

CHAPTER 7 – FUTURE LAND USE PLAN

The final step in developing a Master Plan is to determine the types, location and intensities of development that will occur over the next twenty years. With the establishment of a Future Land Use Plan, Krakow Township intends to ensure that existing land uses such as residential can continue; irreplaceable resources such as water, wetlands, farmlands and forestlands will be protected; and reasonable growth, including residential, commercial and light industrial, can be accommodated with minimal land use conflicts or negative environmental impacts. While future land uses are difficult to predict, a future land use plan provides a scenario which Krakow Township can use as a guide when considering land use and development decisions.

Future land use recommendations are based on social and economic characteristics, environmental conditions, existing land uses, available community services and facilities, current zoning, community input and community goals and objectives. The future land use plan illustrates the proposed physical arrangements of land use within Krakow Township. It identifies and defines the major future land use categories as well as the approximate locations for each use. The boundaries reflected on the map are not intended to indicate precise size, shape or dimension; rather they portray a general land use arrangement, which may be refined as the community develops. The plan is prepared to serve as a guide for the Township regarding current issues, land use decisions, investments, public improvements and zoning decisions. The plan is also intended to be a working document which will provide for the orderly development of the Township, assist the community in its efforts to maintain and enhance a pleasant living environment, protect important natural resources and foster economic development and redevelopment.

Future Land Use Planning Areas

The community has identified eight categories of future land use to serve future development needs. **Figure 7.1** is the future land use map of Krakow Township that depicts the locations of planning areas. This section will provide explanations of each land use planning area, including purpose, recommended development density and compatible uses. This future land use plan recognizes that existing parcels within future land use planning areas may be less than the recommended minimum lot size. The plan does not intend to restrict the construction of new residences or continued residential use of these existing parcels.

Future Land Use Areas

- Resort Residential
- Rural Residential
- Local Business
- Light Industrial
- Forest Recreation
- Agricultural
- Resource Conservation

Resort Residential

Location and Setting: The Resort Residential future land use area is intended to preserve existing residential development where land has already been subdivided into smaller lots. These parcels are located along the shorelines of Grand Lake and Long Lake and within the Presque Isle Harbor Association. A high percentage of dwellings are classified as seasonal use. See **Figure 7.1** for locations of resort residential future land use planning areas. Marinas,

smaller family owned resorts, small parks and boat launches are located within this area. These complementary uses are essential elements of the lakeside resort environment.

Uses: Principal uses include single family dwellings. Where compatible with residential uses, other uses to be considered include home occupations contained within the dwelling, group homes per state law, bed and breakfast facilities, parks and playgrounds, and community and publicly owned buildings. The future land use plan supports continuation of existing resort and recreational uses as stated in the above paragraph.

Development Density: Older platted subdivision areas contain lots created prior to implementation of the Township zoning ordinance. As a result, some lots (called lots of record) do not meet current zoning standards. These lots-of-record, when located in areas with high water tables or karst bedrock near the surface, present challenges for locating individual water wells and septic systems. In order to provide adequate separation zones for individual water wells and septic systems within older platted areas it is important to follow lot coverage and setback standards.

Other Development Considerations: Renovation and redevelopment of existing waterfront properties is expected to continue as seasonal residences are replaced by year round homes. When redevelopment of waterfront properties occur, such as increasing structure sizes or tear downs and rebuilds, zoning standards should focus on bringing the structures into conformity such as addressing required lot setbacks and establishing waterfront greenbelts. Size of accessory buildings should be in proportion to residential buildings. Where infill development occurs in previously platted areas, waterfront setbacks can be consistent with adjacent existing structures, but should be no closer than 30 feet from the ordinary high water mark. Development standards such as waterfront setbacks, building elevation above ordinary high water mark, building heights, protection of views and native vegetation greenbelts should be considered. No municipal water or sewer service is currently planned for this area.

Keyhole developments funnel second tier development landowners into a small lakefront lot. Without proper development standards, shoreline erosion, surface water pollution, increased noise and conflicts between lake users do occur. Keyhole development or high-density second-tier development with shared private waterfront access should be regulated with some restriction within this land use category.

Rural Residential

Location and Setting: The Rural Residential future land use areas are located along major roadways and near water features, see Figure 7.1. Current land cover is forest, along with low-density residential development. These larger residential lots provide privacy from neighbors and/or other development.

Uses: Principal uses include single-family dwellings and two-family dwellings. Where considered compatible with residential uses and do not alter the existing character of the neighborhood other uses to be considered include multifamily residential; group homes per state law; home-based businesses and cottage industries; bed and breakfast facility; churches and associated structures; parks and playgrounds; schools; child care uses; community buildings and publicly owned buildings; public utility buildings; publicly owned and operated parks.

Development Density: This category is designed to accommodate single family and two-family dwellings at an average density of one unit per acre. Conforming non-residential uses would

require larger minimum lot areas and should be established according to the type and intensity of use.

Other Development Considerations: Provisions should be incorporated into the Zoning Ordinance to allow for a cluster development pattern designed to avoid or minimize development impacts on environmentally sensitive areas and forests. No municipal water or sewer service is currently planned for this area. Due to the lack of community water and sewer, intensive development such as multi-family residential will be dependent on adequately addressing the water and waste disposal issues.

Local Business

Location and Setting: At the present time there is limited commercial development in the township. Commercial activity is related to resort and recreational sectors with peak times being May through October. Due to the limited year round population, local retail-service businesses currently have a difficult time surviving. Local business areas are located along US-23.

Development Density: Commercial lots along major roads with higher traffic volumes and higher speed limits should have widths that can accommodate recommended driveway spacing in MDOT's access management guidebook for local communities. As an alternative, narrower lots would be acceptable if frontage roads or shared driveways are incorporated into the development. Current zoning requires a minimum lot size of 20,000 sq. ft. Commercial lots will vary in size depending upon the location and business types.

Uses and Development Considerations: Commercial developments in rural, recreational based tourism townships serve local residents and visitors. Compatible uses include retail sales, gas stations/convenience stores, restaurants, personal services, and office uses. The review process for development projects should be set forth in the Zoning Ordinance and provide for a more streamlined review process for less intensive uses that completely fit the given zoning district, and a more thorough review for projects that are more intensive and will be compatible with the given district only if special standards are met.

Businesses should have adequate buffers separating operations from residential and resource uses. Access management, shared driveways and parking lots, stormwater management, groundwater protection, pedestrian access, landscaping, buffering, signage, billboards, traffic and pedestrian safety, and outdoor lighting should be considered in development plans. Roadside landscaping to maintain traffic safety and minimize any negative visual impacts of development should be required along the main roads. Due to the rural character, distance from population centers and low population levels, these areas are not intended for large scale, regional retail/shopping centers.

Other Considerations: State law grants the authority to regulate billboards along state and federal highways to townships, cities and villages, but not to counties. Therefore it is recommended the Township consider regulation of billboards along US-23 and primary county roads.

Light Industrial

Location and Setting: The community has identified the need to improve employment opportunities and expand the local tax base. Industrial future land use area is designated with a symbol to indicate the approximate location near the intersection of Long Lake Highway and Bolton Road. The Township acknowledges there are industrial parks in neighboring communities such as Alpena and Rogers City. In the short term, until appropriate infrastructure has been put in place, industrial/manufacturing development should be guided to these existing industrial parks.

Uses: The light industrial future land use category is designed to provide sites for wholesale activities, warehouses, retail operations that require large outside storage areas, sawmills, and light manufacturing. The review process for development projects should be set forth in the Zoning Ordinance. The process should provide a more streamlined review process for less intensive uses that fit the given zoning district and a more thorough review for projects that are more intensive and require special standards. Developments are subject to performance standards relative to impacts on the community. This district is compatible with a business district, but not compatible with residential districts without required buffers and other standards to minimize land use conflicts.

Development Density: Recommended minimum lots sizes would be five acres.

Other Development Considerations: Development standards should address access management, buffering, signs, stormwater management, groundwater protection and landscaping to maintain traffic safety and minimize any negative visual impacts of development along the main roads. Larger scale development often needs municipal water and sewer or may need a satellite water or sewer system. Manufacturing and warehousing development should be located on all-season roads. Due to the lack of community water and sewer, intensive development will be dependent on adequately addressing the water and waste disposal issues.

Forest Recreation

Location and Purpose: Krakow Township recognizes extensive areas of forests and wetlands contribute significantly to the quality of life and the rural up-north character, which are valued by residents and visitors. The Forest Recreation category is the most extensive future land use category, see **Figure 7.1**. The land cover is a mix of wetlands, lowland forests, and upland forests. Hunting camps, and seasonal and year round homes are located in this area. This category encourages the continuation of resource management and outdoor recreational activities. This land use designation is intended to encourage the continued existence of private forestlands.

Uses: Along with low density residential uses, forestry activities associated with timber and wildlife management would be considered compatible in this area. Other primary uses include seasonal cabins, public and private conservation areas, and hunting camps. If designed to be compatible with surrounding neighborhoods, uses such as recreational camps and clubs, campgrounds, bed and breakfast operations, home occupations, home based businesses, and resorts (recommended on twenty acres or more) would be allowed. Any business that generates higher traffic volumes should be located on public paved roads.

Development Density:

Large areas are only served by seasonal roads. Also, karst geology and extensive wetlands constrain development potential. Larger lots provide privacy and tend to maintain ecological integrity of the natural resources. To protect sensitive areas and maintain larger tracts available for other uses, the plan recommends this category accommodates dwellings at an average density of one unit per 5 acres.

Other Development Considerations: Gravel pits with site reclamation plans would be allowed as uses by special approval, provided the activity is compatible with surrounding neighborhoods. No municipal water or sewer service is planned for these areas. Buffers or physical separation from incompatible uses (commercial and industrial) are necessary when Forest Recreation areas are located next to more intensive development. The plan further recommends incorporating open space development options, native vegetation greenbelts, and landscaping requirements into the Zoning Ordinance.

Resource Conservation

Location and Purpose: Krakow Township recognizes extensive areas of forests and wetlands contribute significantly to the quality of life and the rural up-north character, which are valued by residents and visitors. The Resource Conservation future land use category includes all State forest lands and Thompson's Harbor State Park. Home to the State's wildflower, Dwarf Lake Iris, and many other rare plants and animals, Thompson's Harbor State Park is known for its rich biodiversity. Land cover is a mix of upland forests, lowland forests, and wetlands. Thompson's Harbor State Park is a day use park with large areas only accessible by foot trails and seasonally maintained roads. Locations recommended for this category are shown on the future land use map, **Figure 7.1**.

Uses: This plan encourages the retention of large tracts of lands, contiguous resource areas, river greenbelts, wetlands, scenic areas and wildlife habitat. The Resource Conservation category is designed to provide protection to environmentally sensitive areas and to provide low intensity recreational opportunities. Primary uses to be encouraged in this category include hunting, fishing, skiing, hiking, camping, birding, wildlife management and forestry management. Gravel pits with site reclamation plans would be allowed, provided the activity is compatible with surrounding neighborhood and show no significant impacts to natural resources.

Development Density: The Conservation category is designed to provide protection to environmentally sensitive areas and state recreation facilities. Development potential for both public and private facilities is very limited (see soil constraints maps in Chapter 4. Given development constraints, if lands are converted to private ownership a development density of one dwelling per 40 acres is recommended for the category.

Agricultural

Location and Setting: Krakow Township recognizes the presence of farmland as well as wood lots and old farm fields contribute to the community's scenic and rural character. The Agricultural future land use designation is intended to encourage the continued existence of farms in the Township, particularly on prime agricultural soils and active farms on large parcels. Designated areas are located in the western portions of the Township, as shown on the future land use map, **Figure 7.1**.

Uses: Farm dwellings and agricultural accessory buildings are primary uses, as well as crop production, roadside stands, small scale forestry, raising of livestock normally associated with

farming activities, and single family residential. Special uses allowed if they are designed to be compatible with primary surrounding uses would include: plant nurseries, greenhouses, parks, bed and breakfast inns, churches, home occupations, golf courses, telecommunication towers, kennels, private clubs, veterinary services, human care facilities, essential service buildings, publicly owned buildings and publicly owned parks would be allowed.

Development Density: The plan recommends this category accommodate single-family dwellings at an average density of one unit per 15 acres.

Other Development Considerations: There are no current plans for providing municipal water or sewer service. Buffers or physical separation from incompatible uses (commercial and industrial) are necessary when agricultural areas are located next to more intensive development. The plan further recommends incorporating open space development options, into the zoning ordinance.

Special Issue Areas

Parks and Community Recreation

The community survey found residents are interested in maintaining and expanding recreational opportunities, and recognizes the importance of outdoor recreation to the local economy. Thompson's Harbor State Park, public access sites and lakes are key assets. The community also supports the development of non-motorized trails along the US-23 Corridor and around Grand and Long Lakes. This plan recommends Krakow Township work with adjacent communities, MDNR and MDOT to develop these trails.

Roads

Money for maintaining county roads comes from state and local sources. The Township pays part of the cost of upgrading roads. The Township intends to work cooperatively with the County Road Commission to implement a coordinated asset management program to maintain and improve the road network. To address safety, maintenance and possible conversion to public ownership, it is recommended the Township adopts driveway, private road and access management standards.

Open Space Development

The sprawl of subdivisions tends to destroy rural character by converting natural and agricultural open spaces to suburban characteristics of homes with manicured lawns. Through the use of clustering homes and limiting the size of improved lawns to smaller *development pads*, developers can preserve substantial areas of space in each subdivision. Where possible, these preserved open space areas should be made visible from adjacent roads and properties.

Methods communities have employed to help protect and preserve privately held forest and farm lands, while protecting a landowner's economic investment, include the Purchase of Development Rights (PDR), conservation open space development standards, clustering requirements for residential uses, and tax breaks or incentives for continuing forestry and farming use. The conservation open space residential and commercial development design standards are effective means to preserve scenic views, rural character, farmland, meadows, woodlands, steep slopes and wetlands. It is recommended that these alternatives be considered in Krakow Township as a way to balance economic rights with wildlands preservation goals. Incorporating open space requirements into Planned Unit Development zoning is a means of achieving this goal.

Community Facilities

At the present time residential development within the Presque Isle Harbor Association is serviced by a private community water system. All other development relies upon individual private water wells. All development within the township relies upon individual septic systems. Surface and groundwater protection is a primary goal of Krakow Township's long range planning effort. Constraints analysis in Chapter 4 - Natural Resources found extensive areas with very limited development potential due to wetness, bedrock, large stones, and poor filtering. This plan recognizes existing small lot development along waterways and in older subdivision may someday require public or common water and sewer facilities. While specific sites have not been identified, the Township wishes to recognize potential future needs and the necessity to pursue grant funding to implement common or community water and sewer facilities.

Resource Protection and Management

The community survey, conducted for this master plan update, clearly shows the rural forested landscape is highly valued in the township. This plan supports the retention of managed public and private forestlands and wetlands in the township. Timber management and regeneration of mature stands are keys to reducing fuel build-up and threats to wildfires. A technique for maintaining a forested atmosphere is to hide development from adjacent roads and properties. Arranging lots and internal subdivision roads to use hills and ridges on the site is an effective way to hide homes, outbuildings, and lawns. Use of woodlands and existing native vegetation may also make very effective screens for all types of development.

Wetlands are an important resource in the Township. The protection and preservation of these plant communities is encouraged. Wetlands can be preserved through use of conservation cluster residential development, conservation easements or fee simple purchase by local and state government. An adequate natural vegetation buffer should be maintained around all wetlands. Foot trails used for recreation would be acceptable in this buffer area. Other types of development such as roads, parking lots, buildings, septic systems, stormwater detention facilities and lawns are not considered acceptable uses within the wetlands or associated buffer areas.

Hazard Mitigation

The Presque Isle County Hazard Mitigation Plan ranked the following nine hazards as priority concerns: severe winds, infrastructure failures, structural fires, winter weather hazards, transportation accidents, transportation of hazardous materials, lightening, tornados, and fixed site hazardous materials. Wildfires did not rank high on a countywide basis. However, in the southern half of the Township, wildfire prone forest types, such as jack pine-oak are present. These are a particular concern when residential development encroaches into wildfire prone areas. Where possible the community should work towards minimizing the threats of the identified hazards. This can be accomplished under supplemental development standards and site plan review in zoning and a landowner Fire-Wise education program.

Prevention. Government administrative or regulatory actions or processes that influence the way land and buildings are developed and built. These actions also include public activities to reduce hazard losses. Examples include planning and zoning, building codes, capital improvement programs, open space preservation, and storm water management regulations.

Natural Resource Protection. Actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems. These actions include sediment and erosion control, stream corridor restoration, watershed management, forest and vegetation management, and wetland restoration and preservation.

Emergency Services. Actions that protect people and property during and immediately after a disaster or hazard event. Services include warning systems, emergency response services, and protection of critical facilities.

Table 7.1: Future Land Use Categories	
Future Land Use Category (Development Density)	Typical Uses
Resort Residential (various sizes, with minimum lot sizes of 12,000 sq. ft.)	Single-family homes
Rural Residential (1 acre parcels)	Single and two-family homes
Local Business (various sizes, with minimum lot sizes of 12,000 sq. ft. and width minimums on major roads)	Retail sales, personal services, office use
Light Industrial (various; 5-acre minimum lot recommended)	General commercial, warehousing, storage, and light manufacturing.
Forest Recreation (5 acre parcels)	Recreation, rural residential, hunting camps, large lot homes, and cabins, forestry, controlled extraction
Resource Conservation (40 acre and larger parcels)	Forestry, wildlands recreation, and hunting,
Agricultural (15 acre parcels)	Farming, small-scale forestry, farm homesteads, single family residential

Krakow Township

Figure 7.1

Krakow Township 2014 Master Plan

