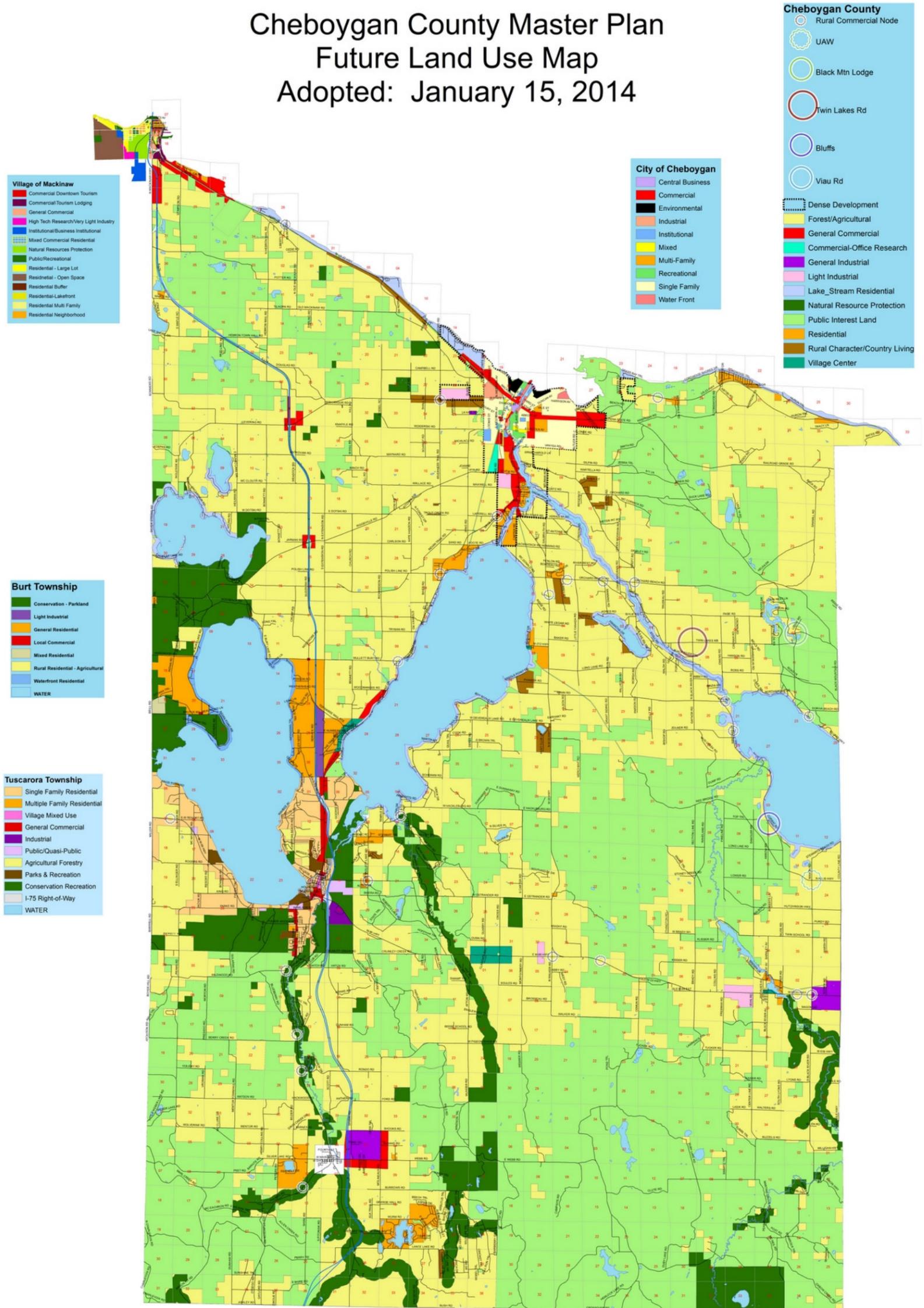


Cheboygan County Master Plan Future Land Use Map Adopted: January 15, 2014



Note: This map is designed to supplement the future land use category descriptions outlined in the text of the master plan document. Any interpretation of the map prior to review of the text will likely result in misunderstanding the intent of the future land use plan.

For a closer look at this Future Land Use map, please visit: www.cheboygancounty.net/masterplan

Future Land Use Goals

The following are goals and objectives formed directly from input gathered from Cheboygan County stakeholders. Included here is a discussion on how the Planning Commission can achieve those particular objectives which are at least partially within their scope of work. Other objectives may receive support of the Planning Commission but they may not be within the power of the Planning Commission. These are not presented in a particular order of priority. To find a prioritized list of action items, see the Zoning Plan section of this Master Plan. These goals are all categorized by the following general topic headings: Public/Private & Intergovernmental Collaboration, Community Development, Natural Resources & Recreation, Public Services & Infrastructure, Transportation, and Economic Development.

GOAL → Promote cooperation between adjacent communities and municipalities.
 GOAL → Encourage quality development and well-maintained buildings and property.
 GOAL → Ensure a diversity of commercial activity and residential living options.
 GOAL → Provide adequate and efficient standards for land use development.
 GOAL → Ensure promotion and preservation of historic, cultural and recreational resources in Cheboygan County.
 GOAL → Ensure adequate recreational trail development, maintenance, and promotion of recreation for residents of all ages and abilities.
 GOAL → Leverage the natural resources for appropriate forms of economic development while maintaining excellent conditions of natural resources.
 GOAL → Provide opportunities for safe and efficient use and transport of energy sources.

GOAL → Encourage efficient broadband implementation throughout the county using local providers when appropriate.
 GOAL → Provide incentives and flexibility to reuse and repurpose existing public and institutional buildings.
 GOAL → Encourage educational opportunities for youth, focused on the benefits of the quality of life in northern Michigan and educate them on the entrepreneurial opportunities in Cheboygan County.
 GOAL → Maintain an adequate transportation system
 GOAL → Recreational trail network to enhance transportation options
 GOAL → Support agriculture and encourage farming and forestry opportunities
 GOAL → Protect and enhance the existing commercial development and maximize new growth opportunities

CHEBOYGAN COUNTY FUTURE LAND USE CATEGORIES

Natural Resource & Water Resource Protection - The Natural Resource & Water Protection designation is intended to identify those areas of the County that have natural resources including water resources that would require special considerations when the land is used or developed. These natural features benefit the County by complementing its attractive rural setting and providing an economic resource derived from the recreational benefits residents and visitors seek to experience. These lands include conservation easements (although these cannot be mapped), areas designated as natural rivers and their tributaries, marsh areas, wetland areas, and generally areas with severe building limitations. This category also includes large tracts of privately owned, undeveloped lands which contain unique or significant natural resources, and areas near prime fish breeding grounds. It is not the intent of this class to prevent the use and development of these lands, but to insure that development is done in a responsible manner with appropriate measures taken to protect the natural resource.

This category includes areas like Cornwall Creek Flooding, Stoney Creek Flooding, the breeding grounds for game fish within Mullett Creek, and Dingman Marsh. Appropriate uses for this area include low density or clustered residential, low-impact outdoor recreation, and some farming and forestry.

Public Interest Area - Public Interest Areas are shown on the future land use map with the intention of identifying lands that have natural, historic, recreational, or cultural value to the general public. Most of the Public Interest Lands in the County are owned by the State of Michigan, the County or Townships while some are owned by private land conservancies. It is expected that a relatively small portion of Public Interest Areas will be converted to private ownership. As Public Interest Areas is converted to private ownership, the specific characteristics and features of the land, as well as the overall land use needs of the County, should be considered when determining the appropriate use for the land. Examples of Public Interest Areas include major holdings of State forest lands covering large portions of Mackinaw and Hebron Townships; the Black Mountain Recreation Area in Benton and Grant Townships; and Mackinaw State Forest lands in Mentor, Wilmot, Waverly, Walker, Nunda and Forest Townships. Appropriate uses for this area include public parks, nature preserves, outdoor education uses, natural resources, such as managed timber production, and oil & gas production.

Forest / Agricultural - The Forest / Agricultural designation is intended to provide areas where management and production of crops and timber is the predominant land use. For comprehensive planning purposes, private lands in Cheboygan County were included in this category to include forestry or agriculture where they are well suited for future farm and forestry use. Forestry operations, farming and pasture are anticipated future uses for this area. Residential uses are consistent with farm and forestry operations when properly designed and located to minimize lands taken out of agricultural or forestry. Mineral extraction, especially sand and gravel operations, is anticipated to continue in the Forest / Agricultural areas. Specific uses directly related to forestry and agriculture, such as sawmills or agricultural product processing, are also consistent with the forest and agricultural classification. Ideally, a parcel size of forty acres or more is consistent with maintaining economically viable forestry and agricultural uses. However, it is also important to recognize that niche, high-value agricultural crops can be grown on as little as 1-2 acres. Open space or cluster residential incentives could encourage maintenance of larger lots for agriculture or forestry use. Appropriate uses for this area include forestry, agricultural operations, mineral extraction (such as oil & gas production), timber production, sawmills and agricultural product processing centers, smaller niche farming operations, open space or clustered residential. Also, appropriate uses include small to mid-size campgrounds and similar rural tourist lodging uses.

Rural Character/Country Living - This classification is intended to provide open space land areas for both agricultural and country living uses of a rural character. The number of homes per unit of area, referred to as residential density, in this classification would be the second lowest (lowest being the Forest / Agricultural classification) among all the future land use classifications. Consideration of the size of the parcels should be dependent on the resource value of the land to be developed as well as the prolonged safety and sustainability of on-site water supply and sewage disposal systems. Occasional site condominium and platted subdivision developments may be well suited for certain areas where larger, contiguous areas of open space and natural resources can be maintained (blending development with the existing landscape). These development designs should be representative of a traditional country living environment. Opportunities to protect these resources should be encouraged using residential density bonuses offering an incentive to guide development away from valued resource areas and building constraints including wetland buffer areas, non-perking soils, existing farmland, larger forest stands, and retain natural features wherever possible. While commercial agriculture and forestry may be suitable in this area, these activities are not intended to be the predominant uses. The keeping of horses and other limited domestic animals can be considered a compatible accessory use in this class's country setting when situated on parcels of appropriate size. Crop production is a desirable land use at the same level as that considered appropriate as for the Forest/Agricultural category of land use.

Residential - The Residential area is intentionally designed to be restrictive in character, focusing on residential uses. The area is characterized by medium-density residential development. Typical residential development methods could include platted subdivisions, site condominiums or smaller parcel splits. Uses related to residential purposes, such as assembly halls, schools and parks, can be included if designed in a way that preserves the residential character of the area. Day care and group home facilities at residential scale are also anticipated. Open-space designs, with clustered residential units are also appropriate, particularly where such a design can preserve natural or recreational resources. New clustered residential developments that include small, neighborhood commercial activity as part of a comprehensive site design could be acceptable with proper controls. It is important to ensure adequate home occupation opportunities are available in the residential future land use category.

Lake, River, and Stream Protection - The Lake, River, and Stream Protection category contains undeveloped land as well as developed residential and recreational uses. This classification applies to both current and future residential and smaller commercial uses along the shores of all the County's lakes and inland waterways. The Future Land Use Map presents the locations of this class by highlighting the shores of selected, major lakes and waterways. This class is designed to apply to all residential, small commercial waterfront development and the map was not intended, nor would it be feasible, to show all graphically. Future development in the Lake, River, and Stream Protection class should be planned in consideration of potential environmental and aesthetic impacts on the water resources. Shoreline buffers to prevent erosion and filter stormwater run-off, limitations on the application of fertilizers, large setbacks from the water line, lower density, and/or requirements for public sewer for higher density developments are recommended mechanisms for maintaining high water quality. Accommodations may need to be made for historically smaller waterfront lots such as older platted subdivisions. Larger commercial areas with higher density of commercial activity should be located in the areas designated by the Commercial future land use category. Appropriate uses for this area include residential, waterfront access, public boat ramps, municipal parks and public beaches.

Commercial - The Commercial designation is intended to provide for business locations outside of village centers designed to meet the variety of commercial needs of a growing community. The Commercial areas are intended to provide retail goods and services to local and regional consumers as well as tourist support services. The Commercial area is also intended to provide space for commercial operations that require significantly more space or parcel size than is normally found in village centers. Examples of such uses may include motor vehicle display and sale, modular home sales, equipment rental, home improvement centers, or shopping centers. Because the Commercial classification includes a diverse collection of land areas with a variety of attributes, access to the area and the impact on the surrounding property should be considered carefully. Also, the specific nature of the land should be reviewed when determining appropriate commercial land uses. For commercial areas along the waterfront, typical uses in these areas would be marinas, motels, resorts, larger campground resorts, convenience retail and services and recreational uses. Commercial areas located on waterfront property should generally be less intensive and special considerations should be made to mitigate any possible adverse impacts. Possible impacts could include, but are not limited to, shoreline erosion, septic discharge, and removal of natural features along the shoreline. To ensure a diversity of residential living options, some mixed uses of commercial and residential should be considered where appropriate in this future land use area. Major general Commercial areas are located along significant highway corridors in Cheboygan County, including U.S. 23 east of Mackinaw City (Mackinaw Township), Old 27 south of Cheboygan (Inverness Township), and Straits Highway (Old 27) north and south of Indian River (Tuscarora Township). Smaller concentrations of general commercial uses exist and are planned at or near the several Interstate-75 interchanges within Cheboygan County.

Commercial – Office, Research & Development - This future land use category is intended to provide a buffer zone to allow some additional commercial uses at the edge of the existing agricultural areas. This area is also intended to be a transitional area between the more intense Commercial land use area and Residential or Agriculture Forestry or other land uses. These uses have less impact on residential and agricultural areas. Land uses in this area should include standards for access management to keep vehicular movement out of residential neighborhoods and on roads appropriate for light commercial traffic. Appropriate uses for this area include medical, dental, and other types of health care offices, other forms of common office uses, call centers, very light manufacturing with no externally visible signs of manufacturing and very limited commercial truck traffic.

Village Centers - Village Centers designate areas that are intended to provide for a concentration of residential, social, commercial, and public uses in a small community setting. Although Village Centers may be tourist or recreation destinations or have regionally targeted shopping or employment opportunities, Village Centers are primarily intended to provide for residential neighborhoods, convenience shopping, services, and community centers. A variety of housing opportunities may be available in a Village Center, including single-family or multi-family housing, at medium to high densities. A variety of social and civic functions occur in a Village Centers, including governmental offices, churches and schools, personal services and retail trade. Important land use and design considerations for Village Centers may include shallower setbacks, smaller lot sizes, side or rear yard parking requirements, special sign regulations, consideration of pedestrian amenities, and limits on building height or size. Regulations in these areas should be flexible enough to allow re-use of existing structures and development review procedures should be crafted in such a way as to allow small-scale commercial and multi-family. These Village Centers may also be a tourist or recreational destination, a regional shopping or an employment center. Examples of Village Centers in Cheboygan County include the City of Cheboygan, the Village of Mackinaw City, the Village of Wolverine, and the unincorporated community centers of Indian River, Topinabee, Afton, Aloha, and Tower. To encourage reuse of existing structures, existing buildings formerly used as schools, churches, and assembly halls, for instance, should be considered for similar treatment as Village Centers or similar type of overlay district.

Rural Commercial Nodes - Rural Commercial Node includes land, often at road intersections, which serve as nodes for the surrounding rural community. These areas have a mix of small-scale mixed uses. There would be usually no more than a few of these uses at any intersection due to traffic safety. Larger clustering of such commercial uses would be more appropriate in one of the other Commercial and Village Center future land use areas. Rural Commercial Nodes each have their own unique character and any rezoning must take into consideration the existing uses and uses that are compatible with the existing uses. Although these are commercial areas, they are not necessarily in need of rezoning to the Commercial zoning district. It is more likely that a new and unique zoning district or overlay zoning may be more appropriate. The following uses may be appropriate for some Rural Commercial Nodes: assembly halls, institutional uses such as fire stations, township halls, recycling centers, schools, community centers, small scale commercial uses such as retail, restaurants, and bars. Alverno is an example of a Rural commercial node.

Light Industrial - The Light Industrial classification designates areas, which have adequate infrastructure, and services available to support industrial uses but the uses have minimal environmental impact. With proper buffering Light Industrial uses can be compatible with adjacent residential developments. Light Industrial uses would not give off any smoke, noise, odors, glare or vibrations and typical light industrial uses would include assembly, machine shops, wholesale distribution, storage and similar activities within enclosed buildings. Limited outdoor storage of equipment or materials may be considered.

General Industrial - The General Industrial classification identifies areas where more intensive industrial uses are located. Good accessibility from a year-round, Class A highway is one important criteria, and depending upon the needs of the particular industry, public services or utilities such as sewer, water, three-phase power or natural gas may be significant location requirements. Depending on the particular industry, impacts on surrounding properties due to noise, odors, traffic, material storage, or visual aspects of the development may need to be screened and buffered. Typical uses in the General Industrial classification would include heavy industrial manufacturing and fabrication, the storage or processing of raw materials such as fuel, lumber, asphalt or concrete and uses with outdoor storage of materials and equipment.