

Chapter Four Goals and Objectives



Little Platte Lake

These goals and objectives are created in response to the requirements of Act 33 of 2008, as amended, to provide guidance for growth management and maintenance of the Township’s natural qualities while planning for an acceptable level of growth.

Goal 1: Zoning

Throughout Lake Township, maintain a rural atmosphere, ecological balance, open space, high levels of sanitation and low levels of pollution by providing for the rational control of Township development growth through proper zoning, subdivision and land division regulations, development standards, code enforcement and administration.

Objectives:

Objective 1 (A): **Zoning Review** -

With input and involvement of the Zoning Administrator, the Planning Commission should conduct a review of the current zoning ordinance and recommend any changes that should be considered by the Township Board. The review should include an assessment whether the current zoning allows higher development density or more commercial development than most residents want and would allow undesirable natural and environmental deterioration. This includes a critical look at the existing Resort Commercial Zoning District to determine if it is still necessary and appropriate. This review shall also include an assessment of current agricultural land use in the Township and whether any zoning changes with respect to such use are appropriate.

To be completed by mid-2024.

Objective 1 (B): Watershed Overlay Review and Recommendation-

The Planning Commission should conduct further assessment of the proposed Crystal Lake Overlay Ordinance amendments, and how the proposal compares to the existing overlay ordinances for Platte and Crystal Lakes and the existing general zoning ordinance. The assessment should include:

1. An evaluation of the most serious threats and identification of the provisions of the proposal most likely to positively affect such threats.
2. Consultation with the Crystal Lake and Watershed Association, and other lake protection associations.
3. Consultation with other neighboring townships.
4. Strong consideration of making the overlay ordinance applicable to all watersheds so it is consistent throughout the Township.

Based on the assessment, the Planning Commission should prepare proposed ordinance changes for recommendation of approval by the township Board.

To be completed by the end of 2023.

Objective 1 (C): Annual Enforcement Review

Annually at one of its regular meetings, the Zoning Administrator should present to the Planning Commission a review of the following:

1. A list of enforcement actions with the basis for the violation, their status, and outcome.

2. A list of all matters taken before the Zoning Board of Appeals.
3. A listing of complaints received regarding alleged non-compliance, whether enforcement action was taken, and if not, the basis for not pursuing the complaint.
4. An assessment by the Zoning Administrator whether any provisions of the zoning ordinance are creating uncertainty, negative feedback or other concerns which warrant ordinance amendments.

To be conducted annually, beginning in 2023.

Goal 2: Short-Term Rentals

Lake Township should have fair and straightforward regulations applicable to short-term rental property which should continue to allow short-term rentals, but which protect and preserve the existing quality and character of the Township.

Objective 2(A): Short Term Rental Assessment and Recommendations

The Planning Commission should:

- Conduct a review of the current provisions of the zoning ordinance relating to short term rentals.
- Estimate the number of rental units in the Township, and their level of compliance with existing requirements.
- Review regulations in neighboring and similar jurisdictions.
- Make recommendations to the Township Board for any needed changes to the regulations.

To be completed by mid-year 2023.

Goal 3: Sleeping Bear Dunes National Lakeshore

Lake Township should have a frank, open and constructive relationship with the SBDNL and its supporting organizations.

Objective 3 (A): Ongoing Dialog

Maintain an open channel of communication with Sleeping Bear Dunes National Lakeshore management personnel. At a minimum meet annually to

discuss the Park Service's plans for the portion of the park within Lake Township and discuss areas of mutual interest, activity, or support, as well as express concerns or opposition where appropriate.

Objective 3 (B): Scenic Drive Land Acquisition

The Planning Commission should periodically review the status of property acquisition by SBDNL for the proposed scenic drive.

Ongoing

Objective 3 (C): Sleeping Bear Gateways Council

The Planning Commission should monitor activities and plans of the non-governmental organization, the Sleeping Bear Gateways Council, and provide input and involvement as appropriate to assure their plans are consistent with this Master Plan and will not be detrimental to the Township or its residents.

Ongoing

Goal 4: Environmental Quality and Preservation

To maintain its natural beauty and excellent environmental quality, the Township should seek input from governmental and non-governmental organizations, and when appropriate provide support where action of the Township can assist efforts to preserve and protect our resources.

Objective 4 (A): Lake Association Dialog

Once a year, invite all the lake associations (Crystal, Platte, Long, and Little Platte) to a regular Planning Commission meeting to get reports on the status of the lakes and gather input on any desired Township actions that might help the condition of the lakes.