

EDENVILLE TOWNSHIP
MASTER LAND USE PLAN

Edenville Township
Midland County
State of Michigan

Approved Date: _____

Adopted by: Edenville Township Board

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ATTACHMENTS:

- 1 -- "A Profile of General Demographic Characteristics and Profile Data: Census 2000"
- 2 -- Future Land Use Map
- 3 -- Current Land Use Map

Note: Definitions of terms used in this Master Land Use Plan are in the Edenville Township Zoning Ordinance.

INTRODUCTION TO EDENVILLE TOWNSHIP

MASTER LAND USE PLAN

(hereinafter referred to as the Master Plan)

This plan, along with accompanying maps and tables, shall be known as the Master Plan of Edenville Township, Midland County, State of Michigan, as per Public Act 168 of 1959 as amended by the State of Michigan.

The Master Plan is a five-year projection of how the township should develop as dictated by geography, soils, and current land use trends. In some cases, the present use or ownership may not reflect this future use, but the plan is intended to provide only a future guide to development if the appropriate land becomes available.

This plan consists of a summary of all data obtained and conclusions based thereon for each of the existing or potential, residential, commercial, industrial, public and quasi-public, transportation, forest and recreational, agricultural and other land uses in Edenville Township.

Most growth will likely consist of single family homes. Residential properties located along both sides of Sanford Lake will develop at a faster pace than outlying areas. Moderate commercial growth is expected. Active farming of agricultural property will most likely remain at its current level.

The existing major roads, M-18, M-30, Water Road, Curtis Road, and Lake Sanford Road will be adequate to support the increased traffic due to growth.

The existing state-owned recreational property, the town park, the Midland County park in Section 2 which encompasses over 3/4 mile of river frontage, and other proposed new parks should provide adequate recreational areas for the next 20 years. Additional public access to Sanford Lake should be pursued.

Some residents continue to have problems with potable water quality and quantity. Edenville Township has recently joined Water District Number 1. Installation of municipal water and sewer systems is desired.

COMMUNITY ANALYSIS

Edenville Township is made up of two distinctly different types of residential areas: dense residential such as that found around Sanford Lake and in Edenville, and rural residential such as that found in farming and heavily wooded areas. There are 34 subdivisions and one condominium subdivision development near the Tittabawassee River and Sanford Lake.

A seasonal mobile home park is located on Wixom Lake in Section 1.

The Flats, a condominium campground, is on the west shore of Sanford Lake. Land used for farming is generally located in the northeast quarter of the township and along M-18.

A large undeveloped track of state land is located in the center of the township. This recreational land is heavily used for hunting and camping.

The primary commercial areas are along M-30 and M-18.

There are no industries currently located in Edenville Township, although there are a few just outside the township along M-18 and M-30.

The population increased by 6.8% between 1990 and 2000, to 2528. The population is projected to grow to 2700 by the year 2010, an additional 6% growth over 2000 levels. Census statistics gathered in 2000 showed a total of 1172 housing units.

Although the township has a low level of substandard housing, 3.9% as identified in the Midland County Master Plan, there is significant room for improvement. In many areas of the township, there exists accumulation of debris. This condition creates potential safety hazards, heightened friction between neighbors, and reduced property values. Ordinance enforcement by municipal civil infraction is being effectively used by the township to promote rehabilitation of unsafe and deteriorated housing, blight reduction, and improved public safety.

A Profile of General Demographic Characteristics and Profile Data: Census 2000, is included as Attachment #1(www.census.gov).

A 240 foot free-standing communications tower exists in the NW 1/4 of Section 6 and a 250 foot radio tower exists in the NW 1/4 of Section 5. There is an increasing demand for communication towers like the one in Section 6. Edenville Township should regulate the number and type of future towers placed in the township.

TOPOGRAPHY

The topography or "lay of the land" in Edenville Township is generally quite flat. Some relief is provided by sinuous ridges of 20 to 30 feet elevation, which were formed by deposition of sediments from streams and rivers near the conclusion of the glacial period in the geologic history of our region. Other basins and gentle rises are attributed to the presence of glacial lakes and successive beach levels. Subsequent modification and erosion of the topography has been accomplished by the Tittabawassee River. Some banks along this river are quite steep. Tributary streams include the Bluff, Mud, Black, and Verity Creeks which drain much of the surrounding area and flow into the Tittabawassee River.

Topography is a determining factor in the suitability of land for building purposes. Lower wetland areas, however, have insufficient drainage which makes development difficult, especially since the enactment of the Goemaere-Anderson Wetland Preservation Act. It is an important consideration of township planning to identify those areas which are most appropriate for the given use as determined, among others, by topography, soil types, and access to transportation routes.

SOILS

The existing soil types represent an important consideration in the development of the township. Soils determine the extent to which the land may be used for agriculture and the variety of crops, which are grown. Soils have a profound influence on development of the land for all kinds of building purposes since drainage characteristics affect foundations and road stability and adequacy of septic systems.

The United States Department of Agriculture Soil Conservation Service completed a survey of soils throughout Midland County during 1971-1975. The results have been published (Soil Survey of Midland Country, Michigan, issued April 1979). Detailed soils maps are available at the Midland Soil Conservation District office.

Soil types in the township vary widely in their nature and drainage characteristics. They range from clean sand through fine sands and silts to clay and loam. Drainage is generally best in sloping and level areas underlain by sand and sandy silts. Poor drainage is experienced on level areas and in depressions where clay, clay loams, and organic material are common. Depending upon the particular soil type and its occurrence topographically, severe limitations may be imposed on development of the land for specific purposes.

Wetlands information is available from the Michigan Department of Natural Resources.

RESIDENTIAL

Goal: The goal of this plan is to provide for the orderly and continued development and expansion of dwelling units within the township and to provide an attractive, pleasant, safe, clean, and healthy community environment. This plan attempts to provide for the equitable distribution of diverse residential types while taking into consideration the types of residences being constructed.

Objectives of residential development are to:

- A. Create public awareness and encourage participation in local planning efforts.
- B. Promote the necessary diversity of housing within the Township areas to accommodate a variety of people.
- C. Appropriately define areas in which housing of similar types may be established.
- D. Provide for the protection of property values within prescribed residential areas.
- E. Adequately plan for residential development in such a way as to permit water and sewage facilities to serve densely populated areas.
- F. Define those comparatively dense population areas so that adequate road systems may be built and maintained.
- G. Preserve "open space areas" and potential recreational park areas within or near residential areas.
- H. Isolate existing residential areas from commercial and industrial areas with greenbelts where necessary.
- I. Add landscape buffer requirements to the zoning ordinance.

Discussion

One of the goals in the development of a Master Plan for Edenville Township is to, as accurately as possible, plan for changes and growth of residential areas in the township. The Master Plan is intended to identify and recommend changes based on residential growth patterns.

This plan study used a drive-by survey, land mapping, along with land use classifications and land use inventory with a reference system. Overall planning for the township requires that areas of dense population be eventually served by sewer and water facilities. This is necessary to continue to reduce lake pollution and encourage residential development. Multiple-family

dwellings in Edenville Township comprise a small percentage of residential dwellings.

Preferred residential lots are comparatively equi-dimensional lots with areas substantially larger than the dwelling unit. Interests of the residents as far as accessibility, parking, areas assigned for water and sanitary facilities, are best served by this arrangement.

Greenbelts may be required in the township to protect residential areas. These would most likely be located where residential areas are near mobile home parks, recreational vehicle parks, or industrial and commercial areas. Wherever greenbelts are required, they shall be planted during development of the parcel. The types of planting should be of evergreen trees, tree-like shrubs, large deciduous shrubs or large deciduous trees. The greenbelt should be of adequate width so that an effective screen is created.

COMMERCIAL

Goal: The goal of this plan is to provide adequate commercial areas for businesses to locate in our township.

Objectives of commercial planning are to:

- A. Provide necessary space for present and future commercial businesses.
- B. Plan these additional commercial areas so as to permit municipal water and sewage services when these facilities are available.
- C. Provide for retail and commercial establishments to serve the local residents. These would include: motels, shops of various types, garages, public utility buildings, and food outlets.
- D. Encourage the continuation of agricultural enterprises.

Discussion

At the present time Edenville Township has allocated sufficient commercial areas to provide for present and future development. Moderate commercial growth is expected in Edenville Township, even with generous amounts of commercial land available.

Increased commercial development is anticipated along M-30 and M-18 in the next 20 years. It is desirable to limit the total number of business driveways feeding into M-30 and M-18. To achieve this, we will promote deeper commercial areas and encourage the development of service roads, which are set back and parallel to M-30 and M-18. This will help promote the development of commercial parks.

AGRICULTURAL

Goal: The goal of this plan is to identify the prime, secondary and agricultural-residential lands and save them for their respective uses.

Objectives of agricultural development are to:

- A. Identify the prime agricultural lands and promote such lands for intensive agricultural purposes.
- B. Identify agricultural zoned land used primarily for residential use. This land should be zoned residential, not agricultural. Examples of such areas are where successive numbers of 5 to 20 acre parcels are not used for agricultural purposes.

Discussion

In planning of the agricultural areas, the planners' ability to look ahead and plan in advance was influenced by three questions:

1. Is this area firmly developed and established as agricultural, and would it be short or long-lived?
2. Is what is planned the most appropriate for this area at this time?
3. Are soil types in these areas suitable for agricultural use?

Current state legislation is encouraging preservation of agricultural land, with "The Farmland and Open Space Preservation Program (PA 116)". The purpose of this act is to examine the most fertile lands capable of producing crops, and saving them for agricultural uses through restrictive covenants and provisions for tax incentives for participation in the program. Previous names for this program are part 361 of PA 451 of 1994 as amended, and PA 116 of 1974. (a phone number for information is 989-373-3328). Currently House Bill 4346 is being promulgated in Lansing. The target here is legislation that allows development rights on agricultural lands to be transferred or purchased which is one more approach to preserving our good agricultural land.

The Edenville Township soil map shows fertile agricultural land such as Kibbie, Sims, Parkhill, Hettinger and Bowers, which are clay loam soils. Also included, and usually at the outside of the previous soils, are Minominee, Tuscola, and Colwood. (see soils map reference in "Soils" section of this plan).

Most prime agricultural land is already being used for agricultural purposes.

In 1996, 17% of Edenville Township was prime agricultural land. Of that 17%, 70% was being tilled. Another interesting statistic was that 95% of the prime agricultural land was privately owned. The other 5% was owned by the State of Michigan. Some agricultural land is lost when residential development does occur on it due to single small lot formations. The Health Department is reluctant to deny drain field permits for them. This picture can change suddenly to much more rapid loss of agricultural land with the installation of public sewer and water systems. Ref. Leonard Urbaniak, Board of Review, Chairman; data taken from a review of the zoning (current land use) map in 1996.

The plan is to limit residential development in prime clay loam (good agricultural) areas shown on the soil map to one residence per 40 acres and one for each 60 acres allotment beyond the first 40 acre allotment. The involved regulation is in the Edenville Township Land Division Ordinance.

RECREATIONAL AND NATURAL AREAS

Goal: The goal of this plan is to perpetuate the existing large block of unimproved state-owned and privately owned land for recreational uses such as hunting, trapping, hiking, snowmobiling, horseback riding and similar types of uses. The various recreational areas as shown on the Master Plan Map, are intended for public or private use and should be protected for future generations.

Objectives of Recreational Planning are to:

- A. Discourage development other than of a recreational nature, in the large block of state-owned land.
- B. Preserve and expand the existing developed park in Edenville.
- C. Encourage the existence of a public golf course.
- D. Provide sufficient open space around the public school in Section 24.
- E. Protect the Riparian rights of property owners in their continued use of Sanford and Wixom Lakes.
- F. Reduce pollution in its various forms in the lake and on the land.
- G. Protect the shore lines from erosion and subsequent filling of the lake bottoms.
- H. Establish two additional parks, one on each side of Sanford Lake in the southern half of the township for ball fields, playground equipment, tennis courts, etc.
- I. Encourage the State of Michigan to maintain the AuSable State Forest as a natural resource for the public's enjoyment.
- J. Open up the new county park at the confluence of the Tobacco and Tittabawassee Rivers, in Section 2.
- K. Encourage the establishment of bicycle, walking and cross country skiing trails in the township.

Discussion

Two important recreational resources available in this township are the Tittabawassee River/Sanford Lake and the State Forest. With the steady decrease of available open space in and around urban areas conservation is necessary -- meaning protecting water sheds and water supplies, preserving scenic areas, providing park land, wilderness, and beach reserves, conserving plants, fish, and wildlife and other related activities.

State-owned land bordering Verity Creek in Section 35 has long been used for public access and fishing. State-owned land (N 1/2 of the NE 1/4 of Section 26) has long been used for recreation and public access to Sanford Lake. The Master Plan wants to preserve these and all other similar state-owned water front and recreational facility long term, because once they are turned over to private ownership they are usually lost to the public forever.

The majority of the AuSable State Forest is the head waters of the Mud, Verity, and Black Creeks.

Trees in the area are predominately poplar with growths of maple, oak, pine and ash invading the poplar stands. If the forest is left undisturbed for 150 to 200 years, maple trees will dominate. The Department of Natural Resources is at the present time engaged in a systematic wildlife habitat improvement program. The program consists of clear-cutting strips of mature trees so that young poplar shoots can provide food and cover for partridge, rabbits, deer, and other wildlife.

A total potential recreational area of approximately 9,000 acres is available in Edenville Township. That represents 40% of the total township area. Most of the state land lies between Sanford Lake and M-18 and extends from the south line of the township to the north line. It is also noted that the state forest continues and extends south of Edenville Township into Jerome Township to the U.S. 10 Expressway and contains an additional 3,000 acres. Two campgrounds of approximately 37 acres (Sections 1 and 26) and a camper park on Wixom Lake in Section 1 are the only privately-owned, public recreation areas in the township. In addition there is a Midland County park with 3/4 miles of river frontage at the confluence of the Tobacco and the Tittabawassee Rivers, yet to be developed into a primitive park. A 900-foot long beach in Section 35, Francis Shores Estates exists for the association members only. A township-owned baseball diamond exists in Edenville. Approximately 300 feet of state-owned land fronts on Verity Creek in Section 35.

There are desirable locations for township parks on each side of Sanford Lake. On the east side, the state-owned property fronting on the west side of Water Road and just north of Rivers Edge Farm (N 1/2 of the NE 1/4 of Section 26) is an ideal

potential location. On the west side of the lake, the state-owned property fronting the east side of Lake Sanford Road, in Verity Shores is another ideal location.

The various recreational areas are intended to serve the public. The AuSable State Forest is the largest block of public-owned land in the lower peninsula easily accessible to the large metropolitan areas. This tract of land is a tourist attraction now and will be a much more important tourist attraction in the future.

MOBILE HOME PARKS

Goal: Mobile home parks should be located in areas essentially in harmony with the adjoining land uses.

Objectives of mobile home park planning are to:

A. Have the parks located in an area reasonably separated from permanent homes by greenbelts.

B. Locate them in areas planned for residential use. Their location, however, is subject to limitations imposed by other objectives in this plan and applicable zoning restrictions.

Discussion

Edenville Township has one mobile home park, which is located in Section 1.

Mobile home parks shall have a greenbelt around them. The development of mobile home parks shall be in District C Residential.

WATER AND SEWER PLAN

Goal: To provide for the introduction of municipal water distribution and waste water collection and treatment facilities in more densely populated areas of the township.

Objectives of a municipal water and sewer plan are to:

- A. Provide potable drinking water for the Edenville Township residents.
- B. Minimize organic and bacterial pollution of streams and rivers.
- C. Preserve the quality of underground water supplies.
- D. Encourage development of homes and businesses.
- E. Provide additional fire protection.

Discussion:

Planning for the future growth of Edenville Township necessarily includes consideration of services that are required. Some of these are already provided such as services of fire and police protection. As the population density in a particular area increases, a plan must be formulated for providing good quality water to homes and businesses. Adequate sewage handling facilities should be provided to remove the increased wastes generated by the increasing population. If such planning is not implemented, the environment which we enjoy will become increasingly fouled by our pollution.

Midland County, of which Edenville Township is a part, has established a generalized water plan for the area. At present, water distribution stops at the southern boundary of the township. Justification for installing these water mains has been based upon a housing density of 150 dwellings per square mile. Employing the same criterion, it is apparent that in Edenville Township, Sections 35, 26, 23, and 14 are rapidly approaching the limiting population density that would justify inclusion of these sections in the overall water availability plan.

Several advantages would be realized by extension of water mains. Among these are: (1) preservation of the quantity and quality of potable underground water by preventing local heavy draw-down conditions on the water table, and (2) providing hydrants in densely populated areas that would aid fire protection efforts.

Health and environmental considerations indicate that sewage facilities are becoming increasingly needed in the southern and eastern portions of the township because of high population density and the potential for lake contamination.

In the meantime, permissible lot sizes should be increased, depending upon existing soil types, in order to limit the number of individual septic systems that can be installed in a given area. Also, adequate septic system maintenance and replacement is stringently enforced by the Midland County Health Department.

PUBLIC AND QUASI-PUBLIC

Goal: The goal of public and quasi-public uses is to provide adequate services, such as schools and fire protection for the population of Edenville Township.

Objectives of public and quasi-public planning are to:

- A. Maintain proper housing on both sides of the river for an adequate level and quality of fire fighting equipment.
- B. Provide adequate school sites for the proper education of the township residents.
- C. Provide sites for the recycling of waste products and the composting of yard waste.
- D. Provide a system for disposal of solid waste products.

Discussion

Edenville Township is served by the Meridian School District and the Coleman School District. The majority of the students attend the Meridian School District. There are two schools located in the township. One is a public school, Hillside Elementary, a part of the Meridian School District, located on Baker Road in Section 24. The second is the Seventh Day Adventist School, a parochial school located on Meridian Road in Section 1. The Meridian School District owns 56.5 acres in Edenville Township, 16.5 acres in Section 24 and 40 acres in Section 3.

The Swanton Memorial Center, built as a memorial to Dr. Lafayette Swanton by a trust fund of the doctor's estate, is on Water Road in Section 12. Built for the public, the building is used for official township functions as well as private meetings, parties, wedding receptions, etc.

A two-acre township park and ball diamond are located on Moore Street, in Section 1, in Edenville.

The township fire department has Station #1 on Moore Street and Station #2 in the SW 1/4 of Section 26 on North Lake Sanford Road on the west side of Sanford Lake. The township supports approximately five fire vehicles. The equipment and building are maintained by on-call firefighters.

The township's two cemeteries are located in Sections 11 and 12. The cemetery in Section 12 is nearly full. The cemetery in Section 11 has adequate space to meet the township's needs for many years.

Curbside recycling is desired for the township.

TRANSPORTATION USES

Goal: The goal of transportation planning is to provide the best method of transportation and adequate road systems that encourage continued growth of our township.

Objectives of transportation planning are to:

- A. Adequately maintain all public township roads.
- B. Place appropriate traffic control signs.
- C. Ensure that new private roads meet the width right-of-way requirements of the Midland County Road Commission.
- D. Place street lights at appropriate intersections.
- E. Install bike lanes on township roads.

Discussion

Edenville Township has approximately 13 miles of state roads, M-30 being a partial boundary on the east and M-18 on the west boundary. There are about 12-1/2 miles of county primary roads, Curtis and Sanford Lake Roads. The remaining 24-1/2 miles of township secondary roads consist of hard surface or gravel.

Private roads create potential hazards in case of emergency. Fire truck accessibility is limited in some cases. Private roads are often turned over to the County Road Commission and made public roads because the homeowners no longer can maintain or want to maintain a private road. Private roads should conform to Midland County Road Commission design standards.

There are no public airports, commercial bus lines, taxis, or railroads in the township. Appropriate signs should be maintained on M-30 on both approaches to Edenville to warn of a pedestrian area.

Edenville Township needs to have a private road assessment ordinance to guarantee proper maintenance of private roads.

INDUSTRIAL

Goal: The goal of this plan is to identify districts suitable for the manufacturing industry.

Objectives of industrial planning are to:

- A. Identify land with access to power and transportation.
- B. Identify land isolated from residential areas.
- C. Identify land for industry that is not suitable for prime agricultural use.
- D. Identify lands suitable for manufacture of perishable goods when municipal water and sewage service is available.

Discussion

The industrial and business growth trend is along highways M-30 and M-18. The industry that might develop in the township, depending on resources and available sites, will need to comply with District F, Industrial, of the Edenville Township Zoning Ordinance. Presently, the majority of the planned district for industrial area is owned by the State of Michigan.

Supplemental Goals

These supplemental plans are to encourage and guide development within the township which will benefit the safety, health and well being of township residents. Residents should be able to enjoy the natural attributes of the community.

The natural beauty within the township and the enjoyment of that beauty, by its residents, will be preserved by regulating the following items:

1. The size and location of signs.
2. The size and location of communication towers.
3. The size and location of personal communication devices.
4. The size and location of fences.
5. The size and location of structures for residential, commercial or industrial purposes.
6. The size and location of soil removal sites and the finished condition of those areas where soil is removed.
7. Blight.
8. The curbside pickup and disposal of scrap and garbage.
9. Light pollution.

Developments and activities within the township should not impose on residents unreasonable loud noises and/or foul smells.

ORDINANCE ENFORCEMENT

Enforcement of township ordinances is key to maintaining the health, safety, and welfare of the residents of Edenville Township.

Townships now have the authority to designate some or all ordinance violations as municipal civil infractions. State Law (Public Act 12 of 1994 as amended) which established municipal civil infractions procedures, allows for a less costly procedure for enforcement. Edenville Township officials should review all of the township ordinances to determine which ones would benefit by this new enforcement system.

Edenville Township will enforce all ordinances within its jurisdiction.

Dates of this Master Plan

Review Date	17-June-2002
Adoption Date	to be determined.