

## CHAPTER 6

### COMMUNITY GOALS AND OBJECTIVES

In developing community goals and policies, it is important to analyze existing community characteristics, such as: social and economic features, environmental resources, available services and facilities, and existing land use. In addition to examining existing characteristics, another important tool in the development of community goals and policies is to identify community assets, problems and other issues to be addressed.

In preparation for writing this Master Plan, the Cross Village Township Planning Committee actively sought input from the Township residents, through a written resident attitude survey and community workshops.

#### Community Survey

The Cross Village Township Planning Committee, in association with M.C. Planning & Design, conducted a citizen survey during August/September of 2003. The survey was mailed to 436 property owner households. 212 surveys were completed and returned, for a return rate of 48.6 percent, which is considered a very good response rate for a mailed survey. Full details of the survey's results may be found in Appendix A. Some highlights include:

- Approximately 32% of the respondents live in the Township year-round, with the remainder being seasonal. Of the seasonal respondents, the most common response for the amount of time they spend living in the township is 1-3 months (23% of all respondents). June, July, and August are the most popular months for seasonal residents to live in Cross Village Township, while January is the least popular.
- In response to a question as to where the survey respondent's Cross Village home is located, 41% of all respondents indicated shoreline.
- The responses to *Community Image* questions varied based on the topic, there was strong support for the preservation of scenic rural roads (92%) and historic buildings (85%); support for architectural controls for new development (62%) and lighting standards (63%), but limited support for additional sidewalks (30%) and additional "downtown" parking (20%).
- Township services are generally considered to be adequate, with the level of agreement ranging by individual services.
- In particular, 67% of respondents indicated there are not adequate full-time employment opportunities in Cross Village Township.
- The majority of the survey respondents consider recreational opportunities and facilities to be important or very important, however most do not support the concept of a millage for recreation.

- Strong support exists for preservation of scenic views (94%), farmland/open space (85%), and undeveloped shorelines (82%).
- About 57% of all respondents believe growth should be planned and limited.

## Goals and Objectives

<b><i>Land Use Goal</i></b>
<p><b>GOAL:</b></p> <p><b><i>Maintain an ecologically sound balance between human activities and the environment to retain the Township’s scenic and rural character.</i></b></p>
<p><b>OBJECTIVES:</b></p> <ul style="list-style-type: none"> <li>● Review the County Zoning Ordinance as related to the Township Master Plan, and work cooperatively to amend the County Ordinance as appropriate.</li> <li>● Pursue the concept of establishing a Phased Commercial Core Planned Unit Development in the downtown area.</li> <li>● Control the location of new development by designating appropriate areas for new residential and commercial land uses.</li> <li>● Consistent with smart growth principles, encourage access management standards, open space and landscape requirements for new development, such as appropriate setbacks, retention of green space, buffer zones between differing land uses, screened parking areas, and roadside landscaping; and encourage the retention of open space and scenic vistas with PUD's, clustering, and conservation easements.</li> </ul>

## ***Natural Resource Goal***

### **GOAL:**

***Protect and preserve groundwater, surface water, woodlands, wetlands, open space, wildlife habitat, steep slopes, and sand dunes.***

### **OBJECTIVES:**

- Encourage a land use pattern that is oriented to the natural features and water resources of the area by evaluating type and density of proposed developments based on soil suitability; slope of land; potential for ground water and surface water degradation and contamination; compatibility with adjacent land uses; and impacts to sensitive natural areas like wetlands, greenways and wildlife corridors.
- Work to limit and control the density and type of development adjacent to lakes, streams, and wetlands.
- Encourage the maintenance of greenbelt areas adjacent to lakes, streams, and wetlands.
- Support the strengthening of groundwater protection and stormwater management regulations at the County level, while encouraging the continued natural use of wetlands as groundwater recharge, stormwater filtering and stormwater holding areas.
- Limit developments on steeply sloped areas and require erosion control measures where construction is permitted. Require slope stabilization and revegetation on disturbed slopes or in extraction areas.
- Encourage planting of native tree and shrub species when properties are developed.
- Encourage the retention and management of existing forest lands.

## ***Historic Preservation Goal***

### **GOAL:**

***Promote the preservation and protection of historic sites, buildings, structures and features in the Township***

### **OBJECTIVES:**

- Encourage private property owners and community service organizations to utilize available tax incentives for historic preservation projects.
- Encourage education and outreach activities on historic preservation.
- Encourage the use of tools focused on historic properties, such as a purchase of development rights program, a transfer of development rights program and easements.

## ***Recreation Goal***

### **GOAL:**

***Provide and maintain recreation lands and facilities for safe access and enjoyment by residents and visitors.***

### **OBJECTIVES:**

- Establish non-motorized connections to publicly owned, semi-public and conservation areas within the Township.
- Develop bicycle trails and designated bike routes to recreation areas in the Township.
- Maintain an up-to-date recreation plan to address recreation needs (current and anticipated) and maintenance plan for all recreation facilities and parklands.
- Seek grant funding for park improvements.

## ***Residential Goal***

### **GOAL:**

***Retain the Township's rural and scenic character, while providing for suitable housing opportunities for the varied economic and lifestyle needs of the residents.***

### **OBJECTIVES:**

- Designate areas appropriate for all types of residential development including single family, multi-family, low to moderate-income rental complexes, and extended care facilities.
- Encourage participation with Northern Homes Inc., and Michigan State Housing Development Authority (MSHDA) programs to rehabilitate substandard housing and to provide needed moderately priced housing in the Township.
- Preserve the integrity of existing residential neighborhoods by protecting from intrusion of incompatible uses.
- Require a buffer between Residential uses and other more intensive uses.

## ***Economic Goal***

### **GOAL:**

***Recognize the need for new limited commercial businesses at locations consistent with this plan and utilizing sound land use planning principles.***

### **OBJECTIVES:**

- Provide a framework for the location of small commercial retail and service businesses in Cross Village, especially restaurants.
- Recognize Cross Village as a destination at the end of the Scenic Heritage Route.
- Explore the concept of establishing a Downtown Development Authority for the downtown commercial core of Cross Village.

## ***Infrastructure & Public Service Goal***

### **GOAL:**

***Maintain and improve the Township facilities, programs and show support for County-wide transportation systems consistent with the community needs, and the ability to finance the improvements.***

### **OBJECTIVES:**

- Continue to support the local emergency services including the local Fire Department.
- Continue participation in county-wide comprehensive waste management approach, with emphasis on recycling.
- Monitor the needs for other services, such as water, sewer, and natural gas services as more development occurs.