require larger parcels and buffering from other uses. This district includes land in the northern end of the township along US-41, the main traffic corridor, providing access and high traffic volumes. Additional existing industrial areas are located east and west of Cemetery (N-1) Road.

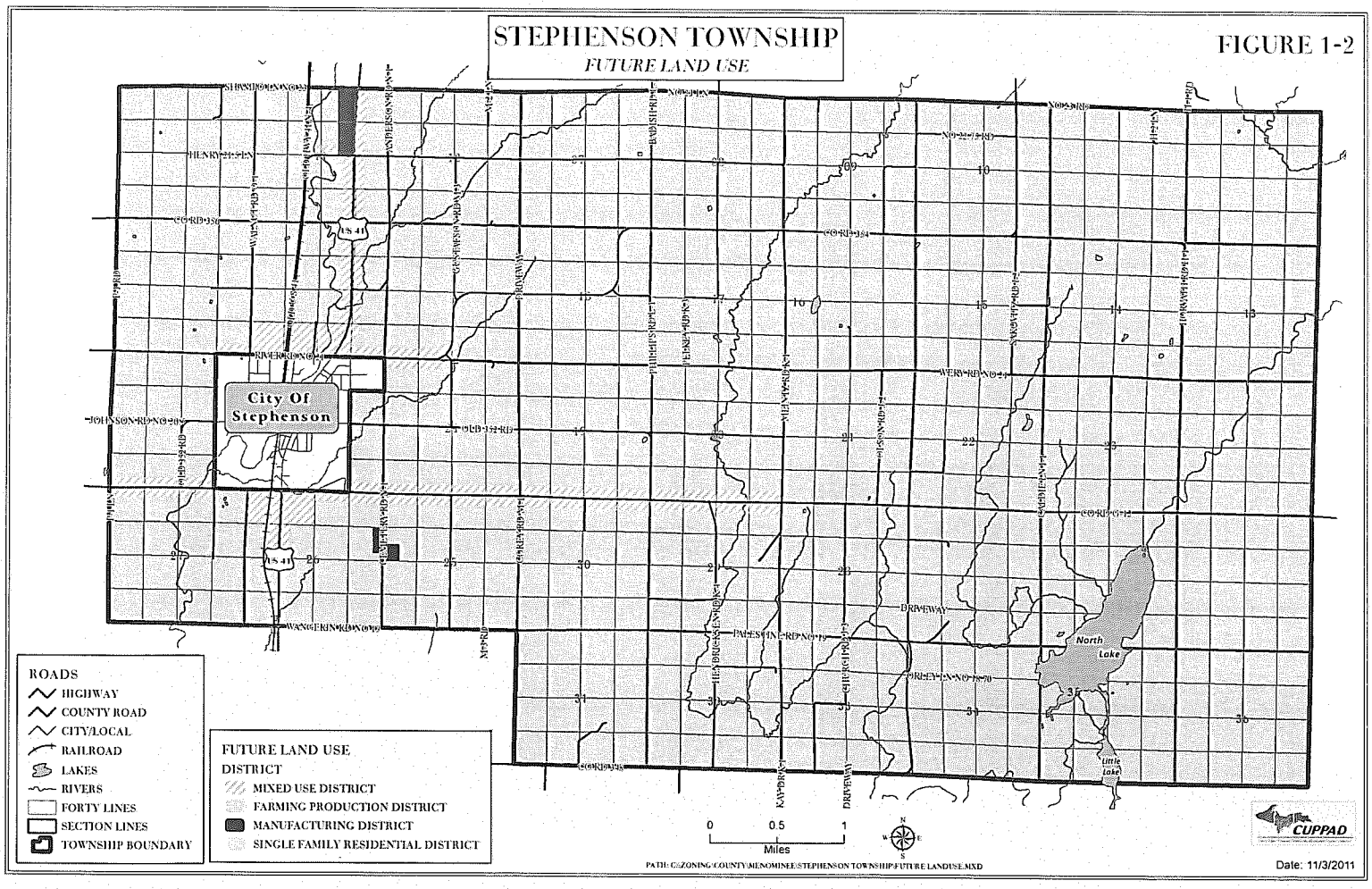
Future Land Use Classifications and Associated Zoning Districts	
Future Land Use Classification	**Zoning District(s)**
Single Family Residential District	**R-1 Residential District**
Mixed Use District	**TD Town Development District**
Farm Production District	**A Agriculture District**
Manufacturing District	**I Industrial District**

The Future Land Use Map is presented in Figure 1-2.

STEPHENSON TOWNSHIP

FUTURE LAND USE

FIGURE 1-2



Utilities

The Township does not maintain a municipal water or wastewater system. All residential, commercial and industrial uses rely on private wells and septic systems. There are no plans to develop a water/sewer system. Natural gas is available along the US-41 corridor; expansion of the natural gas system would be beneficial for future development. Three-phase power is available along the US-41 corridor and with limited availability along G-12. Cable is available along the US-41 corridor and cellular service is adequate.

Residential Development

Residential development is currently concentrated in areas adjacent to the City of Stephenson. There are homes scattered throughout the remainder of the Township, mainly on large parcels. Future residential development is likely to occur in the Stephenson area, if land is available. Homes may be built on larger lots (in the agricultural district) in areas with soil suitable for private septic systems. There are areas dispersed throughout the Township available for residential development on larger lots, primarily along existing county roads. Within Stephenson Township as well as the City, there are many homes that are currently vacant and available. Should there be an influx of people due to development in the area, there is also sufficient room for students in the school system.

Current minimum lot sizes should be reviewed for single family residential and mixed use areas and increased to a one acre minimum. Current minimum lot size requires 30,000 feet for residential uses in the single-family residential and mixed use districts. Existing residential lots in the Township are typically larger than 30,000 square feet. The Township does not currently utilize municipal water or sewer and the installation of these systems is highly unlikely in the future. Establishing larger minimum lot sizes will provide for the orderly and safe development of properties utilizing on-site sewer systems.

Commercial Development

Land available for commercial development is indicated as the mixed use district on the Future Land Use Map. Future commercial development in the township would likely occur in areas adjacent to US-41, due to higher levels of traffic and the existence of utilities in Stephenson area. Mixed use development would be compatible with existing development in the area. There is adequate space along the US-41 corridor for commercial development. The minimum lot size for non-residential uses should also be reconsidered. The current zoning ordinance requires only 15,000 square feet as a minimum lot size to develop a non-residential use in the mixed use district. Again,

increasing the minimum lot size required to one acre will protect the environment and rural character of the Township, while providing for commercial development.

Industrial Development

Current industrial uses in the Township include a construction company, trucking business and a County Road Commission garage. Past industrial development in the township has centered on support facilities for agriculture and forestry. There is potential for additional industrial growth in the township, perhaps for mining support facilities. The possible development of mining support facilities would be dependent on the development of mining elsewhere in the county. The lack of available necessary infrastructure for industry somewhat limits industrial development in the Township. The Township does support additional industrial development in compatible areas.

Recreational Development

The Township does not currently own or maintain any recreational facilities and there are no plans in the near future to purchase or develop recreational areas. The City of Stephenson is surrounded by the Township and many Township residents travel to the City to use the park, ballfields, picnic areas, pavilion, etc. The Township fully supports the City of Stephenson's efforts to develop and maintain recreational facilities. Township residents also travel east to Cedarville Township and west to Lake Township to use various recreational facilities.

Transportation

Menominee County has proposed a three-way road program between the Menominee County Road Commission, Menominee County and municipalities that wish to participate. Details of the plan have yet to be determined. Stephenson Township has approximately $3,800 to contribute to the three-way road program at this time. The Township is not actually responsible for repairs to any roads. Roads in the Township are owned and maintained by the Menominee County Road Commission.

Stephenson Township has developed a prioritized list of roads in the Township that are in need of repair. All of the roads listed are gravel and used by permanent residents and bus traffic. Chaltry Road is listed last; all 1 ¾ miles of road are in need of repair. Any funds remaining after the repair of the listed roads would be used on Chaltry Road. P.1 Lane is also in need of repairs; this is shared with Lake Township and the project would need to be reviewed and discussed with Lake Township officials.

Stephenson Township Road Repair List			
Priority	Road	Description	Cost Estimate
1	Wangerin Road starting ¾ mile east of Corey Farm	¾ mile @ 4in. crushed gravel	$5,961.00
2	Church Road south of Palestine Road (Menke Farm)	¼ mile @ 4in. crushed gravel	$1,987.00
3	Caldie Lane	¼ mile @ 4in. crushed gravel	$1,987.00
4	Wery Road east of Dragic Road	¼ mile @ 4in. crushed gravel	$1,987.00
5	Pelkey Road north of Wery Road	¾ mile @ 4in. crushed gravel	$5,961.00
6	River Road ½ mile east of P.1 Lane	½ mile @ 4in. crushed gravel	$3,974.00
7	Chaltry Road	1 ¾ mile @ 4in. crushed gravel	$13,909.00

Alternative Energy Resources

The Township recognizes the importance of alternative energy resources. The Township would like to encourage residents to utilize alternative forms of energy such as solar panels and wind energy systems, where appropriate. Agricultural areas could serve as prime areas for alternative energy uses, particularly wind energy. To the greatest extent possible, zoning standards for developing alternative energy resources should be based on the protection of single family dwellings from noise and vibration issues. Regulations regarding alternative energy sources will continue to be reviewed by the Township and incorporated into the Zoning Ordinance as appropriate.

Wind and solar energy are emerging technologies that may require the township to consider updates to the zoning ordinance. Small wind and solar energy generally serve private homes, farms or small businesses; turbines up to a certain height could be permitted for each single family dwelling; minimum lot sizes should be considered. Zoning definitions would need to be added and updated. Appropriate development standards need to be created and adopted for each type of wind energy facility.

Conclusion

Planning is intended to guide the forces of change in ways that encourage desirable outcomes while striking an appropriate balance with development and preservation. The Future Land Use Plan should be reviewed on a yearly basis and amending the plan as necessary will maintain its use as a reliable planning tool. State law requires that the Plan must be reviewed at least every five years to establish if updating is necessary. As the developers and most frequent users of this document, the Planning Commission will be responsible for reviewing the recommendations and progress of the Plan. An outdated Plan that is not frequently reviewed can diminish the decision making process. Therefore, the Planning Commission should conduct an annual review of the Plan and amend it as appropriate. The Township will need to modify the Future Land Use Map to reflect any zoning decisions that have changed the direction of development in the Township.

CUPPAD
Central Upper Peninsula Planning And Development Regional Commission
2415 14th Avenue South • Escanaba, MI 49829
906.786.9234 • Fax: 906.786.4442 • 800.562.9828 • cuppad@cuppad.org

April 13, 2012

TO: Communities, Agencies and Utilities

FROM: Michelle Dewitt, Senior Planner MD

SUBJECT: Stephenson Township Draft Future Land Use and Zoning Plan

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On July 13, 3011, the Stephenson Township Planning Commission informed you of a Notice of Intent to Plan. Subsequent to this Notice, the township, with assistance from the Central Upper Peninsula Planning and Development (CUPPAD) Regional Commission, has completed a draft Future Land Use and Zoning Plan. The draft was approved for distribution by the Township Board on April 10, 2012.

In accordance with MCL 125.3841 of the Michigan Planning Enabling Act, Public Act 33 of 2008, please be advised that a public review/comment period on the draft plan has begun and the draft is enclosed. The comment period will culminate in a public hearing to be held at a date and time to be determined.

Comments may be submitted at the public hearing (date to be determined) or by the following method:

Mail: Stephenson Township Planning Commission
Attn: Mark Marklein
W3932 County Rd 348
Stephenson, MI 49887

Cc: Stephenson Township

Enclosure

EXECUTIVE COMMITTEE & COUNTY REPRESENTED
Chairperson – G. Corkin, *Marquette* • Vice-Chairperson – T. Elegeert, *Delta* • Secretary – J. Stevens, *Dickinson* • Treasurer – D. Bovin, *Alger*
Director – L. Schultz, *Menominee* • Director – J. Poupore, *Menominee* • Director – S. Aldrich, *Schoolcraft* • Director – J. Wetthuhn, *Hannahville Indian Community* • Executive Director – Lloyd R. Matthes