

EDENVILLE TOWNSHIP

MASTER LAND USE PLAN

Edenville Township
Midland County
State of Michigan

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INTRODUCTION

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.

This plan does not address long range planning, 10-20 years from now. However, following are several projections for that time period.

Most growth will likely consist of single family homes. Residential properties located along 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 North Lake Sanford Road will be adequate to support the increased traffic due to growth.

The existing State-owned recreational property, the village park, the Midland County Park in Section 2 which encompasses 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 local waterways should be pursued, along with a park/ball field near Fire Station #2; additional parking lot for Gransden Park, and a county park at the second fill.

A 240' free standing communications tower exists in the N 1/4 of Section 6 and a 250' radio tower exists in the NW 1/4 of Section 5, along with a tower on M-30. There is an increasing demand for communication towers like the one in Section 6. Edenville Township should control the number and type of future towers placed in the Township. Cellular service providers are being sought for the recently installed water tower at the Swanton Memorial Center location.

DEFINITIONS

AGRICULTURE — The use of land for tilling of the soil, the raising of tree and field crops, animal husbandry, and other agriculturally related uses.

COMMERCIAL BUSINESS — A purposeful business that is engaged in the exchange of, or buying and selling of goods and/or services, as a means of livelihood.

DWELLING UNIT — A building or portion of a dwelling providing for complete living quarters for one family. It may be a one family, two family, or multiple family dwelling.

GREEN BELT — A green belt shall be a buffer area consisting of space which shall be either level or a berm and landscaped with trees, shrubs, vines, and ground covers which will provide a continuous year round obscuring screen.

MANUFACTURED HOME — A structure, transportable in one or more sections which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, and which is connected to the required utilities and includes the necessary plumbing, heating/air-conditioning, and electrical systems contained therein. For the purposes of this ordinance, "Manufactured Home" does include single and double-wide manufactured homes but does not include a recreational vehicle or travel trailer.

MANUFACTURED HOME PARK — Any parcel or tract of land under the control of any person upon which three or more occupied manufactured homes are located.

MULTIPLE FAMILY DWELLING — A dwelling designed and used as a residence for three or more families living independently of each other.

OPEN SPACE — Open fields.

POLLUTION — Unnatural additions to land, air, or water rendering undesirable the uses for which they are intended.

PRIME AGRICULTURAL LAND — Desirable land that could be used for agriculture and usually containing Kibble, Sims, Parkhill, Hettinger, and Bowers type soils.

PUBLIC PARK — Parks for public use which may have such improvements as (but not limited to) ball fields, swings, picnic facilities, tennis courts, and camping sites.

RESIDENTIAL AREA — Area in which the primary use is for dwellings.

ROAD —

1. Hard Surfaced Road — A road consisting of concrete or bituminous asphalt.
2. Primary Road — County hard surfaced roads.
3. Private Road — Roads built and maintained by private organizations or individuals.

SECONDARY AGRICULTURAL USES — Such as fruit orchards, tree farms, pastures, and truck farms.

ZONING ORDINANCE — The current Edenville Township zoning Ordinance, as adopted by the Edenville Township Board, Midland County, Michigan.

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 the Village of Edenville, and rural residential such as that found in farming and heavily wooded areas. There are thirty-four subdivisions and one condominium subdivision development near the Tittabawassee River and Sanford Lake.

A seasonal manufactured home park is located on Wixom Lake in Section 1. The Flats campground, a seasonal 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 corridor is along M-30. There are no industries currently located in Edenville Township, although there are some just outside the Township along M-18 and M-30.

The population increased by 6.8% between 1990 and 2000, to 2528. Census statistics gathered in 2000 showed a total of 1172 housing units. The 2010 census showed an increase in population of .9% to 2755.

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 used by the Township to promote rehabilitation of unsafe and deteriorated housing, blight reduction, and improved public safety.

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 in the Soil Survey of Midland County, Michigan, issued April 1979. Detailed soil 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.

RESIDENTIAL

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:

1. Create public awareness and encourage participation in local planning efforts.
2. Promote the necessary diversity of housing within the Township areas to accommodate a variety of people.
3. Appropriately define areas in which housing of similar types may be established.
4. Provide for the protection of property values within prescribed residential areas.
5. Adequately plan for residential development in such a way as to permit water and sewage facilities to serve densely populated areas.
6. Define those comparatively dense population areas so that adequate road systems may be built and maintained.
7. Preserve "open space areas" and potential recreational park areas within, or near, residential areas.
8. Isolate existing residential areas from commercial and industrial areas with green belts where necessary.

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 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.

Approved June 24, 2014

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, and areas assigned for water and sanitary facilities, are best served by this arrangement.

Green Belts may be required in the Township to protect residential areas. These would most likely be located where residential areas are near manufactured home parks, RV parks, or industrial and commercial areas. Wherever green belts 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 green belt should be of adequate width so that an effective screen is created.

COMMERCIAL

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

The objective of commercial planning is to:

1. Provide necessary space for present and future commercial businesses.
2. Plan these additional commercial areas so as to permit municipal water and sewage services when these facilities are available.
3. 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.
4. Encourage the continuation of agricultural enterprises.

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

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

The objective of agricultural development is to:

1. Identify the prime agricultural lands and promote such lands for intensive agricultural purposes.
2. 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.

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In planning the agricultural areas, the planner's 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 term?
2. Is what is planned the most appropriate usage 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

The Edenville Township soil map shows fertile agricultural land such as Kibble, Sims, Parkhill, Hettinger, and Bowers, which are clay loam soils. Also included, and usually at the outside of the previous soils, are Menominee, Tuscola, and Colwood.

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

RECREATIONAL AND NATURAL AREAS

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:

1. Discourage development other than of a recreational nature in the large block of State-owned land.
2. Preserve and expand the existing developed park in the Village of Edenville.
3. Encourage the existence of a public golf course.
4. Protect the Riparian rights of property owners in their continued use of Sanford and Wixom Lakes and encourage Midland County to retain ownership/control of the Bottom Lands.
5. Reduce pollution in its various forms in the waterways and on the land.
6. Protect the shore lines from erosion and subsequent filling of the lake bottoms.
7. Encourage the State of Michigan to maintain the AuSable State Forest as a natural resource for the public's enjoyment.
8. Encourage the establishment of bicycle, walking, and cross country skiing trails in the Township.

Two important recreational resources available in the 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 watersheds and water supplies, preserving scenic areas, providing park land, wilderness, and beach reserves, conserving plants, fish, and wildlife and other related activities.

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, invading the poplar stands. If the forest is left undisturbed for 40 to 60 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.

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.

MANUFACTURED HOME PARKS

Manufactured home parks should be located in areas essentially in harmony with the adjoining land uses.

The objective of manufactured home park planning is to:

1. Have the parks located in an area reasonably separated from permanent homes by green belts.
2. Locate them in areas planned for residential use. Their location, however, is subject to limitations imposed by other objectives in the Plan and applicable zoning restrictions.

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

Manufactured home parks shall have a green belt around them. The preferred location for manufactured homes is in manufactured home parks. The development of manufactured home parks shall be in District R-2, with the possibility of being built in Agricultural by special use.

WATER AND SEWER PLAN

The goal is 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:

1. Provide potable drinking water for the Edenville Township residents.
2. Minimize organic and bacterial pollution of streams and rivers.
3. Preserve the quality of underground water supplies.
4. Encourage development of homes and businesses.
5. Provide additional fire protection.

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 has been 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 at some point in the future as the population necessitates.

Several advantages would be realized by extension of water mains to sections indicated on the accompanying map. 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.

PUBLIC AND QUASI-PUBLIC

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:

1. Maintain proper housing on both sides of the river for an adequate level and quality of firefighting equipment.
2. Provide adequate school sites for the proper education of the Township residents.
3. Provide sites for the recycling of waste products and the composting of yard waste.
4. Provide a system for disposal of waste products.

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 – currently owned by Meridian but being leased to ESA for special education, 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 Township fire department has a main station on Moore Street and a substation in the SW 1/4 of Section 26 on North Lake Sanford Road on the east side of Sanford Lake. The Township supports seven fire vehicles. The equipment and buildings are maintained by trained, on-call firefighters and an auxiliary. Fire Station #1 is in need of significant maintenance and/or refurbishment.

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.

TRANSPORTATION USES

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

Objectives of transportation planning are to:

1. Adequately maintain all public Township roads.
2. Place appropriate traffic control signs.
3. Place street lights at intersections.

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 12.5 miles of country primary roads, those being Curtis

and Sanford Lake Roads. The remaining 24.5 miles of Township secondary roads consist of hard surface or gravel; with several miles of these roads being in desperate need of repair and/or resurfacing.

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 the Village of Edenville to warn of pedestrian area.

COMMERCIAL/INDUSTRIAL

The goal of this plan is to identify districts suitable for commercial and/or the manufacturing industry.

Objectives of commercial/industrial planning are to:

1. Identify land with access to power and transportation.
2. Identify land isolated from residential areas.

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 the commercial/light industrial zoning of the Edenville Township Zoning Ordinance.

SUPPLEMENTAL GOALS

These supplemental goals are to encourage and guide development within the Township which will benefit safety, health, and well being of Township residents.

The natural beauty within the Township and the enjoyment of that beauty by its residents will be preserved by adhering to the current Zoning Ordinances.

ORDINANCE ENFORCEMENT

Enforcement of Township ordinances is important 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) which established municipal civil infractions procedures, allows for a less costly procedure for enforcement.