

CENTERVILLE TOWNSHIP

COMPREHENSIVE PLAN

Adopted by Centerville Township Board

Date: September 7, 2005

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INTRODUCTION

Township planning commission; purpose of plans

The purpose of plans prepared pursuant to this act shall be to promote public health, safety, and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and to consider the character of each township and its suitability for particular uses judged in terms of such factors as the trend in land and population development.

Sec. 2., Township Planning Act 168 of 1959

Introduction

This Comprehensive Plan proposes to set out guidelines for Centerville Township's future. Using a community survey plus citizen advice and comments, the Centerville Township Planning Commission has devised a vision for the township and prepared this plan as a means to attain that vision. The plan contains two parts: the goals, objectives, and policy statements and the land use maps. The working papers of the Leelanau General Plan which utilized data from many sources were used by the Planning Commission as the basis and substructure for the plan.

The range of this Comprehensive Plan is purposely broad. It intends an outlook of at least 20 years. The concepts and maps are therefore general, yet the policies aim at specific actions to implement the plan. The Comprehensive Plan is to be used by the Township Planning Commission, the Township Board and the citizens to direct the preparation of corollary plans and the formulation of ordinances to govern the community in the future.

Because the citizens not only perceive the natural resources and rural character of the Township as paramount to their individual well-being but also because these natural resources and geographical features constitute the very basis of the community's strength, these elements pervade and steer the entire plan. Using "the nature of the place" as its standard, the community acknowledges the limits given to its aims and proclaims its method for judging future proposals.

Data Sources

Many of the data sources used in this plan have a considerable lag time in their release because of compilation and publishing schedules. The most up-to-date data from the majority of governmental sources may be two, five, or, in the case of the decennial Census, over ten years old. These data sources also rely on differing methodologies. Some sources, e.g., Michigan Employment Security Commission and Bureau of Labor Statistics, gather data at the household level while others gather it by place of work (e.g., *Township Business Patterns*, and special industrial censuses). Explanations with respect to data sources are presented throughout the text. It is important to understand these differences to appreciate the limitations inherent in much of the data.

Population

Centerville Township contains roughly 29 square miles of territory and the 1990 Census Bureau counted 836 persons in the township. From 1940 to 1970 the total population of Centerville Township experienced a steady decline. Like the remainder of Leelanau County, the Township has witnessed a significant increase in population since that time (see Figure and Table 1). In 1970 the total population reached a 50-year low of just 473 residents. In contrast, the 1990 population reached an all-time high of 836 persons - or an increase of nearly 77% in just 20 years.

Comparing several population projections for Leelanau County for the year 2020 reveals about a 12% difference between the highest and the lowest growth estimates. The high projection (which suggests population growth will reach 46% over a 30 year period) is based on a straight line projection. Sophisticated computer models (which incorporate birth, death and migration data) of the Department of Management and Budget and the University of Michigan project growth rates of 30% and 37%, respectively, over that same period. By

taking the average of these projections, a picture of trend population growth at about 1% per year (or about 11% per decade) emerges.

The average projected population represents an additional 279 persons in the Township by the year 2020. This total population increase has been “stepped down” to the township level of government by making allocations based on the assumption that the township will have the same percentage of the County population in 2020 as it had in 1990. The 1990 population of Centerville Township amounted to about 5% of the total population for Leelanau County. With this assumption in mind, the projected population for the Township in 2000 is 929; for 2010 is 1,022; and for 2020 is 1,115. Table 1 provides projection figures. Figure 1 graphically portrays past population trends and the projected figures.

Figure 1

POPULATION TRENDS: 1940 - 2020*

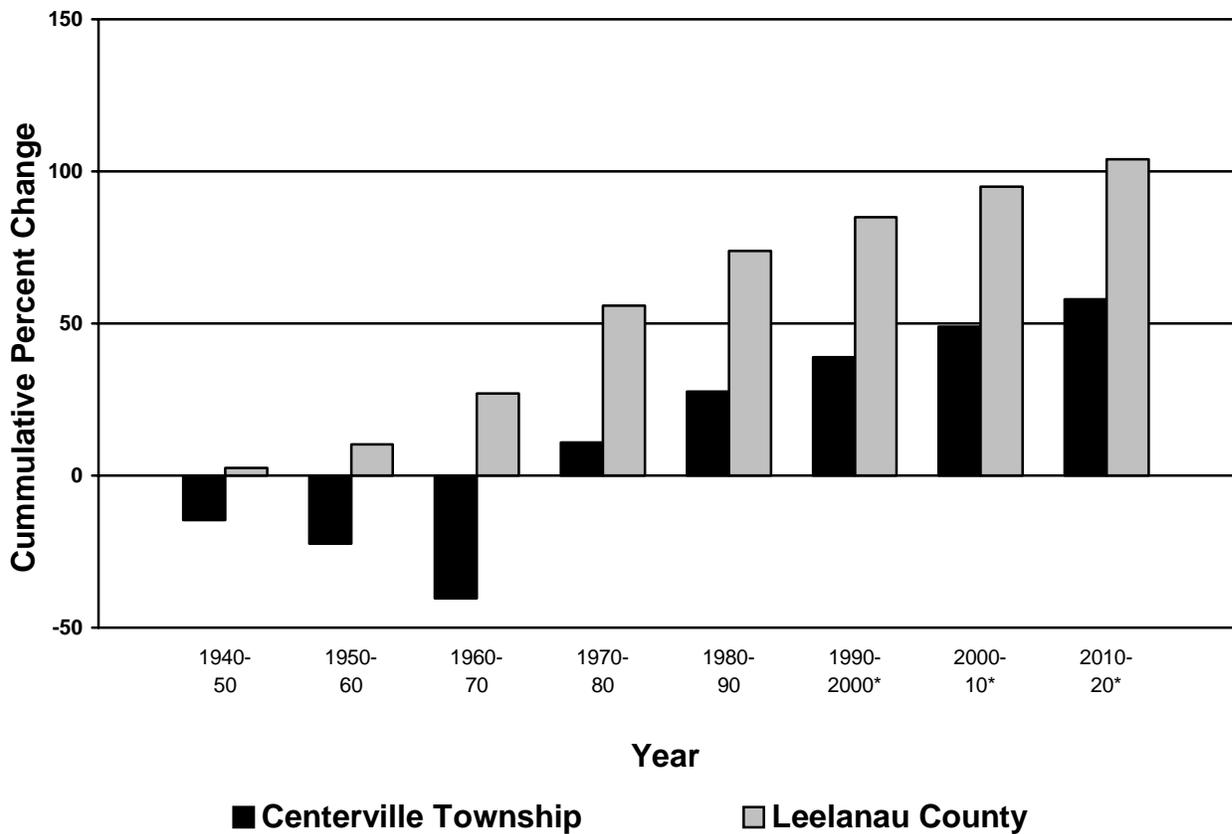


Table 1
POPULATION TRENDS: 1940 - 2020*

Year	Centerville Township		Leelanau County		Michigan	
	Population	% Change	Population	% Change	Population	% Change
1940	733		8,436		5,256,106	
1950	625	-14.73%	8,647	2.50%	6,372,009	21.23%
1960	577	-7.68%	9,321	7.79%	7,823,194	22.77%
1970	473	-18.02%	10,872	16.64%	8,875,083	13.45%
1980	716	51.37% %	14,007	28.84%	9,262,078	4.36%
1990	836	16.76% %	16,527	17.99%	9,295,287	0.36%
2000*	929	11.14%	18,368	11.14%	9,817,857	5.62%
2010*	1,022	10.02%	20,209	10.02%	10,130,567	3.19%
2020*	1,115	9.11%	22,050	9.11%	10,434,277	3.00%

**Denotes projected population. Source: Decennial Census 1960-1990; Projections, Averaged from data prepared by the Michigan Department of Management Budget and University of Michigan.*

The Centerville Township populace is roughly 51% male and 49% female and is predominantly middle-aged and family oriented. There are 305 occupied households, most of these Caucasian, owning their own homes and containing roughly three individuals. Compared to the county, the township's population is younger with an average age of 35.1 years (compared to 36.5 for the County), with a greater proportion of persons under the age of 18 (25.6%) than over the age of 65 (15.7%).

Table 2
POPULATION CHARACTERISTICS

Township	Total Population:				
	Male	Female	Median Age	Under 18 years	65 years and over
Centerville	51.4%	48.6%	35.1	25.6%	15.7%
Bingham	50.0%	50.0%	34.3	29.8%	11.0%
Cleveland	50.0%	50.0%	37.1	25.2%	15.7%
Elmwood	49.8%	50.2%	35.1	26.2%	10.9%
Kasson	50.5%	49.5%	32.6	31.5%	12.2%
Leland	50.2%	49.8%	39.7	24.2%	19.4%
Solon	50.2%	49.8%	32.5	30.5%	10.5%
Leelanau County	49.8%	50.2%	36.5	26.1%	14.9%

Source: 1990 Census

Income

As of 1990, per capita personal income of Centerville Township (\$11,852) was lower than the Leelanau County average (\$13,307) and the state average (\$17,535). Of all households, nearly 75% received some sort of wage and salary income. Likewise, 62% received income from social security, retirement, or public assistance. Of all persons residing in the Township, 10.2% had income levels below the poverty level. This figure is equivalent to the State average, but higher than the County average of 9.0%.

Education

Centerville Township has a higher incidence of high school graduates in the population (19.1% of persons 25 years and over) than the state overall (67.9%). It has a slightly lower percentage of high school graduates than all surrounding townships except Kasson (see Table 2). Nearly 15% of the population 25 years and over has 4 or more years of college.

Table 3
EDUCATIONAL ATTAINMENT

Township	Percent of Population 25 years and older with:	
	High School Diploma	Bachelor's Degree or higher
Centerville	79.1	14.9
Bingham	86.9	26.3
Cleveland	89.8	21.9
Elmwood	89.3	27.2
Kasson	73.7	13.2
Leland	84.0	26.2
Solon	80.7	13.2

Source: 1990 Census

Employment and the Economy

Major employment sectors reported for Centerville Township include precision production, craft, and repair occupations; professional specialty occupations; service occupations; administrative support occupations, sales occupations, and farming, forestry and fishing occupations. This should not be confused with the number of actual business establishments within the Township, which are few. Instead this employment data, provided by the U.S. Department of Commerce, Bureau of Economic Analysis, represents the *occupations* of township residents.

The mean travel time to work for Township residents is 26.4 minutes. This suggests that most of the Township work force is employed by businesses located outside the boundaries of Centerville Township.

Table 4

OCCUPATION BY SECTOR

Occupation	Employed Persons 16 Years and Over	
	Total	Percent
Executive, Admin. and Managerial	16	4.4%
Professional Specialty	49	13.5%
Technicians and Related Support	7	1.9%
Sales Occupations	40	11.0%
Administrative Support, including Clerical	46	12.7%
Private Household	2	0.6%
Service	48	13.2%
Farming, forestry and fishing	38	10.5%
Precision prod., craft and repair	67	18.5%
Machine oper., assemblers & insp.	17	4.7%
Transportation and Material Movers	17	4.7%
Handlers, equipment cleaners, helpers and laborers	16	4.4%

Source: U.S. Department of Commerce, Bureau of Economic Analysis

Economic growth, or stabilization in a community is usually determined primarily by its standing as an exporter to outside communities. Exports include goods and services sold outside the Township plus expenditures by outsiders within the Township. The economy can be divided into those sectors that export (basic sectors) and those sectors that import goods and services (nonbasic sectors). Funds brought into an area through “basic” export activities are used to finance local growth or to purchase “import” goods. The assumption is that in order to grow, and sustain growth, an economy must have an inflow of money from outside the region. For Centerville Township, transfer payments (retirement, social security and public assistance) and tourism represent a significant influx of “outside” money.

A common method of assessing the import/export activity of an economy is through the establishment and analysis of location quotients (LQ). To determine this, the local percentage of employment by sector is divided by the percentage of national employment in that sector. The resultant figure portrays the relative specialization of a municipality in a certain industry. If the LQ is greater than 1.0, then the Township is more specialized than the nation in that industry and is assumed to be a net exporter of goods or services from that industry (the basic sector of the economy). If the LQ is smaller than 1.0, then the Township is less specialized than the nation in that sector and is assumed to be a net importer of goods from that industry (the non-basic portion of the economy). If the LQ is equal to 1.0, the Township and the nation have an equal degree of specialization and the Township essentially “breaks even” with regard to that sector.

Table 5 presents the LQ’s for Centerville Township. As might be expected, the Township is a net exporter in the agriculture, construction, and manufacturing sectors. The higher the LQ in these cases, the higher the export activity. The so-called manufacturing component is most likely to be related to processing of agriculture products. All other sectors are non-basic, or import activities in the Township. Of the nine major private economic sectors, Centerville Township is a net exporter for three of them.

The major problem with an LQ analysis is that most goods produced locally are sold in both local and non-local markets. Also, many services are provided to the year-round population while others are provided to tourists and the seasonal population. How much is provided to each? Unfortunately, the data necessary to answer that question does not exist.

Table 5
1990 LOCATION QUOTIENTS
CENTERVILLE TOWNSHIP

Industry	Percent of National Employment	Percent of Local Employment	LQ
Agriculture	2.90%	10.9%	3.76
Mining	6.30%	0.8%	0.13
Construction	4.50%	16.3%	3.62
Manufacturing	16.90%	17.6%	1.04
Transportation, Communications and Utilities	5.10%	4.7%	0.88
Wholesale trade	5.50%	3.0%	0.55
Retail trade	17.40%	16.5%	0.95
Finance, insurance and real estate	5.90%	4.4%	0.75
Services	25.00%	24.2%	0.97
Public administration	16.20%	1.7%	0.10

Housing

The number, type, age and value of housing units in an area are indicators of wealth, growth trends and lifestyles. This profile of the Centerville Township housing stock is based on Census data.

Centerville Township had 615 total housing units in 1990. Increases in housing units from 1980 to 1990 far outstripped increases in population. The Township was witness to building activity in that decade which resulted in 151 new homes, an increase of 37.8%. By contrast, the total population increased by just under 17%. The resulting disparity is an indicator of a high number of seasonal housing units being built in the Township. In 1990, 43% of Township housing units were classified as “seasonal, recreational or occasional use”. The rate of home-ownership in the Township is a relatively high 71.6%.

Single-family development dominates the housing stock of Centerville Township. Nearly 99% of all units are classified as single-family (attached, detached and mobile home). Units classified as mobile home make up 22% of all housing units, a relatively high portion of the housing stock.

The median value of owner-occupied housing in the Township (\$67,300) is lower than that of the County (\$73,100), but higher than the State (\$60,600). Waterfront, retirement and recreation properties, in general are much higher in value than other homes in the Township. The presence of such valuable real estate can increase the cost of living for those living in homes of lesser value. Sixty-four percent of the Township housing stock has been built since 1960. The largest increase in a single decade was 83%- from 1970 to 1979. This pattern is reflected in each of the local jurisdictions in Leelanau County.

Frame of Reference

Decision-makers must be equipped with a broad array of information including demographic and economic characteristics of the community. This information enables them to make better decisions when allocating limited resources. The purpose of this introductory discussion is to set a foundation - a base of knowledge that provides a discussion of select population characteristics and a basis for understanding the economy of Centerville Township. Once this foundation of knowledge is laid, a meaningful course of local action can be plotted.

The data presented in this report should be reviewed in light of the following critical observations that affect Centerville Township's economic activity and competitiveness:

- 1.) Because of Centerville Township's geographic location, there is limited "pass-through" travel. The county is mostly a destination location, a phenomenon which is great for tourism. However, this scenario drastically limits many types of large-scale commercial and industrial development.
- 2.) Common attributes that industrial developers look for when sighting a facility is access to highways and rail service, adequate utilities, a skilled labor force, and proximity to market. Centerville Township has limited public facilities and is relatively isolated geographically. This does not make it particularly attractive for large-scale commercial or industrial activity.
- 3.) The base, or export industries of the Township are in the agricultural, manufacturing and construction sectors. All other economic sectors essentially import goods and services to meet the needs of the local economy. The so-called manufacturing component is most likely to be related to processing of agriculture products. All other sectors are non-basic, or import activities in the Township.

Vision

According to the results of a 1995 Survey, the residents of Centerville Township see their community as a small, peaceful and enjoyable rural place in beautiful, natural and agricultural surroundings. Most citizens want the community to remain as such, without the burden of uncontrolled growth and its associated impact on the environment and loss of open, undeveloped lands.

Goals

- To maintain the rural character of the community
- To protect and preserve our natural resources
- To provide economic opportunities to our residents
- To establish and maintain vitality in the community
- To endeavor to keep property taxes from increasing

OBJECTIVES AND POLICIES

In the sections that follow, after a brief introductory or background statement, the means to reach the goals of the Township are given by listing long-term objectives that define the general direction decisions and actions should take and by citing policies, which are more descriptive statements identifying courses of action for implementing the objectives .

LAND USE MAPS

Sections of this plan include maps that depict planned land uses pertinent to the topic of the section in which they are included. The composite current zoning map and future land use map are presented at the end of this Plan. The maps should be used in conjunction with the policies and objectives contained herein. The policies and objectives form the analytical base used to develop the planned land uses. Analyses for land use decisions should include consideration of both the objectives and policies and future land use map designations.

PLAN IMPLEMENTATION AND REVISION

In future decisions before the Commission and the Board, the first and primary question to be asked must be: What effect will the proposed action have upon the native terrain and the rural character of the Township? If it does not add to the vitality and viability of the rural community, or is at least neutral, it should not be taken. The commission should continue to analyze the various segments of the community, to evaluate the effectiveness of existing policies, and to refine and to keep the Plan current. The Planning Commission should use this Plan to promulgate a revised zoning ordinance. The Township Board should use this Plan to prepare a capital improvements plan, to guide the preparation of its annual budgets and its application for grants and loans or other funding.

Future Land Use Map

There are seven uses designated on the Future Land Use Map that is located at the end of this plan. These are listed below with proposed residential densities where appropriate.

1. Sensitive areas--residential construction by conditional use permit only.
2. Residential areas:
 - a. R1 is 22,000 ft² minimum lot size;
 - b. R2 is 22,000 ft² minimum lot size;
3. Business areas--residential use by conditional use permit only.
4. Commercial Resort—residential use allowed 20,000 ft² minimum lot size.
5. Recreational—residential and recreational uses allowed.
6. Agricultural-- residential use allowed 65,340 ft² minimum lot size.
7. Agricultural Preservation--65,340 ft² minimum lot size although residential development is discouraged.

Although not designated on the map, cluster housing and planned developments shall be allowed in all districts. The residential densities of the various designations shall provide the underlying density for any such projects. Specific standards and criteria for these projects shall be promulgated in the zoning code. The designations on the Future Land Use Map are general in nature and therefore are not intended to correspond to property boundaries. The Planning Commission and the Township Board shall rezone particular properties as they see fit to implement the Plan in an orderly and prudent fashion.

Natural Resources & Agriculturally Productive Lands

The beauty and character of Centerville Township are afforded by its bountiful endowment of natural resources in a unique combination. Its soils and climate, its topography of rolling hills, its lakes and streams, and its abundant wildlife are generously combined in a way that has resulted in what the Centerville Township's residents call "rural character". The main geographic feature of the township is Lake Leelanau. Farms, forests and open space surround it.

The soils of the township, although varying widely, are largely sandy, which allow for various types of agriculture but especially, in combination with the climatic conditions created by the Great Lakes on all sides of the Leelanau peninsula, orchards and vineyards. Land that is unfarmed is largely forested with northern hardwoods or deliberate plantings of red pine. Open grassy areas remain where farming has not proven feasible but forests have yet to reclaim the land.

Agricultural Preservation

Centerville Township's farmland is a unique agricultural resource that contributes substantially to the local economy. A unique combination of soils, topography, and climate, make much of Leelanau County's agricultural lands ideally suited to growing fruit. The county consistently produces more cherries than any other county in the country and farming contributes as much as \$50 million per year to the local economy. Orchards comprise about one-third of the farmland in Centerville Township and represent about ten percent of Leelanau County's orchard lands. Most of the remainder is in cropland and pasture that also support economically important agricultural activity. In addition to its economic benefits, farmland is also a valuable part of the heritage of the township and contributes appreciably to the rural character and quality of life enjoyed by township residents.

The characteristics that make Centerville Township well suited to agriculture also make it a desirable place to live. Consequently, the population of the township is growing rapidly. Between 1990 and 2000, Centerville Township's population increased by over 35 percent. The development that accompanies population growth has eaten into the township's agricultural land. Between 1990 and 2000, approximately 20 percent of the township's farmland left agricultural use.

Extensive residential development in agricultural areas is inconsistent with the long-term viability of farming. Residential development increases land values, creates the potential for conflict over agricultural practices, increases traffic congestion on rural roads, and generally makes the business of farming more difficult. Haphazard and unplanned rural development also compromises the scenic beauty and rural character of the township, thus diminishing the quality of life that makes the community an attractive place to live. The comprehensive plan promotes the preservation of sufficient agricultural land to maintain the long-term viability of the agricultural industry, preserve the rural character that defines the township, and protect the quality of life enjoyed by township residents.

Agricultural Preservation Area

Lands selected for inclusion in the agricultural preservation area were those determined to be the most important to maintaining the viability of the agricultural industry into the future. The Future Land Use Map illustrates the selected lands. Factors considered included the presence of working farms, large ownership with active agriculture, and the presence of prime and unique soils. Specifically, all ownerships¹ of 40 acres or more with at least 20 acres in agricultural use were included. Agriculture is changing in Leelanau County with increasing opportunities for small land owners raising specialty crops such as grapes or engaging in high-value agriculture on relatively small parcels (e.g., community supported agriculture). Smaller parcels of 20 to 40 acres with at least four acres in agricultural use were included in the agricultural preservation area to permit retention of these agricultural operations as well. The agricultural preservation area contains approximately 4,800 acres of the 5,600 acres in agricultural use in Centerville Township.

The presence of prime and unique soils was also important in selecting lands for preservation. The Future Land Use Map also illustrates that the selection criteria incorporate almost all of the township's prime and unique soils that are not already developed. Specifically, 3,300 of the townships 4,800 acres of prime and unique soils are in the agricultural preservation area.

Lands selected for preservation may overlap other zoned uses. The preservation designation means that these lands should be prioritized for preservation as opportunities arise and that they should, to the extent possible, be protected from development detrimental to farming.

Preservation Strategies

The Township shall do everything possible to encourage and to abet farming. It recognizes that a successful preservation strategy will require a number of specific tools and approaches. The Township will mitigate the impacts of rising land value on farming by giving the lowest possible assessments to agriculturally productive land. It will provide for buffers between agricultural and residential areas and minimize the impact of development that does occur in agricultural areas by encouraging development only on unproductive land and encouraging clustering or other conservation design strategies on agricultural land within the preservation area.

The Plan also recognizes that development rights agreements (i.e., transfer, leasing, donation, or purchase of development rights) can play an important role in farmland preservation. Centerville Township has passed a resolution to participate in Leelanau County's purchase of development rights program. The Township will avail itself of the County program to preserve lands within the agricultural preservation area when the owners of that land voluntarily choose to pursue a sale of development rights. As other development rights options become available, the Township will also encourage their use to preserve farmland in the preservation area.

¹ Ownership is different from parcels. In the common case where a farmer owns a number of parcels, some of which may be smaller than 40 acres, all parcels under that ownership are included in the agricultural preservation area as long as the sum of all parcels under that ownership satisfies the selection criteria.

Long Term Objectives

- A. To effect a safe, healthful and peaceful environment.
- B. To engender the wise use and prudent protection of native resources.
- C. To preserve agriculturally productive lands for farming.
- D. To protect and preserve the environment so it may remain the source of well-being for the community.

Policies

1. Clean air and clean water are basic for a healthful life and paramount for the livelihood of Centerville Township's residents. The Township shall endeavor to maintain these conditions by joining with regional groups to abate pollution and by promulgating standards in its ordinances which inhibit pollution of its air and water.
2. Centerville Township shall continue to investigate ways and means to eliminate pollution, including erosion control measures and control of point and non-point pollution problems along the Lake Leelanau shore and any other densely settled areas.
3. Centerville Township will cooperate with the County to establish and to enforce a county drainage plan.
4. The Township will consider acquiring, as finances permit, additional natural areas for recreation and preservation.
5. Soil and subsoil conditions shall be evaluated in land use decisions to avoid the erosion and the leaching of unfiltered waste water into aquifers and into lakes, streams or other surface water bodies. Zoning and other ordinances shall be promulgated to limit population growth especially adjacent to sensitive natural areas. The Township shall also encourage region wide hydrological studies to further define critical areas and to provide information upon which to base development decisions.
6. The Township shall cooperate with the County to ensure proper disposal of solid wastes as well as promoting recycling, reduction and efficient use of resources to lessen the accumulation of solid wastes.
7. Centerville Township shall evaluate wildlife habitats as part of its review of new projects. It shall endeavor to maintain greenways to encourage the flourishing of wildlife.
8. The Township shall work to maintain and to enhance the natural resources of the Township for the benefit of all the area's residents.

9. Recognizing the vital role the forests play in the ecosystem and in the maintenance of its rural character, Centerville Township shall strive to preserve its woodlands by promoting selective cutting, where appropriate, to ensure reforestation and permanent forests by including trees and other vegetation in the site review process.
10. The Township shall do everything possible to encourage and to abet farming, including giving the lowest possible assessments to agriculturally productive land, providing for buffers between agricultural areas and residential areas, allowing development in agricultural areas on only nonproductive land, encouraging clustering or other land uses which will allow agricultural land to stay in production.
11. The Township shall work with the Leelanau County Road Commission and the Michigan Department of Transportation to keep rural and scenic standards on the Township's roads and highways. Safe access should be provided for residents and for tourists to recreational areas, but the construction of larger roads than necessary for safe travel, which also might encourage immoderate residential growth or the overuse of natural habitats, shall be discouraged.
12. Centerville Township shall support farmers who develop practices to ensure that the pollutants or contaminants do not reach either ground water sources or surface water resources.

Residential Land Use and Housing Policy

The general goal of Centerville Township residential land use and housing policy is to encourage a wide range of housing types and prices while maintaining the quality of the environment and the rural character of the community. All available data shows that both full and part-time residency is increasing in the Township. Since most of this development is rural and single family, the effects upon the rural character, agricultural, natural and scenic qualities of the community, have been noticeable and may be severe if not addressed.

Despite the construction of new dwellings, few lower priced dwellings are being built. This, combined with the removal of older farm structures by renovation from the stock of available housing, has left first-time home buyers and other less wealthy persons with decreased opportunity for housing within the community. This plan allows for areas of higher density development where less expensive homes might be constructed.

Long Term Objectives

- A. To discourage residential development in environmentally sensitive areas.
- B. To control residential growth in order to prevent increased population from over burdening public services and facilities or from polluting underground or surface waters.
- C. To encourage the siting of housing to preserve views in order to maintain the rural character of the community.
- D. To promote reasonable cost housing so that all residents have an opportunity for home ownership.

Policies

- 1. Zoning permits shall be required of all operations which change the land or landscape. Grading, septic installation, house construction, etc. require zoning permits. Agricultural activities associated with operating farms shall require only a land use permit.
- 2. Criteria used to evaluate rezoning requests shall include traffic impacts, increased demands on public facilities and effects upon the natural environment.
- 3. Higher density development shall be placed in suitable locations, near services and facilities.
- 4. In order to maintain rural character and to preserve undeveloped native terrain, very low residential densities shall be maintained outside the higher density areas.
- 5. Agriculturally productive areas are to be zoned exclusively for agriculture; non-farm structures are allowed by conditional permits only.
- 6. Planned developments or clustered housing shall be encouraged to preserve agricultural and open space lands.
- 7. Special housing needs of the elderly shall be identified and efforts made to meet those needs.
- 8. The Township shall investigate the need for, and actively pursue the installation of, public sewers and water systems where they are deemed necessary and feasible.

Economic Development

This element of the Comprehensive Plan presents long term objectives and policies to guide Centerville Township's economic development planning. As laid down in the other elements of this plan, economic growth should not take precedence over the maintenance of the community itself. The plan recognizes the interdependence of people and their environment and calls for conscious and careful measurement of economic acts against what nature, not only will sustain, but will aid and foster.

Centerville Township has numerous economic assets including:

1. Abundant recreational resources.
2. Excellent agricultural conditions conducive to orchard fruit growing.
3. Many productive timber lots.
4. A highly educated population.
5. A wide diversity of crafts and tradespeople.
6. Abundant water resources.
7. Proximity to a major Midwestern ski resort.

Because Centerville Township is in a peninsula, it is not on the way to anywhere. It is a destination area, which benefits tourism, but is a liability to most manufacturers and other entrepreneurs looking for good means of transportation to large accessible markets. Whereas tourism may be a positive Economic force in our Community, we encourage those tourist related enterprises which are locally owned and generate Economic benefit for the local area and people, as opposed to a tourist business where the economic benefit is exported out of the area.

The township must take advantage of its natural resources and the opportunities they present, while maintaining the community's integrity and attempting to make the township, and the region, less dependent upon outside economic forces. The economic development program should target economic activities which add value to locally produced commodities for export as well as identifying and promoting import replacement products.

Long Term Objectives

- A. To promote economic and employment opportunities for Township residents.
- B. To encourage appropriate economic activities to increase the tax base of the community.
- C. To make the township and the region more self-sustaining.
- D. To maintain a vital environment.

Policies

- 1. The Township shall work to sustain and promote those existing businesses that are compatible with the values and goals of this Comprehensive Plan.
- 2. With whatever public funds available, provide infrastructure and favorable surroundings for appropriate economic activities.
- 3. Work with the different economic sectors of the community, e.g., tourism, retail, agriculture, to address their various needs.
- 4. Pursue businesses for the area that will sustain the community character and do not harm the environment. Other commercial enterprises will be discouraged.
- 5. Encourage education programs in the schools that provide greater understanding of regional resources, their uses and limits and that teach the skills required to use these resources responsibly.
- 6. Work with other townships, the county and any other entities in the region to discover, then promote, new economic activities which use available resources and enhance the region's self-sufficiency and independence.

Commercial Land Use

In accordance with the direction of the Leelanau County General Plan, and the 1995 Centerville Township Master Plan Survey, it is the intent of this ordinance to encourage commercial development to occur within existing village and resort boundaries. It should be recognized that Centerville Township currently has no incorporated village or municipalities within its boundaries, nor is the need for same envisioned in the foreseeable future. Nonetheless, current goods and services needs are being adequately met within the greater region. Further commercial development should be discouraged unless it can be shown to be compatible with and enhance our unique environment and natural resource base.

Long Term Objectives

- A. To contain commercial areas to specific locations and to guide site and building design in order to retain the community's rural character and natural terrain.

Policies

1. Participate vigorously in county and regional planning to ensure Centerville Township's concerns regarding business development are heard and addressed. (Specifically -- the Leelanau County Road Commission, the Leelanau County Planning Commission, the Northwest Michigan Council of Governments.)
2. Cooperate with entrepreneurs whose activities are compatible with the goals and objectives of this Comprehensive Plan and who wish to locate in the Township.
3. Site plan review standards to maintain rural character and natural resources shall be established in the Zoning Code.
4. Wherever necessary and appropriate, buffers and screens should be required to protect adjacent residents and less intensive activities.

Transportation

Nothing makes the increases in residential population and tourist trade more obvious than the increases in automobile traffic on township roadways. Especially in a rural community, where housing and other structures may be hidden from view, the automobile, our main, and almost sole means of transportation, is clearly present in ever increasing numbers.

As the "Working Paper Number 8" of the Leelanau General Plan points out, the condition of the roads throughout the county is considerably less than desirable. Despite the availability of BATA transit system, there is no question that almost all township residents rely daily upon their cars and the road network for getting to work, shopping, recreation and other necessities.

To adequately deal with both township residents' needs, and to accommodate the tourists who travel to the township, the roads should be improved. But in keeping with the major goals and objectives of this plan, the Centerville Township Planning Commission is convinced that over-improving the roadways will only induce additional, undesired development. "Improved" shall not mean widening the travelway or the rights-of-way where unnecessary or inappropriate, nor the clearing of trees and other vegetation which would detract from the rural character of the roadways. The plan espouses the idea that secondary roads of the township should be treated, when appropriate, as "natural scenic beauty roads" in accordance with Natural Beauty Road Act of 1970; and that all of the rules and guidelines governing the maintenance and care of these natural beauty roads should be adhered to whenever possible. Where a choice must be made, lowering the speed limit is preferred to destroying the rural character of a roadway.

Long Term Objectives

- A. To maintain rural country roads within the township and county wide. Only Co Rd's 651, 645, 643 and 620 should be arterials in Centerville Township.
- B. To improve quality of all roads without increasing their widths or destroying their character.
- C. To provide safe avenues for all modes of transportation, including pedestrians and bicyclists.

Policies

- 1. A representative from the Township shall provide to the Leelanau Road Commission this plan to convey the Township's views of roadway improvements in Centerville Township.
- 2. Possible off-road bicycle pathways should be identified and the Township shall consider incorporating them in long range recreation, transportation, and capital improvements plans.
- 3. Land use decisions, including rezoning and site plan reviews, should always include transportation and traffic considerations.
- 4. The Township should cooperate with the Bay Area Transit Authority to ensure good service by the authority in providing transportation for any local residents without automobiles at hand or unable to use them because of handicaps or impairments.
- 5. Adequate off-street parking should be required of all new construction.
- 6. A buffer zone of undisturbed vegetation and/or new landscaping should be established as a requirement of all new projects along roadways.

Public Facilities and Services

Centerville Township is a small rural community, thus its municipal government provides limited services and possesses few facilities. Notwithstanding, the Township has recreation facilities and is invested in the local two-township volunteer fire department which also contracts on a yearly basis to two other Townships. The Township cares for a park, plus maintains and clears snow from the township hall.

Population growth in the Township has placed greater demands upon both local and county services. The Fire Department has recently expanded the fire hall. The Leelanau County Sheriff's Department has outgrown its present facility and is contemplating satellite mini-stations and/or a newer, more-centrally located headquarters.

The Glen Lake School District serves approximately 2/3 and the Leland Public Schools serve the remaining 1/3 of Centerville Township. Both school districts continue to have student enrollments larger than their capacities, but both are working to eliminate these conditions. An addition to the Glen Lake schools was completed in 1993 and the district predicts that will alleviate overcrowding for five years. Since state and federal funding appears to be diminishing as a percentage of operating revenues, the township must be wary of, and must assess the potential consequences of, increased residential population if it expects not to need to increase property taxes.

The Holy Rosary School in Isadore provides elementary education, while Leelanau St. Mary's provides elementary and secondary education to a number of township children. There are other private schools in the county from which residents could choose, though the cost and distance to these institutions put them beyond the means of most Centerville Township residents.

The Township is currently served by several utilities, including Cherryland Rural Electric Cooperative, Cable Television, Consumers Power, and Michigan Consolidated Gas Company. Current services are deemed adequate, although future needs may necessitate formally addressing these services.

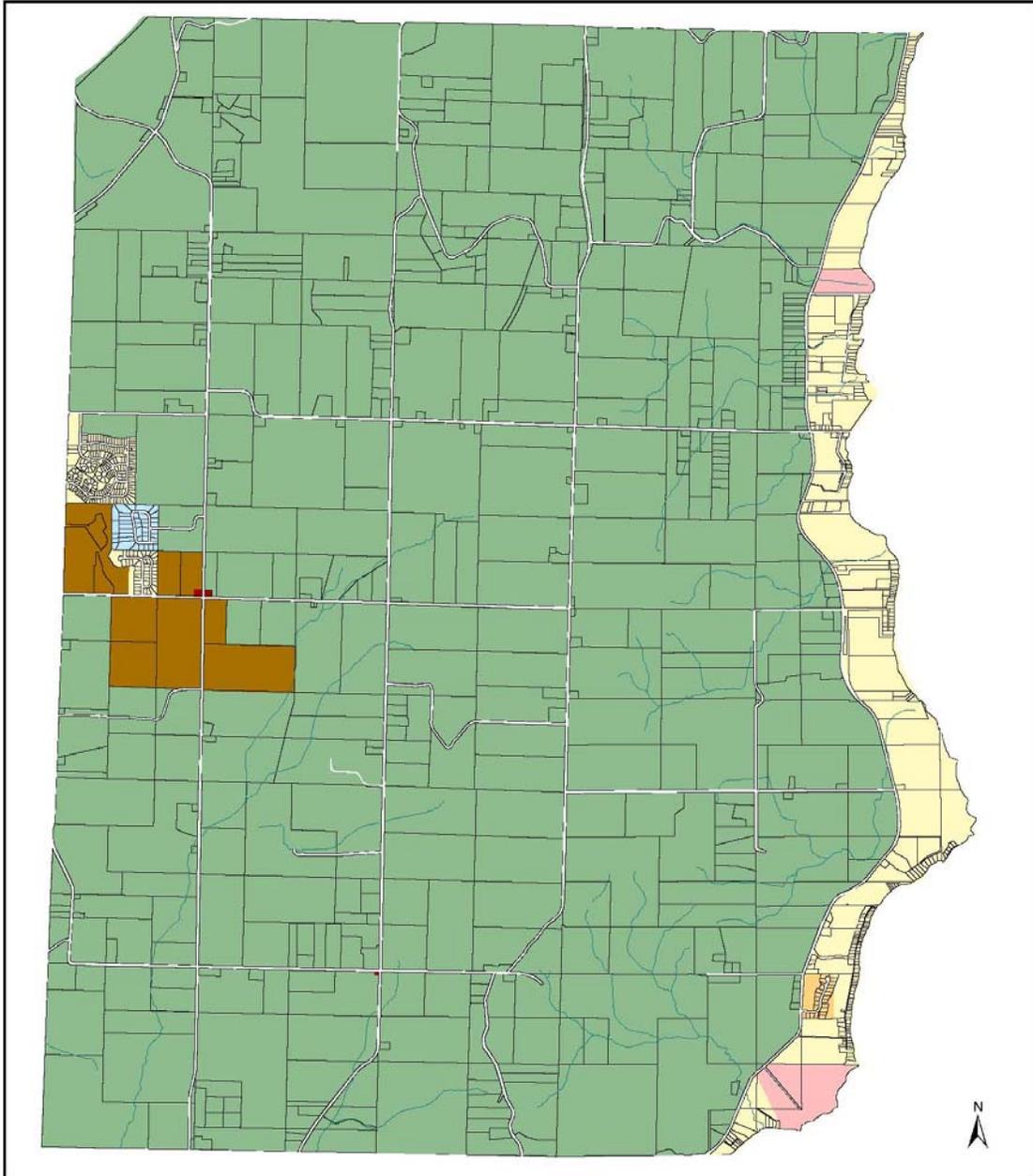
Long Term Objectives

- A. To provide and maintain basic facilities and services deemed necessary.
- B. To provide quality public facilities appropriately located throughout the Township.
- C. To work with surrounding townships, the County, and Northwest Michigan Council of Governments to coordinate plans for facilities and services in the entire region.
- D. To effectively utilize existing funding sources and to investigate new sources of funding for the provision of facilities and services.

Policies

- 1. Cooperative programs with adjoining communities will be sought to provide service to people who might otherwise be overlooked or be unable to participate.
- 2. The Township shall seek help and guidance from County agencies to ensure successful programs to aid needy groups or individuals.
- 3. Prepare the annual budget in conformance with the policies and objectives of this Comprehensive Plan.
- 4. Planning committee representatives will be encouraged to attend Leelanau County meetings and the meetings of the Northwest Michigan Council of Governments to help coordinate efforts within the county and region and to ensure the township's needs are properly addressed.
- 6. Communication with the Glen Lake School District and Leland Public Schools should be maintained and improved and efforts to coordinate, and not duplicate, facilities and services should be undertaken.

Current Zoning Map



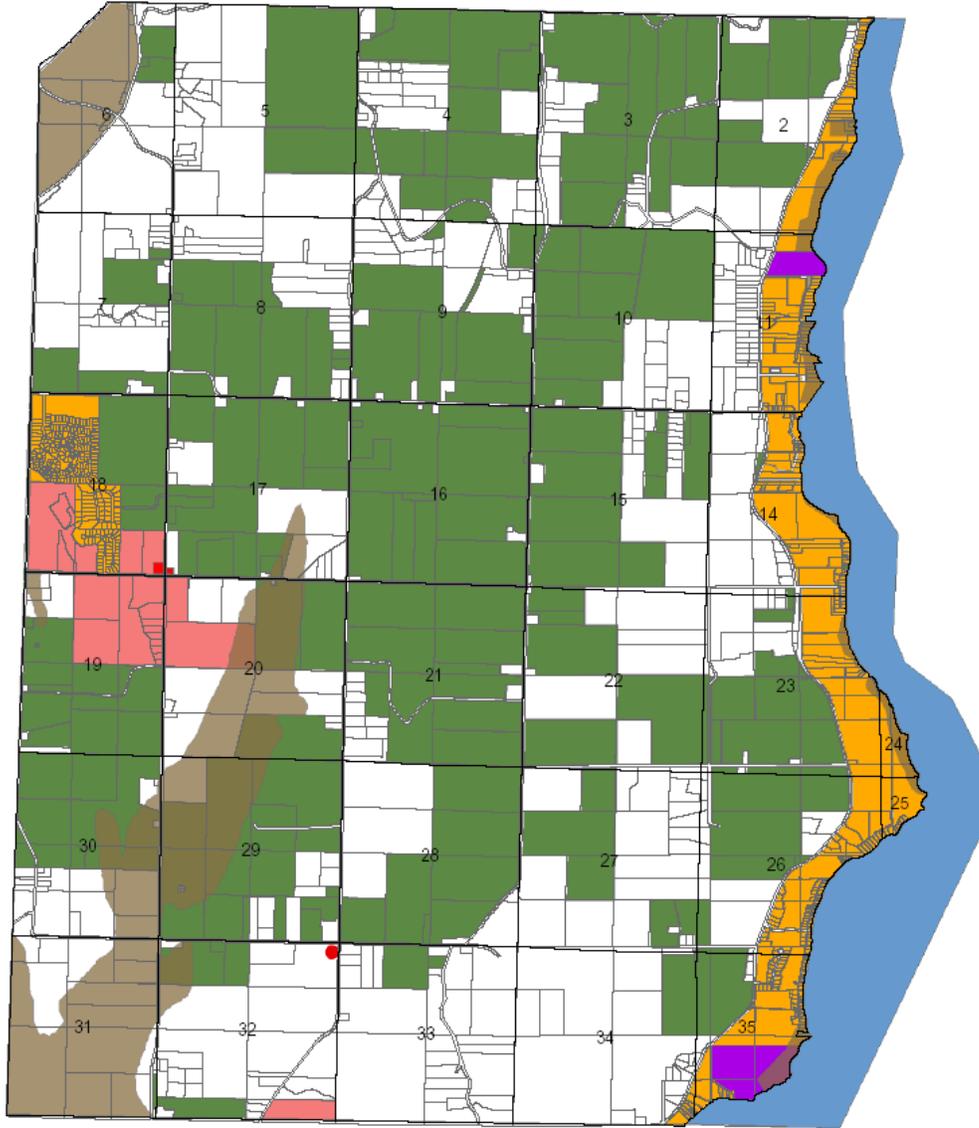
Appendix A CENTERVILLE TOWNSHIP ZONING MAP

MAP FOR REFERENCE PURPOSES ONLY
Data provided by Centerville Township
Prepared by Leelanau County
Planning and Community Development
Printed October 2007

Zoning Districts

-  Agricultural
-  Business
-  Commercial Resort
-  Residential 1
-  Residential 2
-  Recreational
-  Ski View Farms Sub

Future Land Use Map



Legend

-  Sensitive area
-  Residential (R1, R2, R3)
-  Business
-  Agricultural preservation area
-  Commercial/resort
-  Recreational
-  Agricultural



CENTERVILLE TOWNSHIP
Leelanau County, Michigan