



Goals

SECTION

General Goals

Maintain a rural, residential community which preserves the existing assets of the community including agriculture, environmental features, scenic roads and vistas, etc.

Ensure that growth within the Township occurs within the appropriate areas where existing and proposed infrastructure (roads, sewer, water, shopping, job opportunities, internet access, etc.) is available to accommodate such development.

- Maintain lower densities throughout much of the Township where natural features and farmland dominate the landscape.
- Work with local farmers to help provide an operating environment that is conducive to long term farming in those areas of the Township where such is appropriate.
- Recognize that larger commercial centers will likely be present at the I-69/M-24 Interchange and that will likely provide the majority of commercial needs for Township residents therefore reducing the need for expanded commercial uses within the Township.
- Limit the expansion and size of non residential land uses to those areas along major roadways such as M-24 and Imlay City, in particular the intersections of those roadways.
- Work with the Lapeer County Road Commission to limit the disturbance of natural features within the road rights of way while still allowing necessary road projects and improvements.
- Within the Township's 108 agreement area, allow for market driven housing types while maintaining densities which are consistent with those planned for the area.



Continue to develop the Township's access to cultural and technological amenities providing a high quality of life for current township residents and making the Township an attractive place for future residents and business in a highly competitive new economy.

- Expand the extent of recreational opportunities to Township residents by developing parkland and trails within the Township.
- Encourage future residential developments within the Township to utilize open space zoning concepts in an effort to provide natural feature preservation and recreational opportunities within each new development.
- Work with the City of Lapeer in promoting the assets of the greater Lapeer area to the larger region, including housing stock, shopping opportunities, jobs, the school system, etc.



- Ensure that the Township's large number of environmental assets are preserved and enhanced as the Township continues to develop.
- Work with landowners along Imlay City Road to enhance the aesthetics of those properties and therefore enhance their viability and desirability for new and expanded use.
- Recognize the continued evolution of home occupations and telecommuting from home and how those types of jobs fit into the overall residential landscape.
- Allow for flexibility within the Township Zoning regulations to allow new and developing businesses and markets to locate within the Township's existing nonresidential areas.



Work with the County in maintaining Township roadways in a safe and effective manner by ensuring a consistent graded regiment, paving where necessary and limiting speeds as appropriate.

- Continue to review the necessity, potential and desirability of paving the remaining gravel roadways within the Township with the Lapeer County Road Commission as well as with residents of such roads.
- Review the potential of budgeting additional monies to be conveyed to the County for additional gravel, grading and dust treatments on Township roadways.
- Review with the County the posted speed limits along the Township's roadways, in particular those which are gravel and those which have unique attributes such as topographical changes or excessive curves.
- Ensure that reviews of land use proposals which may generate excessive traffic take into account the condition of the Township's roadways and require appropriate studies as necessary to ensure roadways can accommodate such traffic.



Develop roadways which accommodate multiple modes of transportation including automobiles, pedestrians, bikes and equestrian users while limiting impacts to the surrounding natural environment.

- Work with the Lapeer County Road Commission to develop a shared roadway standard which allows multiple users of the roadway or road right of way.
- Seek additional funding through State and Federal grants for improved multimodal transportation routes.
- Continue to study, in greater detail, the designated multimodal routes in the adopted recreation plan to determine where shared road concepts may be appropriate and where separated pathways may be more appropriate.
- Work with developments (through the zoning ordinance) which are proposed along designated multimodal routes to implement pathways and trails along the frontages of such developments.

SECTION

Create a community which has access to multimedia such as broadband internet, cable television access, community websites, newsletters, etc., providing information about community functions, current events, etc.

- Continue to request and apply for additional funding opportunities to install high speed internet or broadband access throughout the Township.
- Continue to expand the information and the notifications available through the Township's website.
- Work with other surrounding communities to provide additional information and media opportunities on a broader scale which may not be feasible for a single community.
- Work with existing Township business owners to help establish high speed internet to provide better service to customers.



Utilize the existing commercial and industrial shopping and job opportunities within the City of Lapeer as an asset to the Township and limit the overlap of providing such services within the Township.

- Maintain ongoing meetings with City Officials, the Chamber, etc. to brainstorm ideas and information share about the current and future environment within the greater Lapeer area.

Maintain the current high quality environmental features within the Township and view them as assets to development rather than a detriment.

- Carefully review site plans presented to the Planning Commission for natural feature preservation.
- Develop Ordinance revisions to establish best management practices to maintain, enhance and ensure long term survival of preserved natural features while still allowing development.
- Continue to identify those areas of the Township which are environmentally sensitive.
- Continue to educate the public and residents about the practices that residents and home owners can do to help preserve and maintain environmental assets on private properties.



SECTION