

Chapter Two PLANNING ISSUES, GOALS & OBJECTIVES

Introduction

The primary goal of this Plan is to establish a basis for and present future land use and public services policies, and the means to implement the policies. To effectively plan for the Township's well-being with regard to future land use and public services, it is beneficial to:

- identify important planning issues facing the community
- clarify the Township's long term planning goals and objectives.
- establish a basis for more specific land use and public services policies

This chapter discusses important planning issues facing the Lake Township community and presents associated goals and objectives.

Planning Issues, Goals & Objectives

A number of key planning issues are apparent today in Lake Township. These issues vary in scope and are clearly inter-related. The future quality of life and character of the Township will be largely shaped by the Township's strategy to address these issues.

Each issue presented in this Chapter is followed by a set of goal and objective statements. Planning goals are statements that express the Township's long-range desires. Each goal has accompanying objectives that are general strategies to attain the specified goal.

The planning issues and goals/objectives are divided into the following major categories:

- Growth Management and Public Services
- Community Character
- Natural Resources and the Environment
- Farmland Protection
- Housing
- Commerce, Industry and Economic Development
- Circulation
- Regional Coordination

The Importance of Goals and Objectives

- **Lake Township Vision:** The goals and objectives provide current and future residents with an overview of the intended future character of the community.
- **Shape Policies:** The goals and objectives identify and outline the basic parameters that should be used in guiding land use and public services policies and decisions.
- **Evaluate Development Proposals:** The goals and objectives serve as references upon which future rezoning and land development decisions can be evaluated.

The planning issues presented in the following pages are not intended to be all inclusive. Rather, they are presented as the primary issues that Lake Township must address as it shapes a future for itself. These issues will evolve over time and should be reexamined periodically and the appropriate modifications made.



The objectives listed on the following pages should not be interpreted as limitations on the Township's efforts to reach its goals. The Township's commitment to the following objectives does not preclude it pursuing other objectives that it determines are beneficial. In addition, the objectives listed are not time specific. The Township may choose to act on some objectives in a shorter time frame than others.

GROWTH MANAGEMENT and PUBLIC SERVICES

Lake Township is a desirable place to live for many, with abundant natural resources and open spaces, an overall rural character, lake shoreline lifestyles and recreation, the presence of M-25 and the access it affords, and nearby small urban communities with associated urban services. It is reasonable to expect that as the regional and state's economic rebound continues, Township growth will follow though perhaps at a comparably slow rate.

Individual properties and land uses exist within a network of adjoining and nearby properties and land uses. This weave of uses helps to establish the character of the Township. The accommodation of growth and development should assure compatibility between properties, land uses and new development. Effective growth management extends well beyond parcel-to-parcel relationships to Township-wide issues. Growth and development has the potential to impact all residents' quality of life.

Successful growth management includes:

- unnecessary loss and degradation of natural resources
- public services consistent with the Township's character and growth policies
- growth, and economic development, that preserves the desired character of the community and its environmental integrity
- orderly development including compatibility between adjacent land uses
- wise expenditures of public funds
- minimizing traffic hazards and nuisances

The Township's character and quality of life will be impacted by the way the Township chooses to manage growth and development.

Tax revenues dictate, in part, the extent and quality of public services. Public services in the community are comparatively limited, including the lack of public sewer or water. The comparatively limited public services have not been identified as a problem but are a way of life. Although development will slightly increase the Township's tax base, the same

development will place additional demands on public services.

Contrary to traditional planning wisdom and thought, research has shown that development does not necessarily "pay its way," particularly as it applies to traditional single family residential development. Maintaining the current quality of public services, let alone the pursuit of improvements, can be very difficult in the face of unmanaged growth and development.

Development patterns that minimize public costs should be sought where practical. In this regard, it is advantageous to locate higher density and intensity development near or adjacent to areas served by higher levels of services or anticipated to be served by such services in the future.

GROWTH MANAGEMENT GOAL: *Guide future development in a manner that encourages compatibility between land uses, land use patterns compatible with public facilities and services and the cost-effective use of tax dollars, and the preservation of natural resources, property values, and its rural and shoreline character.*

Objectives

- 1) Document and monitor the Township's natural and cultural features that impact growth management efforts, such as public services, existing land use patterns, road infrastructure, and sensitive environmental resources.
- 2) Develop a rational land use strategy that provides an appropriately balanced scope of uses, including agricultural, residential, and non-residential uses, and which considers the constraints and opportunities presented by the Township's natural features and public services.
- 3) Guide development into areas where public facilities and services have adequate capacity to accommodate the growth and increased development intensities, and where the provision or expansion of public facilities is cost-effective.
- 4) Separate incompatible land uses by distance, natural features, or man-made landscape buffers that adequately screen or mitigate impacts.
- 5) Where legally permissible, local regulations should require that new developments pay for the additional direct and indirect public services costs associated with that development. These costs should not be imposed on existing residents except where public interests or benefits may be at stake.

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- 7) Communicate and coordinate with nearby municipalities to provide mutually beneficial and cost-effective public services improvements.
- 8) Discourage public services improvements that will have the effect of encouraging development at a rate beyond the Township's ability to ensure adequate public health, safety, and welfare.
- 9) Discourage public services improvements that will have the effect of encouraging development in areas not designated for such growth.
- 10) Encourage the preservation of natural resources including farmland resources, wetlands, woodlands and the Lake Huron shoreline.
- 11) Provide regular opportunities for substantive public input on growth and development issues, continually monitor local attitudes about public facilities and services, and pursue options to address identified service and facility needs.
- 12) Explore options and pursue measures to address the increasing demand for Township administrative and meeting room space, including consideration of alternative sites and modifications to the current Township hall site.
- 13) Update zoning and other tools to implement the Plan's policies, goals, and objectives, and evaluate rezoning petitions, site plans, and other development decisions according to the Plan's policies, goals and objectives.

COMMUNITY CHARACTER / M-25

The M-25 corridor is the single most defining feature of Lake Township. The corridor is characterized by more than six miles of Lake Huron shoreline, the vast majority of all residences in the community, multiple recreation facilities including Sleeper State Park, and M-25 is the most heavily traveled thoroughfare and which crosses the entire Township. The corridor is of a predominantly suburban and urban character and continues to offer glimpses of the shoreline as one travels the corridor. For many, the M-25 corridor "is" Lake Township.

The preservation of the valued aspects of the corridor including views of the lake and shoreline areas, development in scale with the size of the respective lot and surrounding conditions, and minimizing conflicts between neighboring properties, requires active management of corridor uses and the application of beneficial site development principles.

In contrast, the Township's second most defining feature is the prevailing rural character of the community outside of the M-25 corridor. "Rural" is a subjective quality but is often associated with an overall perception of limited development, open

spaces comprised of farmland, woodlands, wetlands, meadows and/or similar landscapes, and a way of life often linked to the outdoors and past pioneer settlers.

Rural character preservation does not require the prohibition of growth and development. Managed growth and development encourages the continuation of the Township's overall rural character, including reliance on appropriate site design standards regarding lot area, lot width, building and parking setbacks, screening, exterior lighting, signage and other site development features.

Both the M-25 corridor and the Township's more rural areas fundamentally define the overall fabric of the Township and its character, diversity and historical evolution. Community character preservation can protect property values, minimize negative impacts between adjacent land uses, and enhance the overall quality of life.

COMMUNITY CHARACTER GOAL: *Protect and enhance the visual character of the M-25 corridor and the dominant rural character throughout the balance of the Township, in a manner that fosters a sense of community identity and a desirable place to visit, recreate and live.*

Objectives

- 1) Recognize the role of the M-25 corridor as the Township's defining feature and the importance of managed corridor land use and development including preservation of shoreline views and appropriate relationships between lots sizes and dwelling sizes.
- 2) Encourage development designed in scale with the immediate surroundings and the dominant shoreline and rural character, through reasonable standards addressing density, building size and height, setbacks, and other development features.
- 3) Encourage the preservation of the Township's natural resources including their visual character, environmental integrity, and recreational value, and development that actively strives to preserve natural open spaces (woodlands, wetlands, and fields) as part of a development project.
- 4) Introduce appropriately designed and landscaped signage at key Township entrances, to highlight the Township's identity and place within the region.
- 5) Encourage the maintenance of historically significant structures and the placement of markers at designated historic sites/buildings, to highlight the Township's historic resources.
- 6) Work with local communities to emphasize the unique character of the region and the assets that each community offers in shaping the desirability of the area as a place to live and do business.

- 7) Consider community character preservation as one of the factors in determining the appropriate character of development.
- 8) Encourage a structurally sound housing stock and the rehabilitation or removal of dilapidated and/or blighted structures and yard areas.

See also “Natural Resources and the Environment” below for additional objectives addressing community character.

NATURAL RESOURCES and the ENVIRONMENT

One cannot speak of community character in Lake Township without acknowledging the tremendous impact its natural resources play in defining the community’s character. These resources include its Lake Huron shoreline; farmland; underground and surface water features; forested lands of both an upland and lowland character; wetlands; and the resources comprising Sleeper State Park and the Rush Lake State Game Area.

These resources are important in shaping the character of Lake Township and also provide vital environmental roles including wildlife habitats, flood control, water purification, groundwater recharge, and air quality enhancement. These same resources play a fundamental role in recreation in the community including hunting, fishing, hiking, and boating.

Preservation of natural resources can be very difficult because the process of encroachment and degradation can occur incrementally and very slowly. Increased environmental knowledge, awareness, and education, when incorporated into a comprehensive planning strategy, can minimize the potential for environmental degradation. Proactive site development practices are critical as well.

The Township’s natural resources are important in shaping the community’s rural character, providing recreation opportunities, and providing vital environmental roles.

Increased environmental knowledge, awareness, and education, when incorporated into a comprehensive planning strategy, can minimize the potential for environmental degradation.

NATURAL RESOURCES and ENVIRONMENT

GOAL: *Preserve the integrity of the Township’s natural resources including its Lake Huron shoreline, land resources, underground and surface water resources, wetlands, woodlands, and farmland, and the varied and interconnected environmental systems that foster native flora and fauna.*

Objectives

- 1) Document and periodically update natural resources inventory for use in land planning studies and land use and development decisions.
- 2) Encourage land development that actively strives to preserve natural resources as part of the development plan and recognizes the importance of preserving environmental corridors across multiple parcels and the community as a whole.
- 3) Ensure that the quantity and quality of new development does not unreasonably create increases in air, noise, land, and water pollution.
- 4) Discourage the expansion of public utilities into areas dedicated to resource protection.
- 5) Guide more intensive land uses away from environmentally sensitive areas and important natural features such as woodlands, wetlands, and flood prone areas.
- 6) Ensure that all development is in compliance with applicable local, county, state, and federal environmental regulations.
- 7) Review proposed development in light of its potential impact upon on-site and regional natural resource areas including resource systems that cross multiple parcels.
- 8) Encourage the use of conservation easements to preserve woodlands, wetlands and other important open spaces including in association with land development projects.
- 9) Encourage the use of native vegetation in association with new development projects, redevelopment efforts, stream corridor preservation, and reforestation.
- 10) Educate the public about measures that help to protect the environmental integrity and recreation value of water resources including management of yard waste and fertilizer use, minimizing impervious surfaces, maintenance of shoreline vegetation, avoidance of erosion, and properly operating septic systems.
- 11) Educate the public about waste management and the Township’s fundamental reliance upon groundwater resources for potable water supplies and the potential detrimental effects of irresponsible land use and development practices including improperly functioning septic systems.

FARMLAND

Approximately 58% of the Township is devoted to agricultural use. Farming continues to play a dominant role in the community. Farmland resources provide important food and fiber to both local and regional populations, are an important source of income, and contribute to the economic stability of the local economy. Farmland has been found to typically generate more municipal revenues than the costs associated with the municipal services it requires.

Persons yearning for a rural lifestyle flock to farm communities and incrementally consume farmland for home sites – the very farmland that contributes to the rural lifestyle they seek. Of course, these home sites would not be available if it were not for the farmer opting to make available the residential lots. Other factors that can encourage the decline and/or abandonment of farmland include changing economic conditions, encroachment by other uses that interfere with day-to-day farm operations, the personal circumstances of the landowner, and the fewer young persons interested in continuing in their parents' footsteps.

To substantially limit the farmer's ability to provide home sites can undermine the farm operation during difficult economic times, or otherwise burden the farmer when the continuation of the farm operation is no longer practical, economical, or otherwise desirable.

Effective farmland preservation is dependent upon the management of both the number and size of new non-farm lots. Ten-acre divisions, by example, accelerate the loss of farmland and are an inefficient use of the Township's land resources. On the other hand, one-acre zoning across the Township, by example, encourages residential encroachment and sets the stage for a Township build-out population approaching 15,000 persons or more.

State law illustrates the importance and need for farmland preservation. Most notably is Public Act 116 of 1974, the Farmland and Open Space Preservation Act (now part of the Michigan Natural Resources and Environmental Protection Act). The Act enables a landowner to enroll property in a tax relief program provided the property is maintained in an agricultural/open space status. Approximately 5,890 acres of farmland was enrolled in the program in 2022.

The challenge before the Township is to encourage farmland preservation while, at the same time, accommodate the conversion of farmland to alternative uses in a manner supportive of growth management interests.

FARMLAND GOAL: Encourage the continuation of local farming operations and the long-term protection of farmland resources.

Objectives

- 1) Document those areas of the Township that present favorable conditions for farming, including existing farm areas and compatible soils and parcel sizes.
- 2) Advise prospective builders and homeowners in planned agricultural areas that they should expect the normal smells, odors, noises, dust, and use of chemicals as a part of daily farm life in the area.
- 3) Establish limits on the amount of non-farm residential development permitted in designated agricultural areas, in a manner that strives to balance farmland preservation interests with private property interests.
- 4) To the extent that residential development occurs in farm areas, encourage such development to be placed on less productive farmland.
- 5) To the extent that residential development occurs in agricultural areas, encourage developments that incorporate the continuance of the farming operation through the clustering of the residential lots on only a portion of the farm parcel.
- 6) Support and maintain P.A. 116 farmland preservation agreements and other preservation programs.
- 7) Discourage the extension of enhanced public services into designated agricultural areas.
- 8) Encourage the continuation of farm operations through complementary zoning provisions.
- 9) Provide opportunities for "value-added" income sources as part of local farm operations such as agri-tourism, farm markets, and corn mazes, where such activities and specific proposals will not cause unreasonable impacts on surrounding properties and the community as a whole.

HOUSING

Residential development will likely be the major land use change in the coming ten to twenty years and it will have the greatest long-term impact on the Township’s natural resources, farming, demand for public services, and overall community character.

Lake Township is characterized by housing of varied densities including an abundance of lots of less than 20,000 sq. ft. (approximately ½ acre) in size and far larger lots in the more rural areas outside of the M-25 corridor, where lot sizes range from two acres to 40 acres and more. While housing densities are quite varied, apartment, townhouse and other forms of multiple family development are quite limited.

Lake Township is interested in providing reasonable options for additional and varied housing choices including senior housing opportunities. The lack of public sewer and water service significantly restricts opportunities for new higher density housing in compliance with current public health standards. However, private community sewer systems may be a reasonable alternative in some instances.

Providing suburban and urban residential development opportunities can be important as part of the Township’s efforts to address the varied housing needs of all people, including all age groups, and limit the extent of residential encroachment into natural resource areas including farmland.

The minimal projected growth in the near future suggests that only limited portions of the Township be set aside for more suburban and urban development patterns at this time. However, it should be recognized that even low density growth can dramatically accelerate the rate at which farmland and other natural resource areas are converted to residential use or otherwise disturbed. For example, the accommodation of 100 new dwellings could occupy as little as 100 acres or less, or the same 100 dwellings could occupy 1,000 acres of farmland and other natural resources (approximately 8% of the Township) based on an average lot size of 10 acres.

As previously noted, it must also be recognized that small acreage zoning across the Township without any density limitations, such as one acre zoning, provides for a future Lake Township population approaching 15,000 residents and dramatic impacts on farming, community character, taxes, and public services demands.

HOUSING GOAL: *Provide a healthy residential environment in which persons and families can grow and flourish, accommodating residential growth in a manner that recognizes the opportunities and constraints of the Township’s public services, infrastructure, and natural features; preserves the overall rural character of the Township and its natural resources; maintains visual access to the Lake Huron shoreline from the M-25 corridor, and accommodates an appropriate balance of densities and lifestyles.*

Objectives:

- 1) Encourage the continued dominance of single family housing as the principal housing option, with varied density options.
- 2) Provide opportunities for alternative housing options to meet the varied preferences of current and prospective residents including apartments, townhouses, and assisted living facilities.
- 3) Consider the extent and character of environmental features when determining the appropriate density of development.
- 4) Limit higher density residential development to areas best suited to accommodate such development, with priority directed to locations with access to improved thoroughfares.
- 5) Discourage strip residential development along the frontage of existing county roads in the more rural areas of the township.
- 6) Encourage innovative development that incorporates the permanent preservation of natural resource systems and open spaces, including “clustering” (see page 5-7).
- 7) Encourage a housing stock that ensures affordable housing to all, including starter homes and special housing opportunities for senior citizens, while also ensuring all dwellings are of appropriate design to complement nearby conditions and the community as a whole.
- 8) Discourage uses and structures in residential areas that undermine the residential character and peacefulness of such areas, such as commercial encroachment and conflicts between landowners due to accessory buildings of excessive size or inappropriate location.
- 9) Encourage landscape buffer areas between residential lots and non-residential uses.
- 10) Encourage the rehabilitation of blighted and/or dilapidated homes and properties, or their removal.

COMMERCIAL SERVICES, INDUSTRY and ECONOMIC DEVELOPMENT

Commercial and industrial development in Lake Township is comparatively limited. The principal commercial sites of a traditional retail, office or service nature are two convenience stores, a mini-storage facility, and an auto repair service. There are also more inconspicuous commercial enterprises such as agricultural roadside stands and uses that operate as home occupations. There are no active industrial operations in the Township except for a sheet metal fabricator.

The limited extent of commercial and industrial uses is not surprising. The Township lacks public sewer and water, has a limited and seasonal population base, and is in a comparatively remote location near the “tip of the thumb.” Still, the presence of M-25 offers improved opportunities for access and visibility – important factors for most traditional commercial activity such as retail sales, offices and consumer services. Highway access can be a strong asset for industry as well.

There are no universal standards regarding the appropriate amount of commerce for a community. Each community has its own set of conditions including infrastructure, land use patterns, regional setting, population growth, and the desires of the local public. Current conditions do not support significant expansion of commercial or industrial activity. The proximity of consumer opportunities in Caseville, Port Austin, and other nearby small urban centers, and the more regional Bay/Saginaw/Midland area, must also be acknowledged.

In addition, the Township’s current approximately one acre of conventional commercially used land (office, retail and service) serving its seasonal population of less than 700 persons is in keeping with the commonly recommended five to ten acres of commercial land for a community of 3,000 to 4,000 persons.

It must be recognized, however, that commercial and industrial development can improve the community’s overall economic stability and provide additional local employment opportunities. Economic development efforts can strive to capitalize on special or unique assets of the Township including the recreation opportunities presented by Lake Huron and the state recreation facilities in the immediate area, the community’s rich rural character outside of the M-25 corridor that may support and complement more specialized commercial endeavors that cater to the local population and visitors.

Limited commercial and industrial development that complements the Township’s character should be encouraged, including appropriate landscaping and screening; limitations on signage, building heights and sizes, and lighting; and the avoidance of excessive curb cuts and conflicting turning patterns that undermine public safety.

Commercial uses can vary significantly in character, as can industrial uses. The existing and desired long-term character of Lake Township does not support large commercial enterprises or heavy manufacturing facilities that require services not currently available. Limited development of a more local character, which does not contribute to excessive traffic levels and public services demands, can be more appropriately accommodated into the fabric of the community.

COMMERCIAL SERVICES, INDUSTRY AND ECONOMIC DEVELOPMENT GOAL: *Provide limited opportunities for commercial and industrial growth, and which is of a scale, intensity, and character supportive of the rural, residential and recreation-based nature of the community.*

Objectives

- 1) Identify limited locations with defined boundaries and of comparatively small area where limited commerce and industry are most appropriate, based on sound planning principles including neighboring land use conditions, enhanced access and road infrastructure, and adequate facilities and services to support the resulting demands.
- 2) Encourage limited commercial and industrial development that is in character and scale with the Township’s overall character and surrounding land uses, considering such features as building size and height, architectural design, setbacks, signage, lighting, and landscaping/screening.
- 3) Encourage small business areas that exhibit an attractive and inviting character and in doing so, discourage traditional strip or larger commercial development patterns.
- 4) Encourage smaller commercial uses that cater to local needs and the highway traveler, including tourists, or are otherwise of a character that do not generate excessive traffic or create excessive demands for public services.
- 5) Limit industrial uses to those predominantly characterized by assembly activities, information and communication technologies, and similar “light” operations that do not require enhanced public services, do not entail the processing of raw materials, and do not present negative impacts.

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- 6) Encourage limited industrial uses within industrial park settings, characterized by interior road systems, ample open spaces, landscaping, and buffering.
- 7) Encourage economic development through the marketing of the special assets of the Lake Township area, including its rural and shoreline character and opportunities for recreation tourism, agri-tourism, and other tourism opportunities.
- 8) Encourage economic stability in a manner that balances development with the preservation of the Township's natural resources.
- 9) Discourage commercial and industrial encroachment into residential areas and ensure adequate landscape barriers where residential properties interface with commercial/industrial uses.
- 10) Maintain reasonable controls on commercial and industrial uses such as noise, odors, glare, vibration, and similar operational features.
- 11) Provide managed opportunities for small home-based occupations that will support the desired character, appearance, and quality of life for surrounding residential properties.

CIRCULATION and MOBILITY

As new residential and non-residential land uses are introduced into the Township, demands on the roadway network will increase. Even low density residential development can significantly increase local traffic levels, and unpaved roads can accommodate only limited levels before they necessitate constant maintenance. Conversely, it must be recognized that road improvements may attract new development which, in turn, will place additional demands on the road network. Increased traffic demands can be minimized through the coordination of road improvements with the planned future land use pattern and designated growth and development areas. The extent to which higher intensity land uses, including commercial and industrial uses, are in comparatively close proximity to improved thoroughfares will minimize future maintenance costs and traffic levels along other roads of lesser infrastructure.

Maintaining adequate vehicular circulation is not solely dependent on the road system itself. The future pattern of residential lot splits and subdivisions will impact the functioning of the Township's roads. Residences "stripped" along the existing county road frontages can have significant negative impacts including increases in congestion, safety hazards and travel times, and it encourages the incremental loss of the Township's rich panoramic views as experienced from the road view sheds.

Community circulation extends far beyond just accommodating vehicular traffic. More and more attention is being focused on ensuring road systems take into consideration all potential user needs including pedestrians, bicyclists, and persons of all ages and physical conditions.

The value of circulation systems between communities that facilitate non-motorized travel has been recognized as an important part of long-range planning. Well planned and designed community and inter-community circulation systems can limit the reliance on the automobile and resulting environmental impacts, improve the health of local residents, and improve the quality of leisure time. The importance of safe and comprehensive pedestrian and non-motorized travel led the Michigan Legislature to amend the Planning Enabling Act in 2010 to require a "complete streets" element in a master plan.

CIRCULATION and MOBILITY GOAL: *Maintain a circulation network throughout the Township that encourages efficient and safe travel, by vehicular, pedestrian, and other non-motorized modes, consistent with the character of the community and coordinated with the planned future land use pattern.*

Objectives

- 1) Discourage high-traffic generating land uses and development patterns along the Township's secondary roads.
- 2) Pursue access management measures to minimize the potential for traffic congestion and safety hazards, including limitations on the number, size, and shape of new land divisions and limitations on curb cuts.
- 3) Work with the Michigan Department of Transportation (MDOT) and the Huron County Road Department to improve opportunities for safe non-motorized travel.
- 4) Work with MDOT and the Huron County Road Department to discourage road improvements that will increase growth and development pressures in areas of the Township not specified for such growth.
- 5) Identify priority road segments for systematic maintenance and improvement, based on the planned future land use pattern and existing and projected traffic patterns.
- 6) Encourage the inclusion of pedestrian/bicycle paths in association with new residential subdivisions and non-residential development to

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facilitate safe and convenient non-motorized movement for all potential users.

- 7) Encourage the linking of residential and commercial centers through non-motorized trails or similar linkages.

REGIONAL COORDINATION

Lake Township exists within a regional network of communities, none of which are islands unto themselves. Lake Township principally abuts the townships of Caseville, Chandler and Hume, and is a mile from the City of Caseville. Lake Township and nearby municipalities can greatly benefit by cooperatively pursuing common goals in the areas of land use and public services where mutually beneficial. Planned land use, public services and preservation efforts should take into consideration conditions in these abutting and nearby communities. Land use planning efforts should seek to establish a land use pattern compatible with surrounding conditions provided the goals of Lake Township are not undermined.

REGIONAL COORDINATION GOAL: *Guide future development and public services in a manner that recognizes the position of Lake Township within the larger region and the mutual impacts of local planning efforts.*

Objectives

- 1) Where practical, identify a planned future land use pattern that seeks to ensure compatibility among land uses along municipal borders where appropriate.
- 2) Maintain a meaningful communication program with area municipalities and county agencies to discuss local and area-wide public facilities and services needs, land use conditions and trends, preservation interests, planning issues including vehicular and non-motorized modes of travel and recreation, and mutually beneficial strategies to address short and long-term needs.