
Section 6

General Development Plan

A. Introduction and General Concepts

The Lakefield Township Master Plan is a general guide for future development. It is intended to direct future land use in ways that will result in a development pattern that is logical, economical, visually pleasing, and environmentally sound. A basic concept that has guided the plan's development is the desire to retain the rural character and natural features that make Lakefield Township an attractive place to live while, at the same time, adequately providing for future development.

This plan is designed to accommodate a reasonable amount of new development in a flexible manner. However, any such development that occurs must also be done in accordance with sound land use controls, and it must be consistent with the community's character and values. The major concepts that form the basis for Lakefield Township's plan are summarized below:

1. Drastic changes are not encouraged in the character and population of the Township. Lakefield Township wishes to

remain a predominantly rural residential and agricultural community. The Township's natural features (especially the rivers and wildlife areas) and farmlands will continue to dominate the character of the community.

2. In all future development, the plan advocates retaining the Township's natural features, farmlands and open space areas to the greatest extent possible.
3. The plan also advocates keeping the Township's farmlands in agricultural production, and it discourages the conversion of these lands to non-farm uses.
4. Additional rural residential development can be accommodated in a manner that is attractive, environmentally sound, and compatible with other land uses.
5. Provisions should also be made for the development of additional small-scale retail and service business establishments within the current commercial district. These types of development should be directed into the designated business area, and not randomly scattered throughout the Township.

6. Light commercial should locate in planned locations within the Township that are served by the

necessary public utilities and other infrastructure.

7. In all cases, future development must not create demands for public services that exceed the Township's capabilities to provide such services.

be used predominantly for agriculture, farm dwellings, conservation and recreational areas, and other uses that are compatible with a rural setting. Accessory uses such as home occupations should also be permitted with appropriate standards.

B. Major Township Land Uses

The future direction for Lakefield Township's land use and development pattern is mainly shaped by the community's agricultural features, and by the Township's desire to retain an attractive rural character. Beyond these concepts, it is necessary to describe the major land use categories that are recommended and to identify appropriate locations for these uses. The major land uses envisioned by this plan are outlined in the following discussion.

Also, it is important to note that any discussion of lot sizes or other dimensional requirements are for illustration only. Minimum lot sizes and other specific land use standards are regulated by the Township Zoning Ordinance. The Zoning Ordinance is a separate legal document that is always subject to review and modification by the Township.

Agricultural District

This planning district includes those portions of the Township that are sparsely developed. These areas will

This planning district contains the existing farmlands in the Township. It is the plan's intent that current farmlands and other large tracts of land should be conserved for agricultural pursuits and related purposes. In terms of current zoning regulations, the Agricultural plan district corresponds to the A-1 zoning district. Minimum lot sizes are 43,560 square feet, or about 1.0 acre.

It is also the plan's intent to discourage urban development in these areas and to preserve their rural character. These areas will not require major public services such as water and sewer.

Within this planning district, residents who desire rural living can have that option, but not at the expense of farmland or farming operations. Non-farm uses will need to coexist with agriculture within this district.

Rural Residential

This planning district is intended for agriculture and low density residential development on lots that are one acre or more in area. These areas correspond to the current R-R

zoning district. The areas designated for rural residential development are located throughout most of Lakefield Township.

Commercial District

This planning district is designed to provide for some limited development of general retail and service businesses in the Township, primarily to serve the day-to-day needs of residents. Appropriate uses include small-scale retail businesses, personal service establishments and Township support services.

The Township's proximity to Hemlock and Shields as well as other retail and service centers tends to preclude its development as a commercial center. Therefore, extensive commercial development is not anticipated in the Township.

As a general principle, random commercial development scattered throughout the Township should be avoided in the future. Accordingly, the proposed business area is limited

to locations that are on the corner of Merrill Road and Lakefield Road.

C. Future Land Use Map

The recommended locations for the planning districts are shown on the Future Land Use Map (Figure 6-1). The map is intended to serve as a guide for shaping the Township's long-range land use and development pattern. The map is also intended to guide zoning and other land use decisions as development occurs.

The Future Land Use Map portrays a land use pattern for Lakefield Township as the community develops over an extended period of time (i.e., 10 to 20 years). This means that achieving the land use pattern shown on the map will likely be a very gradual process. The relationship of this long-range concept to short-term land use decisions (especially zoning) is discussed further in the Township's *Action Program* for carrying out the Master Plan.

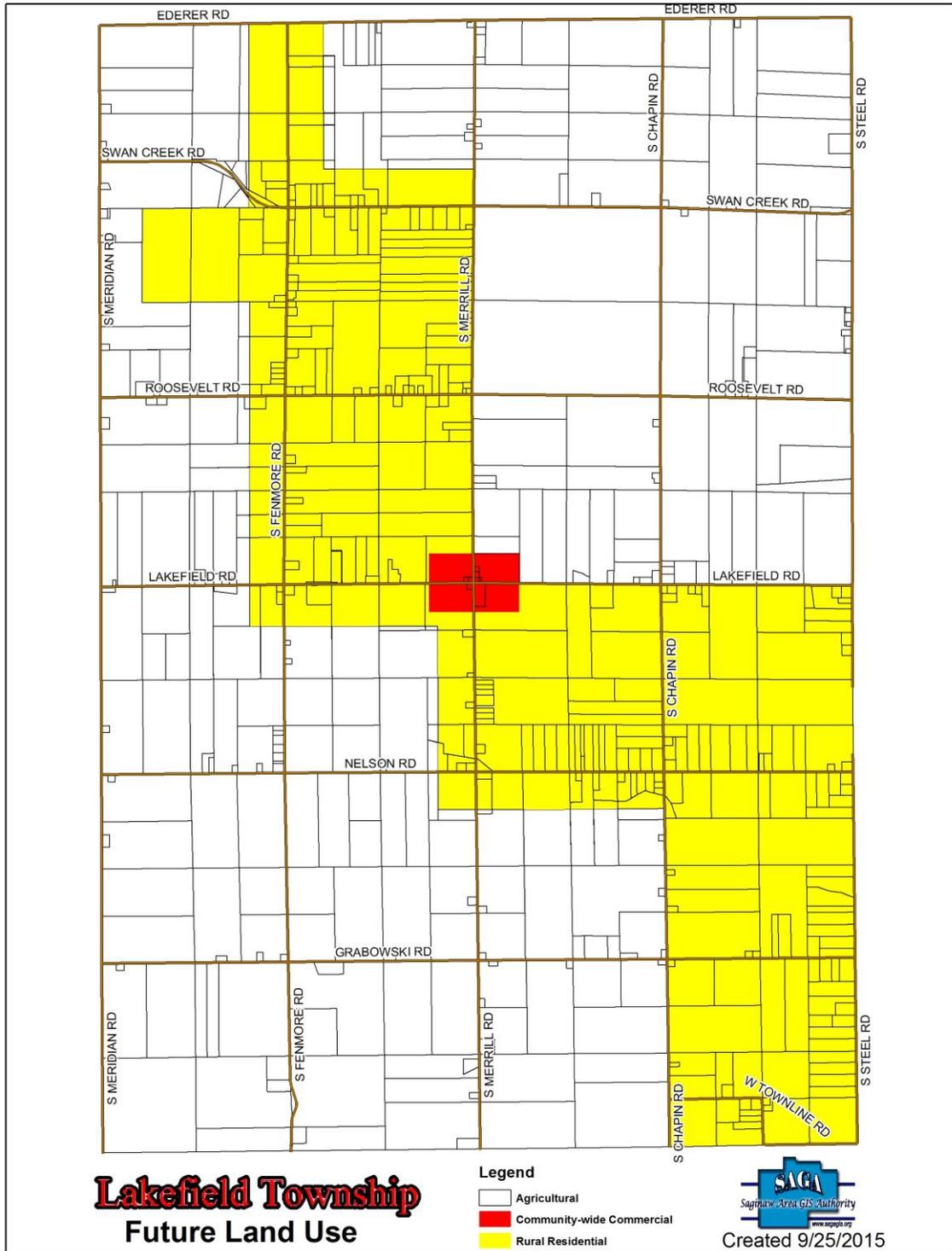


Figure 6-1 Lakefield Township Future Land Use Map

