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MEMORANDUM

To: Laketown Township Planning Commission
From: Gregory L. Ransford, MPA
Date: October 15, 2018
Re: Master Plan Workshops Report, Proposed Chapters, and Updated Framework

Following three (3) successful community workshops, which included Northern Laketown, Blue Star Highway, and Agricultural Lands, attached is our Laketown Workshops Report, which includes a summary of the results as well as the entirety of the workshop results. The relevant information captured by these workshops have been incorporated into the draft master plan chapters we discuss further below.

Master Plan Chapters

Pursuant to the Laketown Township Master Plan Framework and subsequent to the conclusion of the three (3) community workshops, attached for your review are drafts of the first set of chapters to update the Laketown Township Master Plan. As you know, the chapters have been designed to streamline the existing content, incorporate public contributions, eliminate unnecessary information, and revamp the format of the Plan into a denser and more useful document that is easy to reference. In addition, the four (4) existing master plan documents (the original 1991 Plan and subsequent amendments) will be combined into one (1) document as a result of this process.

As you are aware, the Preface and Chapter One are proposed as new text since the current Master Plan documents do not contain them. Chapter Two and Chapter Three, which are new by way of format, contain several existing agricultural and residential components, coupled with results from the public workshops. We have provided reference in bold parentheses to indicate the location from which the existing language was incorporated. Beyond the restructuring of information, we have proposed a conclusion to the introduction of both Chapter One and Chapter Two as well as additional Goals, Recommendations, and Strategies not found in the current plan documents.

Proposed additions are shown in bold text and proposed deletions are shown in strikethrough text. Additionally, a clean copy of the language is attached for your convenience. Below is a synopsis of each chapter.

Preface and Chapter One – Community Preferences

As you know, the beginning of master plans tend to contain numerous pages of historical information, demographics, and the like, which lose the reader and generally serve no purpose at the front of the plan. Alternatively at the beginning of the Plan, we believe it is important to establish the basis on which the master plan is designed with a clear explanation of findings that create its core content. Given this, the Preface and Chapter One outline the foundation pursuant to the law and the contributions of the public. In addition, the Preface explains how to use the Plan.

While the 1996 Master Plan amendment provided language that seemed to contemplate the intent of rural character and open spaces, we replaced that language with a more definitive set of terms to clearly convey the meaning of those characteristics within Chapter One. This language is designed not only to assist the reader to better understand the basis of the Plan content, but to ensure that the resulting chapters possess a point of reference, when needed.

Chapter Two – Agricultural Uses

As you will note within the proposed agricultural chapter, the existing master plan documents do not contain significant amounts of information to include within the language. Consequently, we proposed a number of components that we believe accomplish the goals we heard from the public. However, we highlight some of those components in the Planning Commission Considerations section of this memorandum below to ensure their accuracy given that we could not recently access the Laketown Township Zoning Ordinance online.

As you will additionally note within the proposed agricultural chapter, we have included a classic illustration to provide guidance regarding an acceptable means to develop land with residential uses while protecting rural character and open space. We highlight this illustration because we received mixed feedback from workshop participants regarding their preference for clustered developments versus large lots. While we believe that clustered developments are more appropriate, we seek your direction in this regard.

Chapter Three – Residential Uses

As you know, the current master plan map contains three (3) residential classifications; Rural Estate, Low Density Residential, and Medium Density Residential. While these three (3) classifications vary in geographic location and development tendencies, outside of density and public utility infrastructure, we did not note significant differences between the areas based on the existing master plan documents and the recent public workshop contributions. Consequently, we have proposed only one (1) chapter to address residential uses. That said, we intend to reexamine this chapter as you progress with the master plan and may conclude that more than one (1) residential chapter is necessary. Unless the Planning Commission requests otherwise, we will proceed in this regard.

As you will note within the residential chapter, we utilized the same illustration as the agricultural chapter since the Northern Laketown workshop participants significantly favored this design over large lots.

Planning Commission Considerations

As the Planning Commission deliberates regarding the workshop results and the proposed master plan chapters, and while we understand this is your first examination and reaction to the materials, we believe the following warrant your review and consideration. They are listed in no particular order:

- Chapter Two – Agricultural Uses
 - Strategy bullet point four – does the township require open space preservation and clustering of residential development?
 - Strategy bullet point seven – does the township prohibit private roads in the Agricultural Zoning District?
 - Appropriateness of the Rural Character and Open Space illustration
- Chapter Three – Residential Uses
 - Recommendation bullet point seven – this provision currently exists within the Master Plan, and while we applaud its use, we contemplate whether the Planning Commission would rather revise the term “should” to “shall” to provide a more definitive position
 - Whether significant information exists to create multiple residential use chapters
 - As you will note, we provided a number of suggested goals, recommendations, and strategies, which we believe are relevant but may be reduced, if you desire
 - It is important to note that we received a mixed public reaction to maintaining the existing residential density versus allowing an increase to occur within the Northern Laketown area

We will be prepared to discuss these items further at your October 22, 2018 meeting. If you have any questions, please let us know.

GLR

Principal Planner

Attachments

Preface
Laketown Township Master Plan
2019

Introduction

Legal Requirement

In accordance with the Michigan Planning Enabling Act, Act 33 of 2008, as amended, this Master Plan was created to serve as a guide for development within Laketown Township.

Intent and Purpose

The Laketown Township Master Plan is designed to address and direct proposed land use and development in a compatible fashion with existing and future uses, the natural environment, the availability of public utilities, the capacities of transportation networks, the design and distribution of recreational opportunities and other public places, the linear relationship of the landscape as well as numerous other planning and community attributes.

The Laketown Township Master Plan will guide and accomplish development that is coordinated, adjusted, harmonious, efficient and economical. In addition, the Master Plan will promote the sustainability of uses for current and future needs that best protect and enhance the public health, safety, morals, order, convenience, prosperity and general welfare.

The Master Plan may project more than 20 years into the future and must be revisited at least every five years to ensure its legitimacy.

Content

Cornerstone Components

A Master Plan shall include:

- Maps, plats, charts and descriptive content showing the recommendations of the Planning Commission for the physical development of the unincorporated areas of the township.

A Master Plan should minimally address the classification and allocation of land for the following, as can be reasonably considered:

- Agriculture, residences, industrial and commercial uses, public buildings and spaces, schools, environment, recreation and transportation, areas for redevelopment and various other characteristics of the township.

A Master Plan should generally address and accommodate the location and extent of the following:

- Transportation networks (i.e. streets, bicycle facilities, railway, waterways, airports and pedestrian improvements).
- Waterways and waterfront developments
- Sanitary sewer and water supply systems
- Pollution prevention efforts
- Drainage
- Flood prevention and the maintaining of water levels
- Public utilities and structures

A Master Plan shall provide recommendations regarding the above cornerstone components, as applicable, as well as provide strategies to implement its proposals. Further, a Master Plan shall provide recommendations regarding the redevelopment or rehabilitation of blighted areas and the management of streets, grounds, open spaces, buildings, utilities or other facilities, as applicable.

Composition

The Laketown Township Master Plan is designed based on two simplistic, yet imperative principles;

1. Constant public input

It is through public participation and contributions that we established the foundation and direction of this Master Plan, as they are the core of the community. Derived from three public workshops as well as various planning meetings, this Master Plan benefited from and was shaped by public involvement.

and;

2. Professional support

Accompanied by the expertise and direction of professional municipal planners, County departments that serve on behalf of the township as well as other consultants, the desires of the public have been incorporated within the Master Plan and balanced with the socioeconomic attributes of the community by the direction of the Planning Commission.

Boards and Staff Involvement

The creation of a Master Plan includes contributions and direction from the Township Planning Commission, Board of Trustees, and Township Planning Consultant, as well as additional staff.

The role of each township board and staff person is unique and imperative to the process, which are summarized below.

- Planning Commission
 - Organizes public involvement, public meetings, and provides direction to staff to draft Master Plan language, maps and other related components. Recommends the Master Plan to the Board of Trustees, holds the public hearing, and approves the Master Plan.
- Board of Trustees
 - Reviews, requests modification, if necessary, and approves the Master Plan for distribution to neighboring municipalities and other entities as required by the Michigan Planning Enabling Act.
- Planning Consultant
 - Provides professional support, drafts language, compiles maps, and other Master Plan components for review by the Planning Commission.

Final Document

This design is intended to create the most comprehensive and effective Master Plan for Laketown Township. Its ultimate pursuit is to ensure the health, safety, and welfare of the residents, property and business owners, as well as visitors to this township.

How to Use this Plan

For each land use or attribute chapter, the Plan identifies goals, recommendations, and strategies, which are the basis for future development. The goals, recommendations, and strategies are designed as follows:

- Goals – These are community objectives derived from significant public input and Planning Commission oversight
 - These are applied most frequently during land use review to ensure a proposed development meets and is consistent with the core values of the master plan
- Recommendations – These are pointed direction to achieve the goals
 - These are applied the strongest during land use review to ensure proposed development is consistent with the intent of the master plan
- Strategies – In an effort to accomplish the goals and recommendations of the master plan, the strategies are the legislative methods to mandate certain physical form, through zoning ordinance or police power ordinances.

Chapter One

Community Preferences

Introduction

Important to the residents and property owners of Laketown Township are the preferences by which they envision or define the appearance, character, and values of their community.

As provided in its entirety within the appendix, Laketown Township completed three community workshops with the public to gauge the pulse of its property owners. While the workshop areas generally encompassed the entirety of the township, with the exception of the lakeshore directly, the discussions were focused on Northern Laketown (which is generally 145th Avenue north), agricultural lands, and the Blue Star Highway. Among other interests of the community, the workshops provided the following values, preferences, attributes, and design mechanisms, which are used to develop the foundation on which some of the goals, recommendations, and strategies within this Master Plan are based.

Definition of Terms

In order to streamline the content of the workshop results, the following terms are recognized as defined below.

- *Rural Character* – is recognized as the natural features of the earth that minimize the visual exposure of buildings, structures, or other man-made features and which create scenic character. It is also recognized as the natural features of the earth that provide environmental buffers and/or habitat that is characteristic of the Township. Features are found to include:
 - Woods, woodlots, forest areas, and trees
 - Wetlands
 - Natural vegetation
 - Wildlife habitat
 - Natural field areas
 - Scenic vistas

Rural Character also includes farmland, which is recognized as natural features that are organized and managed by man.

- *Open Space* – is recognized as areas of land unoccupied by buildings, structures, or other man-made features, that are preserved to be unoccupied by buildings, structures, or other man-made features within a project.

Findings

Below is a summary of findings derived from the workshop results.

- *Core Values* – the following attributes have been identified as core values for the township:
 - Preserve and maintain rural character, open space, and sand dunes from development
 - Protect farmland from development
 - Provide pedestrian connectivity throughout the township
 - Provide for a high quality of commercial and industrial building and site design to improve aesthetics and compatibility with adjacent land uses
- *Agricultural Characteristics* – the following have been identified as the top strength, opportunity, weakness, and threat to agricultural land:
 - Strength – Rural Character
 - Opportunity – Farmland preservation programs
 - Weakness – Encroachment of residential development
 - Threat – Residential encroachment

Additionally, agricultural preferences include:

- A mixture of large lots and a clustering of residential development to preserve rural character, farmland, and open spaces
 - Higher quality building materials to improve aesthetics
 - Installation and connectivity of pedestrian pathways
- *Residential Characteristics* – the following have been identified as the top strength, opportunity, weakness, and threat to Northern Laketown (145th Avenue north):
 - Strength – Rural Character
 - Opportunity – Preserve rural character and greenspace
 - Weakness – Inappropriate residential development density
 - Threat – Loss of rural character to development

Additionally, residential preferences include:

- Clustering of residential development to preserve rural character, farmland, and open spaces
- *Blue Star Highway Commercial and Industrial Characteristics* – the following have been identified as the top strength, opportunity, weakness, and threat to Blue Star Highway properties:
 - Strength – Rural Character
 - Opportunity – High quality building and site design through landscaping and facade materials
 - Weakness – Public utility expansion
 - Threat – Loss of rural character

Additionally, Blue Star Highway preferences include:

- Smaller scale development of buildings and related signage
- Preservation of trees along the right-of-way corridor
- A mixture of higher quality (not only metal) building material
- Use of building accents and other physical elements
- Require pedestrian pathways as a part of development proposals

Chapter Two

Agricultural Classification

Introduction

The amount of land which is vacant or used for agriculture has played a significant role in the development of the character of the township. The large, open areas create a feeling of ~~openness~~ spaciousness and provide a tranquil surrounding. ~~As noted earlier, this Agriculture is~~ one of the major reasons that many of the current residents moved to the township and continues to be a factor in attracting new residents. **(Moved from 1991 Master Plan, page 27)**

Although agriculture is not the dominate use of land within the township, there are significant areas where soils and drainage characteristics make agricultural preservation appropriate. Some communities and property owners ~~have tended to~~ view farming as a temporary use until ~~converting the land is converted~~ to residential, commercial, or industrial uses. This may be appropriate in some areas where public utilities, land prices, property divisions, and growth pressures have made farming difficult, or impractical, or where marginal conditions exist for productive agriculture. ~~However, But~~ it must be recognized that farming is as much of an industry as manufacturing. Farming ~~does~~ provides jobs and a product for sale in the marketplace and ~~makes up~~ **creates** a significant portion of ~~the~~ income for Michigan residents. Viewing farming as an essential industry can have a profound effect on the programs developed for its preservation and continuation. The agricultural resources of Allegan and Ottawa Counties are particularly significant in Michigan. **(Moved from 1996 Master Plan Amendment, Future Land Use pages 1-2)**

As a result of the Agricultural Lands public workshop, various planning meetings, and coupled with modern planning principles, we have concluded that the following goals are paramount for agricultural uses. In addition, recommendations regarding these goals as well as strategies, accompanied by an illustration example, to achieve success are provided below.

Goals, Recommendations and Strategies

Goals

- Preserve rural character
- Protect natural features ~~of the township~~ **(Moved from 1996 Master Plan Amendment, Future Land Use page 5)**
- Concentrate higher density residential land uses to protect open spaces and farmland, and to reduce conflict between uses
- Preserve woodlands and wetlands which are useful as water retention and ground water discharge areas and which have important aesthetic and scenic value
- Support agricultural operations

Recommendations

- Encourage crop production and livestock use to minimally impact existing open spaces
- Encourage all farm building construction to be designed in a central or same location to preserve the most farmland as possible and minimally impact existing open spaces
- Design a “no-cut” zone along right-of-ways to protect the natural landscape, maintain open space and rural character, as well as preserve the native drainage system and reduce flooding
- Limit the orientation of parcel development to protect the rural image and blend development with the natural landscape
- Encourage development at very low densities where soil conditions, topography, and vegetation preclude higher intensities of development
- Require clustering of housing

Strategies

- ~~The township should use~~ **Adopt or enhance** appropriate ordinances to ~~implement the goal of preserving natural features and determine other methods of maintaining and enhancing the unique natural features of the township.~~ (Moved from 1991 Master Plan, page 8)
- ~~In order to preserve the use of these lands for agriculture the township could~~ Encourage the use of P.A. 116, the **Michigan** Farmland and Open Space Preservation Act, Public Act 116 of 1974 ~~This Act allows individual property owners to protect farmland and significant or important open space for contracted periods of time, with a ten year minimum. By enrolling land in this program property owners can find relief from increasing land values, and the taxes paid on that land, which, in the past, has made it difficult for farmers to preserve agricultural land.~~ (Moved from 1991 Master Plan, page 32)
- Investigate opportunity for Purchase of Development Rights and Transfer of Development Rights programs
- Require development to utilize open space preservation techniques, clustered housing techniques, and other amenities and features to preserve rural character
- Reduce or eliminate the minimum setback for all farm buildings, so as to protect the greatest amount of open space and or farmland as possible.
- Require the preservation of any trees within the right-of-way and within 30 feet of the right of way, so as to protect the natural vegetation (any naturally deceased trees may be removed) and drainage system.
- Prohibit private roads in the Agricultural Zoning District

Chapter Two

Agricultural Classification

Introduction

The amount of land which is vacant or used for agriculture has played a significant role in the development of the character of the township. The large, open areas create a feeling of spaciousness and provide a tranquil surrounding. Agriculture is one of the major reasons that many of the current residents moved to the township and continues to be a factor in attracting new residents.

Although agriculture is not the dominate use of land within the township, there are significant areas where soils and drainage characteristics make agricultural preservation appropriate. Some communities and property owners tend to view farming as a temporary use until the land is converted to residential, commercial, or industrial uses. This may be appropriate in some areas where public utilities, land prices, property divisions, and growth pressures have made farming difficult, or impractical, or where marginal conditions exist for productive agriculture. However, it must be recognized that farming is as much of an industry as manufacturing. Farming provides jobs and a product for sale in the marketplace and creates a significant portion of income for Michigan residents. Viewing farming as an essential industry can have a profound effect on the programs developed for its preservation and continuation. The agricultural resources of Allegan and Ottawa Counties are particularly significant in Michigan.

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- Support agricultural operations

Recommendations

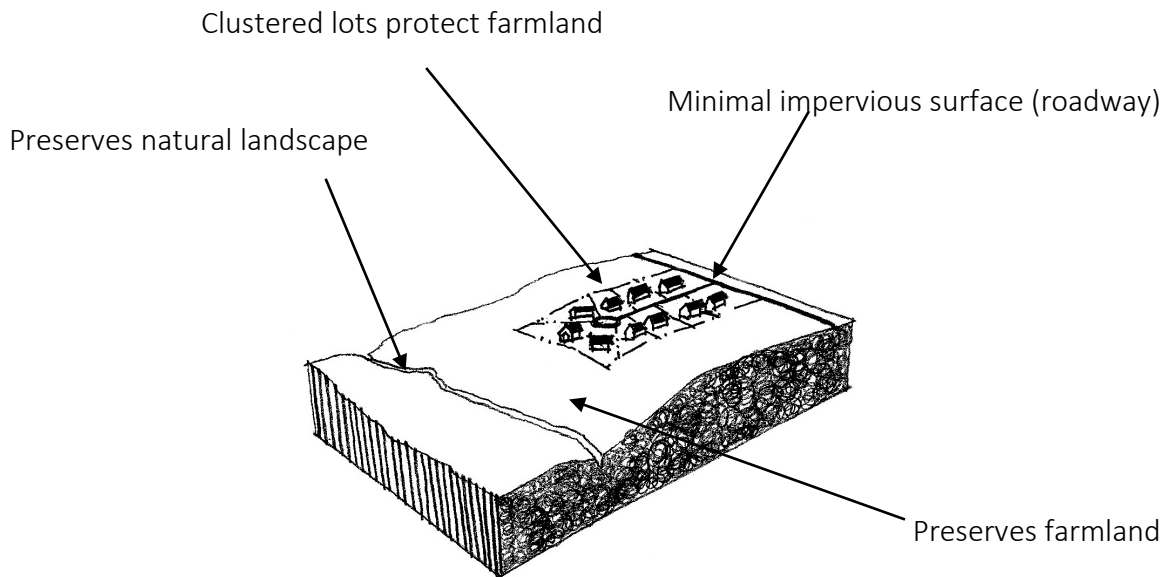
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- Limit the orientation of parcel development to protect the rural image and blend development with the natural landscape
- Encourage development at very low densities where soil conditions, topography, and vegetation preclude higher intensities of development
- Require clustering of housing

Strategies

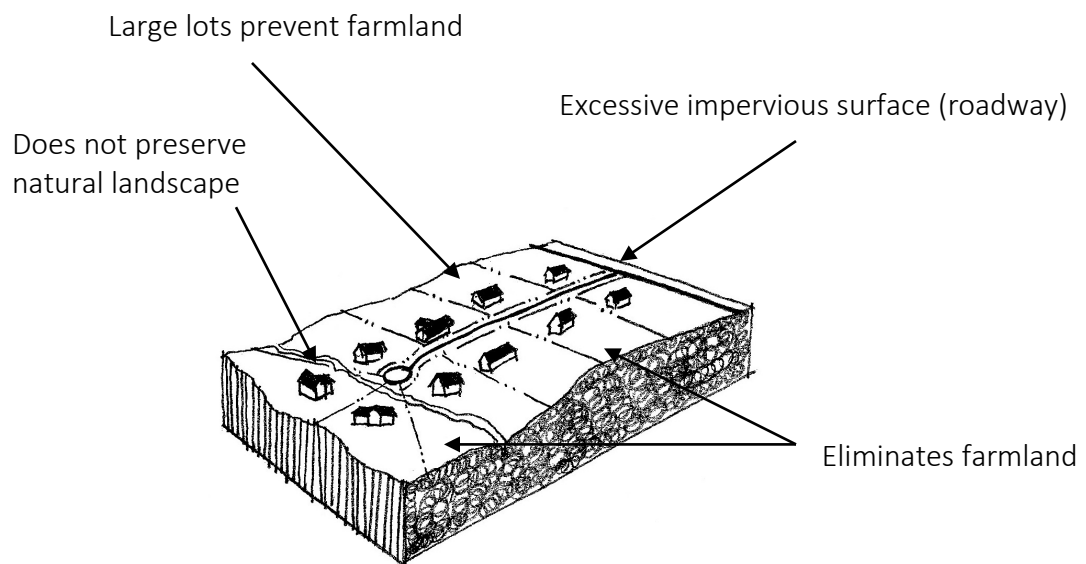
- Adopt or enhance appropriate ordinances to preserve natural features
- Encourage the use of the Michigan Farmland and Open Space Preservation Act, Public Act 116 of 1974, to protect farmland and significant or important open space
- Investigate opportunity for Purchase of Development Rights and Transfer of Development Rights programs
- Require development to utilize open space preservation techniques, clustered housing techniques, and other amenities and features to preserve rural character
- Reduce or eliminate the minimum setback for all farm buildings, so as to protect the greatest amount of open space and or farmland as possible.
- Require the preservation of any trees within the right-of-way and within 30 feet of the right of way, so as to protect the natural vegetation (any naturally deceased trees may be removed) and drainage system.
- Prohibit private roads in the Agricultural Zoning District

RURAL CHARACTER & OPEN SPACE

INTENDED



NOT INTENDED



Chapter Three

Residential Uses

Introduction

~~For the most part~~ Housing within the township is in sound condition, with only occasional homes found in disrepair. Homes of high quality can be found throughout the township, though the most expensive and elaborate home sites are built along or near the Lake Michigan shoreline. Development of homes in this area is being affected by the critical dunes designation established ~~made~~ by the Michigan Department of Natural Resources.

Given that the dune areas possess some of the most sought after properties for residential development, the township will likely continue to feel pressure for development in these sensitive areas. Much of the development that has already occurred does not conform to the current regulations. The township must continue to work with property owners and developers to preserve these valuable **natural** resources. **(Moved from 1991 Master Plan, page 26).**

Coupled with these shoreline area properties, the northern portion of the township faces increasing residential development pressure as a result of available public utilities, proximity to neighboring Park Township and the City of Holland. Given this, and while Laketown Township is generally a rural community and residential uses comprise a relatively small percentage of the total land area, the township recognizes the need to accommodate residential development concurrently with the preservation and protection of its rural heritage.

As a result of the Northern Laketown public workshop, various planning meetings, and coupled with modern planning principles, we have concluded that the following goals are paramount for residential uses. In addition, recommendations regarding these goals as well as strategies, accompanied by an illustration example, to achieve success are provided below.

Goals, Recommendations and Strategies

Goals

- ~~The Township should strive to~~ Protect its environmental resources, such as sand dunes and other natural features, from the negative impacts of new development **(Moved from 1991 Master Plan, page 4)**
- Land use ~~should protect~~ **shall preserve** the rural ~~character~~ **nature** of the township **(Moved from 1991 Master Plan, page 5)**
- ~~With so many township residents dependent on well water services, groundwater protection is a concern. Provide adequate~~ protection of the groundwater sources ~~is critical to the long term usefulness of a well system. To this end, consideration of a groundwater protection program for the township would be beneficial. The following~~

~~steps may be followed to develop such a program.~~ (Moved from 1991 Master Plan, page 15)

- Concentrate the density of residential land uses to protect rural character and open spaces
- Provide more pedestrian pathway connections between residential uses
- Preserve woodlands and wetlands which are useful as water retention and ground water discharge areas and which have important aesthetic and scenic value (Reworded and expanded from 1996 Master Plan Amendment, page 5)
- Realize strong neighborhoods with a predominantly single-family residential and rural open space character while conscientiously integrating developments into the landscape of existing neighborhoods

Recommendations

- Require clustering of housing
- Utilize the incorporation of existing vegetation, topography, and other natural features into the design of new residential developments
- Require new residential developments to be sited in a manner that protects the rural character and scenic views by maintaining proper setbacks and providing landscaping screening as appropriate
- Require new residential developments to incorporate a pedestrian pathway system that ultimately connects with abutting developments to produce a walkable and connected community
- ~~Encourage~~ **Require** the preservation of trees between the public street and ~~dwellingsthe homes~~ (Moved from 1991 Master Plan, page 33).
- A ~~compatible~~ **balance of protection of natural assets and reasonable residential land use** should be achieved between low density residential development and the preservation of the township's unique critical dune areas. (Moved from 1991 Master Plan, page 4)
- ~~Therefore,~~ Rezoning for LDR or MDR density projects should not be permitted until **public water and sanitary sewer utility coverage** is provided. (Moved from 1996 Master Plan Amendment, page 5)
- ~~In addition~~ Consideration should be given to delaying LDR or MDR density rezonings unless such proposed changes are contiguous to or nearly contiguous (~~within ¼ mile~~) to developments of similar density **to reduce the potential conflict of uses** (Moved from 1996 Master Plan Amendment, page 6)

Strategies

- ~~The township should use~~ **Adopt or enhance** appropriate ordinances to ~~implement the goal of preserving natural features and determine other methods of maintaining and enhancing the unique natural features of the township.~~ (Moved from 1991 Master Plan, page 8)
- Improve ordinance controls for hazardous material storage and outdoor uses that could negatively impact groundwater

- Conduct a groundwater aquifer quality study, if existing evidence reveals water quality concerns
- Establish density standards that are consistent with the natural capacity of soils to handle on-site septic systems and which promote the preservation of the rural character of the Township
- Require development to utilize open space preservation techniques, clustered housing techniques, and other amenities and features to preserve rural character and protect the environment
- Require the layout of new residential developments to be extensions of existing neighborhoods, where possible. This should minimally apply to lot layout, road extensions, and open space plans

Chapter Three

Residential Uses

Introduction

Housing within the township is in sound condition, with only occasional homes found in disrepair. Homes of high quality can be found throughout the township, though the most expensive and elaborate home sites are built along or near the Lake Michigan shoreline. Development of homes in this area is being affected by the critical dunes designation established by the Michigan Department of Natural Resources.

Given that the dune areas possess some of the most sought after properties for residential development, the township will likely continue to feel pressure for development in these sensitive areas. Much of the development that has already occurred does not conform to the current regulations. The township must continue to work with property owners and developers to preserve these valuable natural resources.

Coupled with these shoreline area properties, the northern portion of the township faces increasing residential development pressure as a result of available public utilities, proximity to neighboring Park Township and the City of Holland. Given this, and while Laketown Township is generally a rural community and residential uses comprise a relatively small percentage of the total land area, the township recognizes the need to accommodate residential development concurrently with the preservation and protection of its rural heritage.

As a result of the Northern Laketown public workshop, various planning meetings, and coupled with modern planning principles, we have concluded that the following goals are paramount for residential uses. In addition, recommendations regarding these goals as well as strategies, accompanied by an illustration example, to achieve success are provided below.

Goals, Recommendations and Strategies

Goals

- Protect environmental resources, such as sand dunes and other natural features, from the negative impacts of new development
- Land use shall preserve rural character
- Provide adequate protection of groundwater sources
- Concentrate the density of residential land uses to protect rural character and open spaces
- Provide more pedestrian pathway connections between residential uses
- Preserve woodlands and wetlands which are useful as water retention and ground water discharge areas and which have important aesthetic and scenic value

- Realize strong neighborhoods with a predominantly single-family residential and rural open space character while conscientiously integrating developments into the landscape of existing neighborhoods

Recommendations

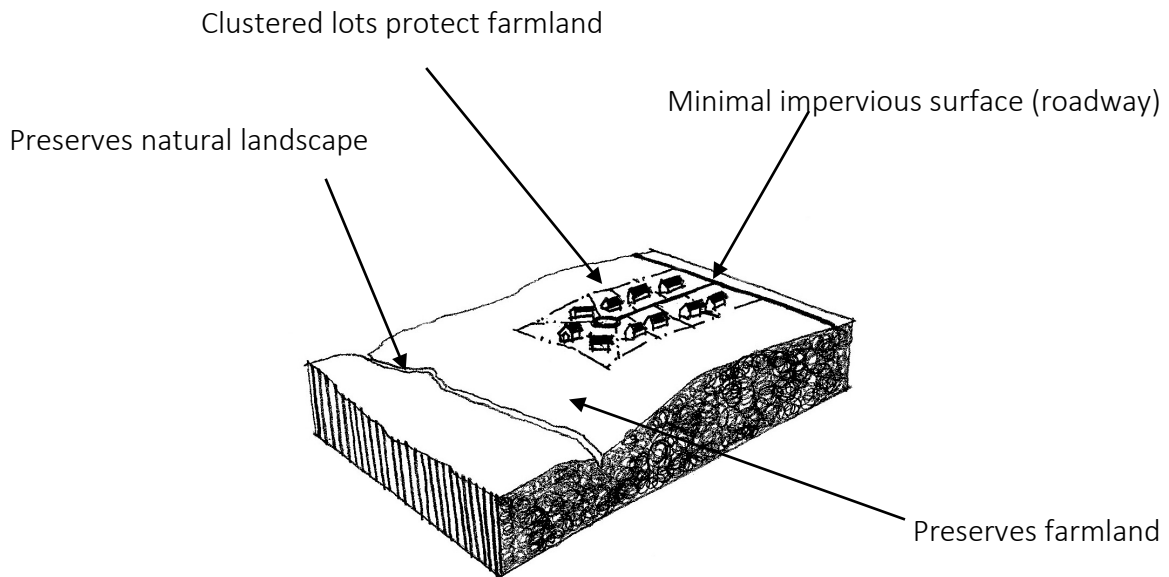
- Require clustering of housing
- Utilize the incorporation of existing vegetation, topography, and other natural features into the design of new residential developments
- Require new residential developments to be sited in a manner that protects the rural character and scenic views by maintaining proper setbacks and providing landscaping screening as appropriate
- Require new residential developments to incorporate a pedestrian pathway system that ultimately connects with abutting developments to produce a walkable and connected community
- Require the preservation of trees between the public street and dwellings
- A compatible balance of protection of natural assets and reasonable residential land use should be achieved between low density residential development and the preservation of the township's unique critical dune areas.
- Rezoning for LDR or MDR density projects should not be permitted until public water and sanitary sewer is provided.
- Consideration should be given to delaying LDR or MDR density rezonings unless such proposed changes are contiguous to or nearly contiguous to developments of similar density to reduce the potential conflict of uses

Strategies

- Adopt or enhance appropriate ordinances to preserve natural features
- Improve ordinance controls for hazardous material storage and outdoor uses that could negatively impact groundwater
- Conduct a groundwater aquifer quality study, if existing evidence reveals water quality concerns
- Establish density standards that are consistent with the natural capacity of soils to handle on-site septic systems and which promote the preservation of the rural character of the Township
- Require development to utilize open space preservation techniques, clustered housing techniques, and other amenities and features to preserve rural character and protect the environment
- Require the layout of new residential developments to be extensions of existing neighborhoods, where possible. This should minimally apply to lot layout, road extensions, and open space plans

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