
Section 5

Township Development Goals and Objectives

This section of the Master Plan presents the goals and objectives that have been developed to provide a strong, coherent direction for the future development of Lakefield Township. The formulation of these statements evolves from the desire to remedy existing problems, to maintain positive features, and to provide an attractive and functional community environment in the future. These goals and objectives form a key element of the Township Master Plan. Desired land use arrangements and proposed implementation strategies are a natural outgrowth of established goals.

Some additional benefits of establishing these goals and objectives (policies) for the Township are:

- **Consistency** - A comprehensive list of statements concerning a variety of planning issues can help avoid arbitrary decision-making in the future.
- **Efficiency** - Clearly stated policies help to reduce the time spent on individual topics while providing sound planning principles to assist in the process.

- **Coordination** - Established policies provide a single framework to guide actions by the Township Board, Planning Commission, and the public.
- **Stability** - Policies tend to be general and long-range in nature. As such, they remain stable under a variety of changing community conditions.
- **Basis for Decisions** - Established policies are necessary to provide a reasonable basis for adopting local land use controls such as zoning. Furthermore, clearly stated policies are helpful to the courts if called upon to judge the fairness of specific land use regulations.

The proposed goals and objectives for Lakefield Township are presented in the remainder of this section.

General Land Use and Development

GOAL:
Arrange future land uses in a manner that will preserve the natural features and rural character that make Lakefield Township an attractive place to live.

- OBJECTIVES:**
1. Make provisions to accommodate future residential, commercial,

and other types of development in appropriate locations.

2. Encourage the *managed* growth of the Township through good planning and appropriate development controls.
3. Maintain Lakefield Township as a rural residential community that is characterized by farmlands, rivers, and extensive open space areas.
4. Encourage the preservation of agricultural lands and existing farming operations.
5. Encourage the preservation of natural features and open space.
6. Discourage the placement of land uses that are incompatible with existing natural features.
7. Discourage the placement of land uses that are incompatible with surrounding development.
8. Regularly evaluate the Township Master Plan and Zoning Ordinance to determine their effectiveness, and update the documents as needed.

Residential Land Use and Housing

GOAL:
Provide for residential development in a manner that results in both housing and

neighborhoods that are safe, healthy, and attractive, while also providing a wide choice and adequate supply of dwelling units.

OBJECTIVES:

1. Reserve sufficient land for both dispersed and more intensive residential development in convenient, economical, and environmentally sound locations.
2. Encourage the development of housing opportunities for all economic levels.
3. Encourage basic housing standards to ensure the compatibility of future housing with the existing housing stock.
4. Encourage the adoption and consistent enforcement of proper standards for home occupations.

Commercial Land Uses

GOAL:
Encourage sound commercial and related development that is small in scale and compatible with the Township's character.

OBJECTIVES:

1. Encourage the development of commercial centers or clusters, as opposed to strip development.

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| <ol style="list-style-type: none">2. Discourage "spot" commercial development.3. Encourage beautification efforts in commercial areas through amenities such as lighting, signage, and landscaping.4. Direct future light industrial development to locate in areas suitable for light industrial growth.5. Develop appropriate standards to ensure that any future commercial and other non-residential development is in keeping with the community's character. | <p>future, should the need and opportunity arise.</p> <ol style="list-style-type: none">2. Ensure that future development is consistent with the land access and transportation needs of the Township along its major transportation corridors.3. Ensure that necessary public services and facilities are available to support future development. |
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Community Facilities and Services

GOAL:
Provide community facilities and services in the most efficient, effective, and economical manner possible.

OBJECTIVES:

1. Direct more intensive types of future development into areas where public facilities and services can be efficiently and economically provided in the

Natural Resources and the Environment

GOAL:
Protect, maintain, and enhance the natural resources and environmental features of Lakefield Township.

OBJECTIVES:

1. Preserve the quality and natural state of environmentally sensitive areas, including surface waters, groundwater, wetlands, forested land, and wildlife habitat.

2. Protect the Township's residents from development that would degrade environmental quality.
3. Protect the Township's residents from development that would degrade the aesthetics, natural appearance, or character of the community.