

Introduction

The preceding sections reviewed the existing conditions, trends and existing land use associated with the social and physical conditions within Beaver Creek Township. Based upon that analysis and past trends, certain problems and opportunities associated with future land use in the Township can be established. The following describes those perceived problems and solutions:

Problems

- A. Limited amounts of privately held, undeveloped land within the Township has slowed the pace of development.
- B. The Township lacks sufficient indoor recreational facilities. Existing parks will receive some improvements to their current facilities and equipment.
- C. The current level of public transportation service within the Township has room for improvement with respect to hours of operation and the availability of service to areas of the Township which are currently seeing an increase in development.
- D. The Township lacks public water, sewer and gas services which slows residential, commercial and industrial development.

Opportunities (See Section 7, map 7-5)

The opportunities for future development within Beaver Creek Township are great. Many of the development opportunities for the Townships are related to its rural location and the junction of two major highways.

- A. With US-27 and I-75 cutting through the Township and the US-27/I-75 junction in the northern portion of the Township, the southern portion of Michigan, and Upper Peninsula's visitors have easy access to the Township.
- B. The low density, rural character of Beaver Creek Township eliminates the need for the demolition of existing structures to follow the Plan. That suggests that development can most likely occur on undeveloped land without going through the additional expenses of removing existing structures.

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- C. The steadily increasing population will allow for orderly growth in the Township as well as increasing the tax base to support the continued growth.
- D. Tracts of State and Federally owned land provide the Township with the opportunity to take control of certain lands which has little value to the State or Federal Government for potential future development within the Township.
- E. Many natural resources and forested property attract a variety of people to the area during all four of Michigan's seasons to enjoy outdoor recreational activities and overall beauty of the Township.
- F. The AuSable State Forest and North Higgins State Park assures that open space will be preserved for future generations to enjoy.

The above mentioned problems and opportunities provide the basis for developing the following goals, objectives and policies related to the future land use planning of Beaver Creek Township. Goals are broad statements that define the desired end result. They are the results that the Township is ultimately trying to achieve over the 20 year planning period. Objectives are definable positions or situations that will be achieved over time in striving to attain the related goal. Policies are more specific activities designed to meet the designated objectives.

Goals, Objectives and Policies

Overriding Goal - A rural Township with appropriate public facilities and services to meet the needs of industrial development as well as local residents - both year-round and seasonal. Quality and convenient commercial, retail and service businesses with an adequate supply of goods and services at competitive prices. An adequate and a variety of both indoor and outdoor recreational opportunities which will serve the residents and visitors of Beaver Creek Township.

Land Use Goal

A rural Township with an appropriate mix of residential, commercial, industrial, recreational and open space land uses designed to protect and enhance the natural environment.

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Objective A - Designate residential areas that will accommodate various household types and income levels while retaining the low density character of the Township.

Policy A1 - Identify residential development with varying densities, which can accommodate appropriate restrictions, to be located in our zoning ordinance.

Objective B - Establish commercial land uses designed to serve Township residents and highway traffic in areas that are safe and easily accessible to all users.

Policy B1 - Establish design standards for commercial development to encourage compatibility of design, ease of access and high aesthetic values.

Policy B2 - Minimize points of ingress and egress within commercial areas to ensure proper traffic flow and safety along US-27 and I-75.

Objective C - Identify industrial land use districts with access to major transportation routes, adequately separated from other less intense land uses and limited to environmentally sensitive (nonpolluting) activities.

Policy C1 - Develop adequate water, sewer and gas utilities to service industry and commerce.

Objective D - Develop recreational facilities to serve all age groups within the Township and ensure that they are easily accessible to the majority of the Township's population.

Policy D1 - Continue implementation of the 1997 Beaver Creek Township Recreation Capital Improvement Plan, updated 2-14-2005.

Policy D2 - Maintain an inventory and analysis of existing recreational areas in the Township and begin again the MDNR grant application process to become eligible for Michigan Natural Resources Trust Fund.

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Objective E - Promote conservation of the Township's most sensitive natural resources and ensure all development is compatible with soils capabilities and limitations.

Policy E1 - Through utilization of the Township's future land use map, establish ordinances and maps that protects areas of sensitive natural resources and minimize the placement of buildings on soils not conducive to development.

Policy E2 - Work closely with the Soil Conservation Service to identify areas that are most suitable for agricultural/forestry production and promote agricultural/forestry production on those properties.

Policy E3 - Encourage owners of sensitive lands and productive agricultural land to retain those sensitive and productive areas in their current state.

Objective F - The Township Planning Commission should keep abreast of developments within the Township to ensure all ordinances and codes are enforced through the development process.

Policy F1 - Update the zoning ordinance that limits the size and types of land use that can locate within the Township.

Policy F2 - Work with the City of Grayling and Grayling Township to coordinate industrial development north and south of W. Four Mile Road east of I-75.

Population Goal

A diversified population base with an appropriate mix of young families, mature families and seniors.

Objective A - Work toward an expanding employment base in the area to retain younger workers in the Township.

Policy A1 - Work with Crawford County to develop

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incentives to attract new small businesses and industry into the Beaver Creek Township area as well as to assist existing businesses in operating and expansion programs.

Objective B - Focus on creating a rural, clean environment with adequate safeguards and incentives for raising a family.

Policy B1 - Establish and administer ordinances designed to mitigate unsightly and unsafe accumulation of junk within the Township.

Policy B2 - Establish family-oriented recreation facilities and services to Township residents by applying for, and utilizing, state and federal grants and loans for appropriate facilities and services.

Objective C - Develop public services and facilities to create an attractive environment for more mature families and retirees.

Policy C1 - Work with County officials and local residents, specifically the older and retired residents, to improve and expand programs and access to programs for senior citizens.

Policy C2 - Utilize the Beaver Creek Community Center for activities which cater to the older segment of the Beaver Creek Township population.

Economic Development Goal

A diversified employment base that will enhance, and not infringe upon, the rural nature and tourism base of the Township.

Objective A - Coordinate with local units of government and developers/investors to promote economic developments.

Policy A1 - Work to encourage commercial and industrial development east of I-75 along the W. Four Mile corridor and south along Old US-27.

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Policy A2 - Conduct a commercial market analysis to identify the preferred types of businesses that could locate at exits along I-75 and US-27 in the Township, and allow existing businesses to better identify their customers and target their marketing programs.

Policy A3 - Work with Roscommon County to the south to establish commercial development at the exits along US-27 and I-75.

Objective B - Increase the Township's tax base through improved residential development and limited commercial development along with the productive use of forest and agricultural lands.

Policy B1 - In the zoning ordinance, work towards goals that clusters development with smaller lot size, flexible building placement and type within zoning districts.

Objective C - Encourage clean industrial development within the Township which will provide employment for Township residents and increased tax base revenue for the Township.

Policy C1 - The ordinance should allow for local review of the size and types of industries that may locate in the Township.

Policy C2 - Work with the City of Grayling and Grayling Township to coordinate industrial development along W. Four Mile Road east of I-75.

Housing Goal

The wide variety of housing types and quality to meet the needs of all existing and future Township residents.

Objective A - Ensure a minimum quality of housing, while maintaining affordability for all residents, through adopting housing standards.

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Policy A1 - The Planning Commission should keep abreast of housing programs, standards, and practices that could be applied in the Township.

Objective B - Allow modular/factory built dwelling units that will contribute to overall housing quality by implementing adequate standards.

Policy B1 - Establish standards for all housing types to locate in the Township, within the zoning ordinance.

Objective C - Encourage the construction of homes at a reasonable minimum square footage to contribute to the quality of the Township's housing stock, while promoting affordable housing.

Policy C1 - Establish minimal allowable floor space for residential units that will maintain a reasonable housing quality while providing affordable housing.

Policy C2 - Establish design review standards by ordinance for residential subdivision and multiple-family development.

Objective D - Set aside areas for medium density housing.

Policy D1 - Allow duplex and multi-family housing within the Township.

Public Facilities and Services Goal

Maintain a functioning network of roads within the Township. Provide public sewer and water service to the northern most portion of the Township to accommodate residential, industrial and commercial development. Expand these services to the southward as they are needed over time in the triangle area west of I-75.

Objective A - Improve existing Township roads in a cost-effective manner. **(See Section 7, map 7-6)**

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Policy A1 - Improve communication between the Township and the County Road Commission to identify local roads within the Township in need of repair or improvement.

Policy A2 - Promote the policy that, once a specified development density along an unpaved road is reached, that road will be paved with an available source of funding.

Policy A3 - Research available sources of local funding for road improvements, including special assessments, use of state and federal road improvement funds and a Township-wide millage level.

Objective B - Expand the Township's road system to allow for easy access to existing residential areas, accommodating future residential and commercial development.

Policy B1 - Conduct a survey of local road conditions and, based upon the future land use plan, identify necessary future road system expansion and improvement needs.

Policy B2 - Consider adopting and implementing a Local Development Finance Authority (LDFA) with tax increment finance when appropriate in business and industrial areas to provide needed public facilities and utilities, including access roads.

Objective C - Continually keep abreast of the needs and desires of the Township's residents for additional services through increased communication, public meetings, etc.

Policy C1 - Continue the semi-annual newsletter that is mailed out with taxes informing residents of activities, programs and events that have occurred or are proposed to occur within the Township.

Policy C2 - Establish annual survey of residents to keep abreast of problems, concerns and suggestions associated with Township programs and management.

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Objective D - Provide, as necessary, suitable water and sewer service in developed areas, and lake areas to eliminate or minimize surface and subsurface water pollution. (See Section 7, map 7-7)

Policy D1 - Conduct periodic monitoring of existing and potential groundwater and surface water pollution in the more dense areas of the Township by working with, and keeping informed by the County Health Department, lake associations and individual residents.

Policy D2 - Keep informed of federal and state water and sewer construction and improvement programs and apply for funding for preliminary and final design and construction from such programs when appropriate.

Policy D3 - Promote community septic systems, where applicable, in areas where public sewer and/or water systems are not available.
(See Section 7, map 7-8)

Policy D4 – In June 2005, the Township passed a Resolution adopting a Final Project Plan for a waste Water collection and treatment system for Camp Curnalia Area of Higgins Lake. Beaver Creek Township, along with Lyon Township, authorized Engineers to prepare a project plan which Recommends the construction of Collection System Alternative #1 – Gravity Sewer System and Treatment Alternative #2a – Aerated Cells/Storage Pond/Irrigation. This is one of the first steps to Eliminate 400 individual septic systems (in both Townships) discharging ground water near Higgins Lake. The proposed system will meet the State of Michigan regulations protecting against possible Contamination of the watershed.