

CHAPTER 8 FUTURE LAND USE PLAN & STRATEGY

At present, Hayes Township is a scenic lakefront township which is primarily forested, agricultural and rural residential in the interior portions of the Township. Lakeshore living is available along the shores of Lake Michigan, Lake Charlevoix and Susan Lake. While active agricultural uses have declined from historic levels, the remaining active farms and the associated “open space” are highly valued by the local residents.

Through land use planning and land use controls, Hayes Township intends to work to ensure that the shorelines are protected, the existing agricultural, rural residential and recreational uses can continue, and reasonable growth can be accommodated with minimal land use conflicts or negative impacts. Based on the social, economic and environmental characteristics of the Township, ten general categories of land use, and one overlay, have been identified to serve existing and future development needs. These categories are listed below:

- Conservation and Parkland
- Farm/Forest
- Resort/Recreation
- Rural Residential
- General Residential
- Waterfront Residential-an overlay to General Residential
- Mixed Use Residential
- Mobile Home Park
- Commercial
- Neighborhood Business
- Light Industrial

Conservation and Parkland

The Conservation and Parkland category includes existing parkland, as well as land owned and /or protected by a land conservancy under conservation easements. Uses proposed in the Conservation and Parkland area include public forestry, wildlife habitat, public recreation, and similar open space uses.

Farm/Forest

The Farm/Forest land use category has been designated consistent with the Township's goal to encourage farmland preservation and to recognize the importance of economic viability of farming and forestry operations. The Township will encourage innovative methods of preserving farmlands, farming, open space, natural resources, and the rural character of the Township, and at the same time assist landowners who want to reduce or discontinue farming. The methods could include innovative zoning provisions that allow for the preservation or conservation of essential natural resources, farmland, or open space, such as innovative agricultural tourism related businesses. Some methods which other communities have employed to help protect and preserve agricultural land while protecting a landowner's economic investment, include the Purchase of Development Rights (PDR), Transfer of Development Rights (TDR), clustering requirements for non-agricultural uses, and tax breaks or incentives for continuing agricultural use. It is recommended that these alternatives be investigated for possible application in Hayes Township, as a way to balance economic rights with agricultural preservation goals. Allowance of commercial wind energy conversion units or commercial wind turbine generators will be considered in these areas as a potential additional means of preserving farmland.

Resort/Recreation

The Resort Recreation land use category is primarily designed to accommodate golf-related resort and surrounding residential uses. It is recognized that this development provides for recreational open space as part of the development. The residential uses in this area are intended to have a density of no greater than of one unit per 5 acres.

Rural Residential

A Rural Residential land use category has been designated consistent with the Township's goal to "retain the township's rural and scenic character, while providing for suitable housing opportunities..." . While the designation of the Rural Residential land use category will not prevent the conversion of farmland to other uses, it will help to control the scale and rate of conversion and direct attention to areas where farmland conversion may be an issue. The Rural Residential category is intended to have a maximum density of one unit per 5 acres.

General Residential

The General Residential category is designed to accommodate single family dwellings at a maximum density of one unit per 2 acres. This development is located on roads with light vehicular traffic. No municipal water or sewer service is anticipated to be available in the near future. Buffers or physical separation from potentially incompatible uses (industrial and agriculture) may be necessary when located adjacent to this type of development. Additional provisions are recommended to be incorporated into the Zoning Ordinance to allow for a cluster development pattern to avoid or minimize development impacts on environmentally sensitive areas, forests or farmland. This Residential land use category strives to maintain an ecologically sound balance between human development activities and the environment in order to retain the Township's scenic and rural character.

Mixed Use Residential

The Mixed Use Residential category is primarily designed to accommodate single-family, two-family, and multiple-family dwellings on lots varying in size. Higher density residential uses, such as apartments, townhouses, condominiums, convalescent or nursing homes, and manufactured home developments would be allowed provided the water and wastewater issues can be adequately addressed. Community uses such as parks, churches, schools, or cemeteries, in addition to golf courses, resorts, home occupations (utilizing space outside dwelling unit), and bed and breakfast facilities may also be allowed in this area if designed to be compatible with the residential setting. Small commercial businesses which serve the surrounding area would be allowed, provided they are compatible with the surrounding residential character.

Waterfront Residential Overlay

The Waterfront Residential Overlay category is designed to preserve the scenic beauty, property value and environmental integrity of lakefront areas. With such a specialized designation it will be possible to develop residential standards specific to the unique environment found in waterfront areas. The Waterfront Residential designation is utilized in shoreline areas of existing lakefront residential development. Development regulations within the waterfront residential area should be designed to address Township residents' concerns regarding water quality and shoreline protection.

Mobile Home Park

The Mobile Home Park category is designated to specifically acknowledge the existing park and encourage the continuation of this land use in this location. This existing park, in combination with existing mobile home parks in close proximity to the Township, currently adequately meet the need for this land use, consequently additional land is not designated at this time.

Commercial

Commercial category is designated to accommodate small to moderate scale commercial needs of the Township. This area is located on US-31 just west of Bay Shore

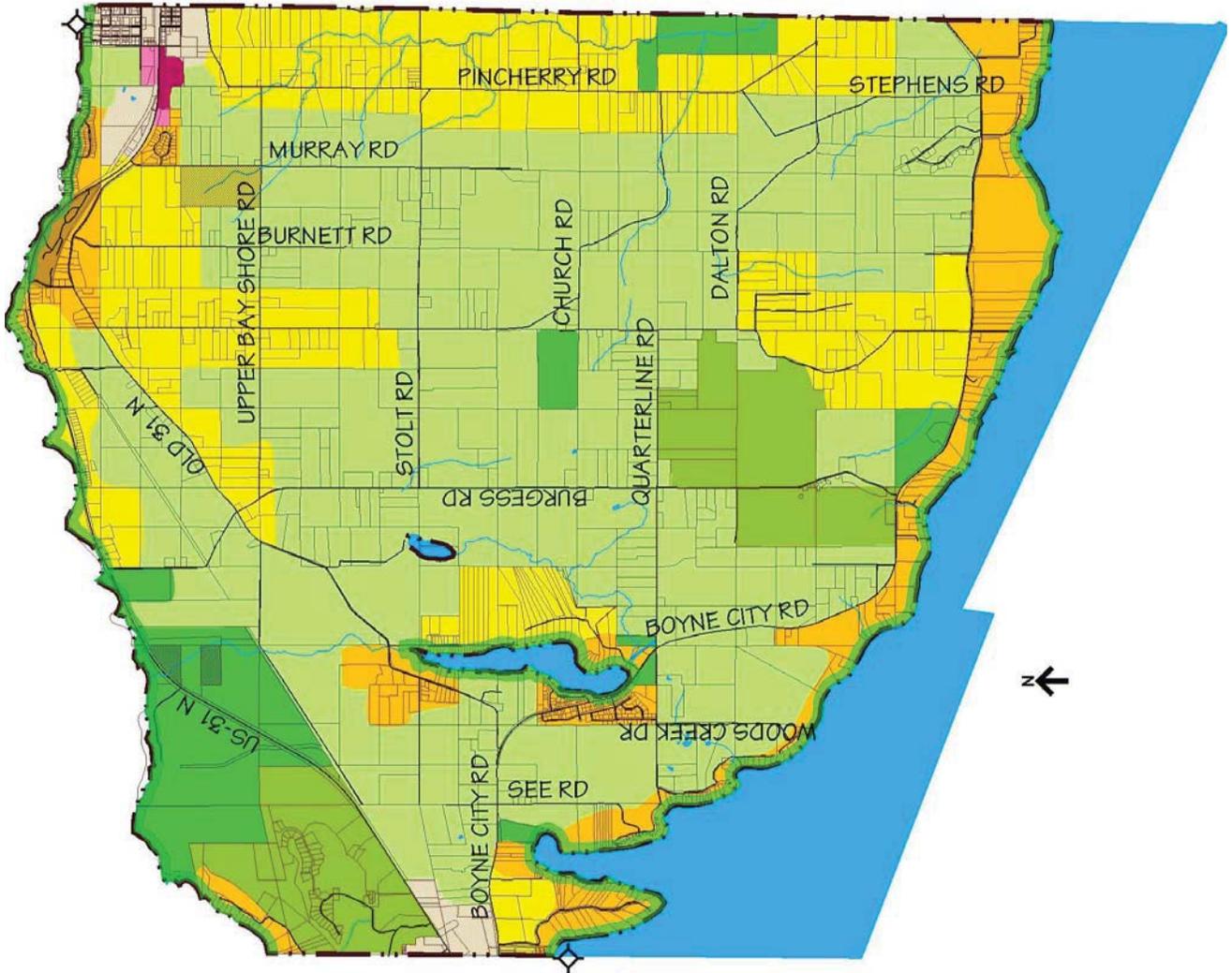
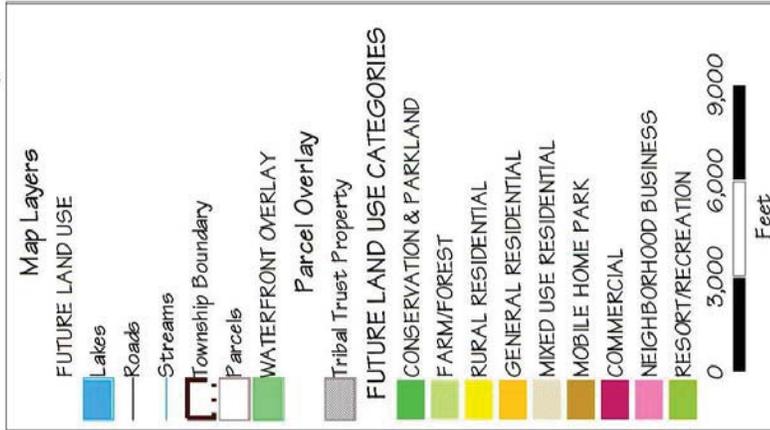
Neighborhood Business

The neighborhood business category is designated to provide for small businesses that either serve the surrounding residential uses and/or are compatible with such residential uses.

Light Industrial

Light Industrial category is designated to accommodate light industrial uses compatible with the limited services available and the environmental sensitivity of much of the Township. Due to the availability of industrial property in the cities, where appropriate services are provided, Hayes Township believes the local industrial needs can be adequately met during the planning process without designating additional land for such in this Township.

Hayes Township Future Land Use Map



Hayes Township Park

Figure B-1

Sources:
Michigan Department of Natural Resources,
Charlevoix County GIS Department,
and M. C. Planning & Design

Planning Commission Adopted: July 2008
Township Board Adopted: August 2008