

11/02/2023

EXISTING GOALS FOR

BINGHAM TOWNSHIP

- A GOOD PLACE TO START
FOR THE UPDATE

SP

Goals

Section 5 – Goals

Community Surveys

Citizen involvement occurred on several levels during the creation of this plan.

A good master plan reflects the aspirations of the citizenry by involving them in the planning process.

Two surveys were taken during 1997, one of the general population and the other of large parcel land owners, to gather the residents' opinions on a range of topics, including the future use of land.

In the Spring of 1997, the Center for Business and Industry at Northwestern Michigan College conducted a survey for Bingham Township to determine views and opinions of the residents on a variety of Township issues.

A mail survey was undertaken with a randomly selected sample of property owners and registered voters within Bingham Township. Based upon a combined population of approximately 1,500, a sample size of 306 was necessary for a 95% confidence-level and a confidence interval of +/- 5%. The mailing was conducted with 1,200 residents with a projected response rate of approximately 25%. Results were based on the analysis of 538 completed surveys. Survey results are reviewed in Appendix A.

In the Fall of 1997, members from the Landscape Architecture Department of Michigan State University surveyed 36 large parcel landowners. This survey was sponsored by both the Township and the Leelanau Agricultural Alliance. A summary of the results of this survey is provided in the Appendix A.

Citizen Planning Committees

Three citizen planning committees were also formed that focused on three areas of concern: residential development, infrastructure, and agriculture.

The citizen planning committees submitted final reports to the Planning Commission, which are included in full format in the Appendix A.

Issue Identification

A public meeting was held on December 3th, 1998 with members of both the Planning Commission and the citizen planning committees. The purpose of the meeting was to share ideas about the future of the Township and identify key issues to be addressed in the Plan. The issues that were identified during the meeting are listed in Appendix A.

Section 5 – Goals

GOALS

The goals are guides to help Bingham Township achieve its preferred future. The goals were developed by the community as discussed above and in the Appendix. A series of objectives are designed to guide the Township toward each goal. The Plan's objectives are the basis for the Implementation Section (see Section 7).

Goals and Objectives

Residential

GOAL: Guide and control residential development and population densities and distribution in order to maintain a rural atmosphere, ecological balance, open space, high levels of sanitation and low levels of pollution.

OBJECTIVES: To provide opportunities, methods or controls to assure

- control population density in such a manner that overall high density does not take place.
- higher density (clustered development), particularly on main transportation thoroughfares in selected areas.
- maintain the rural atmosphere of the township.

- control township development standards, code enforcement and administration through the Plan and the Zoning Ordinance.
- encourage balance of housing types.
- residential development will depend on independent well and septic systems.

Agricultural

GOAL: To preserve and protect agriculture land and uses, retaining a viable agricultural community within the Township.

OBJECTIVES: To provide opportunities, methods or controls to assure

- encourage preservation through PDR/TDR/LDR/other innovative preservation technique.
- identify areas for cluster development.
- educate public on differences between agricultural and open space.
- provide for buffers between agricultural and residential.
- develop incentives for agricultural protection.

Commercial

GOAL: To maintain neighborhood commercial services for residents of the township, keeping in line with population growth within the township.

OBJECTIVES: To provide opportunities, methods or controls to assure

- development of any new commercial facilities in such a way as to minimize conflict with other land uses.
- creation of development and design standards that embrace and/or encourage the village concept or Planned Unit Developments.
- improvement of existing commercial areas, both aesthetically and functionally, to serve their neighborhoods
- adequate access for fire and rescue services for all commercial locations.
- that commercial facilities do not require public water and sewer facilities.

Home Based Business

GOAL: To allow residents of the township to work out of their home, providing a service to the community, and maintaining the residential nature of the community.

OBJECTIVES: To provide opportunities, methods or controls to assure

- minimal impact on the residential neighborhood.

Home Occupation

GOAL: To allow residents to operate a non-intrusive enterprise that has no significant impact on the residential community.

OBJECTIVES: To provide opportunities, methods or controls to assure

- minimal impact on the residential neighborhood.
- a service to the community is provided for.

Industrial

GOAL: Limited light industrial development.

OBJECTIVES: To provide opportunities, methods or controls to assure

- that any new industrial facilities are developed in such a manner that there is minimum conflict with other land uses.
- that a tract of land is provided, suitable for selected light industrial development, with provision for adequate transportation access and utilities to serve their needs.

- that industries do not require public water and sewer facilities and that they have their own on site treatment.

Public Utilities and Facilities

GOAL: Cooperate with and assist public and private entities to provide utilities and public services to the residents of the township.

OBJECTIVES: Provide opportunities, methods or controls to assure

- highest quality facilities and services necessary to guide and maintain orderly future development.
- limitation of all development unless appropriate health and safety standards are complied with and services provided.

Public Services

GOAL: Provide adequate and appropriate public services for the benefit of the people of the township.

OBJECTIVES: Provide opportunities, methods or controls to assure

- interdepartmental cooperation and coordination of police, fire and rescue services to achieve township-wide coverage and availability.

Transportation

GOAL: To provide for the efficient and safe movement of traffic through and within the township, while preserving the present road system to the extent that it meets the needs of the community with a minimum of environmental or ecological damage to the township.

OBJECTIVES: Provide opportunities, methods or controls to assure

- maintaining wherever possible, the natural character of the roads and surrounding areas
- maximum use of major thoroughfares and discourage traffic through the rural residential roads.
- utilization of highway facility improvement as a positive guide to direct or enhance land use relationship.
- coordination in planning the township transportation system with adjacent townships, the county, the region and the state.
- safe use of roads for pedestrian and non-motorized activities.

Section 5 – Goals

Recreation

GOAL: To provide an adequate range of recreation opportunities for residents of the township.

OBJECTIVES: Provide opportunities, methods and/or controls to assure

- orderly development of commercial recreation in such a manner that there is optimum utilization of appropriate locations with minimum conflict with adjoining land uses.
- reservation of sufficient recreation lands to serve desired population growth with both active and passive recreation potentials.
- where possible, multi-functional use of recreation areas for open space, forestry, floodplain or water resource conservation and historical preservation.

Open Space

GOAL: Encourage open space and natural areas, and protect the scenic beauty of the Township.

OBJECTIVES: Provide opportunities, methods or controls to assure

- non-development of public and privately owned lands with open space.

- promotion of dual land uses (e.g. agriculture/open space) which encourage and enhance private ownership of non-developed lands.
- protection of unique natural areas, swampland, forests and watercourses from Urban types of development.
- encouragement of open space, appropriately located in all land use areas.

Natural Resources

GOAL: Optimum utilization of land, water, air and natural resources, including their preservation and conservation.

OBJECTIVES: Provide opportunities, methods or controls to assure

- continued and future use and conservation of natural resources by preventing inappropriate development of conflicting land uses.
- development of flood and erosion controls to minimize flood damage and maintain water quality levels.
- preservation of unique natural areas which cannot be replaced if destroyed, misused or neglected.

Section 5 – Goals

- non-pollution of soil, water and air resources by any segment of the community be it governmental, industrial, agricultural, or private.
- a pattern of land use to shape and guide development away from ecologically sensitive areas.
- encouragement of open space, appropriately located, in all land use areas.
- participation in regional efforts to improve and protect water quality.