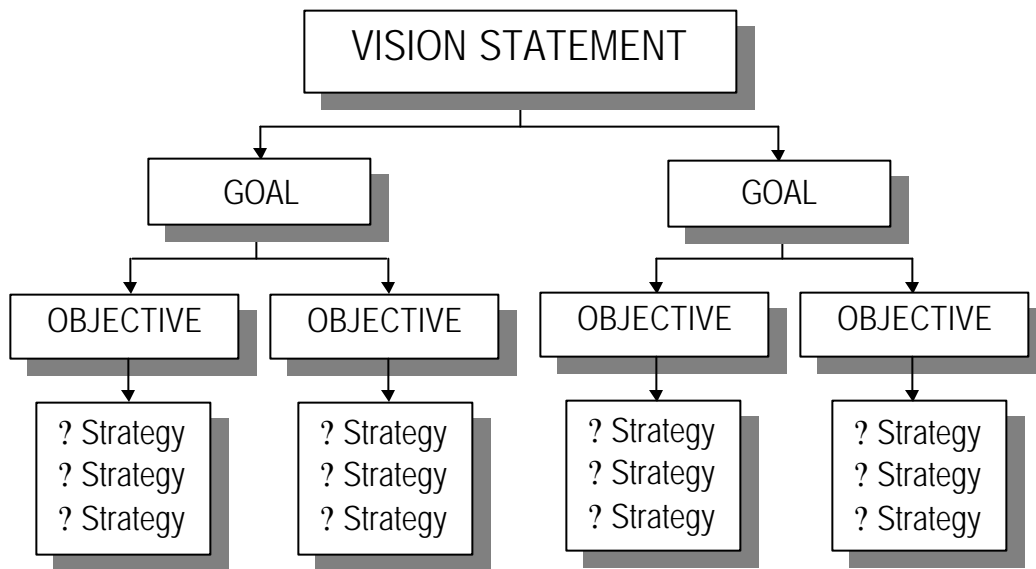




Long-range land use planning requires a policy basis from which decisions can be made. Through the information gathered in the Visioning process, the Township identified changes that it hopes to promote for the betterment of Clyde's future. These sought after changes take the form of goals and objectives statements. These statements formulated by the Planning Commission are the cornerstone of the planning process and provide the basic framework for public and private decision making.

Goals are typically very general statements about the quality and character of the community that are not very easily quantified or measured. Goals must be translated into measurable **objectives** that can be prioritized and pursued by instituting specific **strategies** that will be followed. The goals and objectives proposed are intended to result in a specific quality and character for the community. This will be achieved by following strategies designed to permit measurable progress toward achieving the Township's objectives. These strategies will have to balance the public purposes inherent in planning for the long-range future of the community with the rights of private property owners to develop an appropriate use of their land.

The following illustration provides a graphic depiction of the relationship between the vision statement, goals, objectives, and strategies. The goals, objectives, and strategies that follow were developed from a synthesis of the public comments received during the Visioning Session and the deliberations of the Planning Commission.



COMMUNITY CHARACTER

Goal

Maintain and promote Clyde's rural and agricultural character.

Objective

Encourage future development that is compatible with Clyde's unique character.

Strategies

- ✍ Consider Agricultural goals, objectives, and strategies without restricting development.
- ✍ Update the Zoning Ordinance to include provisions, that will maximize the preservation and protection of the woodlands, wetlands, agricultural land and open space in the Township as development occurs.
- ✍ Strengthen code enforcement to protect Clyde's unique community character.
- ✍ Develop and enforce landscaping requirements to separate and buffer incompatible land uses and to improve views from the roadway.
- ✍ Develop a set of design guidelines and Zoning Ordinance standards to ensure future development is compatible in scale and character with the surrounding area.

- ✍ Update the Zoning Ordinance to include standards for exterior lighting that reduce unnecessary transmission of light into the night sky.
- ✍ Consider developing special treatments for landscaping and signage at key entry points for the Township to strengthen the community's identity.
- ✍ Promote maintenance and enhanced upkeep of public parks and rights-of-way.

NATURAL FEATURES

Goal

Protect and enhance the natural features of Clyde Township as the community continues to grow and develop.

Objective

Establish requirements for new developments so that wetlands, woodlands, water bodies, steep slopes and other natural features will be protected to the maximum extent feasible.

Strategies

- ✍ Include provisions in the Zoning Ordinance to preserve open space and maintain a rural residential character within the Township.
- ✍ Update the Zoning Ordinance to include provisions, that will reasonably preserve and protect the woodlands, wetlands and steep slopes within the Township as development occurs.
- ✍ Review Zoning Ordinance development standards to reduce requirements, which will result in unnecessary loss of open space.
- ✍ Establish appropriate buffer zones around wetlands, lakes, and river edges.
- ✍ Wildlife preservation should be encouraged and wildlife corridors established as features of new developments.
- ✍ The Township should work with the Michigan Nature Conservancy and / or other similar organizations to preserve open space areas that have significant natural value.
- ✍ Actively plan for the development of future parks, recreation, and open space within the community by maintaining and updating the Township's Recreation Plan.

INFRASTRUCTURE

Goal

Promote and maintain appropriate infrastructure to support the Township in a manner that is sensitive to the environment and the Township's rural character.

Objective

Develop utility systems as deemed appropriate to provide needed services and to protect the health, safety and general welfare of the Township's residents.

Strategies

- ✍ Study and establish appropriate water service area boundaries.
- ✍ Municipal water service should be limited to areas planned for higher density development. Limited sewer service is anticipated in the more densely populated southeast corner of the Township south of the Black River.
- ✍ Ensure that future developments within the service areas provide water and/or sewer service without added expense to the Township.
- ✍ Review Zoning Ordinance standards to ensure that development criteria encourage higher density residential uses to occur within areas planned to be served by future utility extensions and where they will not negatively impact the natural environment.
- ✍ Discourage utility extensions to areas where lower density development and continued agricultural activity is planned.

Objective

Develop and maintain transportation systems to move goods and people with maximum efficiency.

Strategies

- ✍ Retain gravel roadways on less traveled roads to maintain the Township's "country atmosphere".
- ✍ Review roadway conditions and traffic volumes in order to target areas that should be considered for road improvements.
- ✍ Pave existing high traveled gravel roadways, where appropriate, in order to improve roadway capacity and traffic flow.

- ✍ Improvements to Clyde Township’s road system should keep pace with development, and should be planned to control and direct future growth.
- ✍ The Township should work with the Road Commission to develop a road-paving plan to prioritize the improvement of roads within the community.
- ✍ Explore opportunities for non-motorized pathways in appropriate locations throughout the Township.
- ✍ Establish emergency access points along the Township’s bike path system and to the Wadhams to Avoca Trail.

RESIDENTIAL DEVELOPMENT

Goal

Provide a variety of housing opportunities to meet the needs of Township residents, while maintaining Clyde’s rural residential character and agricultural identity.

Objective

Encourage low density single family developments in appropriate locations that are complimentary to the Township’s rural setting and that preserve valuable natural features and open space.

Strategies

- ✍ Design residential development standards to be directly related to the natural capacity of the land.
- ✍ Develop Zoning Ordinance standards, which encourage development patterns that result in preservation of natural features and maintenance of open spaces.
- ✍ Single-family homes ranging from a minimum of two (2) to ten (10) acres in density should be encouraged in the majority of the Township.

Objective

Encourage a variety of residential developments, consistent with the community's needs and its limited utility systems, while maintaining open space and decreasing negative impacts on the visual and natural environment.

Strategies

- ✍ Provide a variety of residential zoning districts to permit housing in a variety of styles and price ranges in order to accommodate residents of all income levels.
- ✍ Provide for development of limited higher density housing, such as apartments, townhouses, manufactured housing, and senior housing, restricted to areas with adequate utility and transportation systems in place.
- ✍ Develop specific Zoning Ordinance standards, which require appropriate water and sewer service for higher density development.
- ✍ Develop and enforce landscaping requirements to buffer residential uses of differing densities and improve views from the roadway.
- ✍ Review Zoning Ordinance standards to ensure that development criteria encourage residential uses of different densities to occur within appropriately planned areas where they will not negatively impact community character or the natural environment.

NON-RESIDENTIAL DEVELOPMENT

Goal

Maintain commercial operations, which meet the needs of Township residents without detracting from the rural character of the Township.

Objective

Consider the need for additional commercial, retail and service facilities that will meet the convenience needs of the community, while complimenting the area's existing commercial centers.

Strategies

- ✍ The Township should avoid duplication of retail services that are already conveniently available in surrounding communities, but should provide appropriate local retail services at convenient locations when needed by neighborhood areas within the community.

- ✍ Review and enhance Zoning Ordinance landscape standards for commercial uses to ensure developments that are visually appealing and appropriately screened from residential areas.
- ✍ Review Zoning Ordinance sign standards to ensure appropriate scale, lighting, landscaping, and design of commercial signage that is compatible with the residential character of Clyde Township.
- ✍ Review Zoning Ordinance standards to ensure that development criteria encourage commercial uses to occur within appropriately planned areas where they will not negatively impact community character and the natural environment.
- ✍ Limited commercial development such as convenience retail and services should be directed primarily to the Lapeer Road Corridor.
- ✍ Establish Zoning Ordinance standards to promote rural commercial facilities such as riding stables, canoe liveries and other similar activities which are compatible with the character of the Township.

Goal

Existing and future Industrial development should not detract from the community's rural character, and should help to balance the local tax base while providing job opportunities to local residents.

Objective

Support light industrial and research development in a concentrated area that will not negatively impact adjacent land uses, community character, or natural features.

Strategies

- ✍ Develop Zoning Ordinance standards for landscaping and screening to buffer industrial and research uses from adjacent land uses and to improve views from the roadway.
- ✍ Review Zoning Ordinance standards for industrial and research uses to ensure that development criteria encourage such uses to occur within planned industrial areas rather than scattered throughout the Township.
- ✍ Review and enhance Zoning Ordinance standards regarding permitted placement and required screening of outdoor storage areas.
- ✍ Review Zoning Ordinance sign standards to ensure appropriate scale, lighting, landscaping, and design of industrial signage that is compatible with the residential character of Clyde Township.

- ✍ Review and enhance the performance standards of the Zoning Ordinance to ensure that the health and safety of Township residents is maintained while encouraging new light industrial and research development.
- ✍ The Township should direct potential industrial developments to locate within the Lapeer Road corridor to meet future demands for industry.

RECREATIONAL FACILITIES

Goal

Provide a variety of recreation facilities and programs to meet the needs of the community's growing population.

Objective

Recreational facilities and programs must be developed to meet the immediate and future needs of Township residents.

Strategies

- ✍ Periodically update the Township's Recreation Plan in order to maintain eligibility for acquisition and development grants through the State and other funding sources.
- ✍ Additional recreational programming for all ages should be established; a centralized recreation facility for indoor programming should be considered.
- ✍ Acquire limited additional property for development of playgrounds to serve the Township.

Objective

Increase utilization of existing parks throughout the Township by providing for a variety of activities.

Strategies

- ✍ Develop adequate playfields on existing recreation property in order to accommodate a variety of active recreation programs.
- ✍ Explore opportunities for non-motorized pathways to improve access to local parks throughout the Township, with possible connections to neighboring communities.
- ✍ Pursue the development of Soccer Fields within the community.

- ✍ Explore opportunities to accommodate unique recreational activities such as mountain bike trails, suitable areas for remote control vehicles and rollerblading activities.

GOAL Develop recreation facilities and programs to provide active recreation opportunities for a wide range of individuals and age groups.

Objective

Design recreation facilities that are accessible and programs that provide opportunities for persons with disabilities.

Strategies

- ✍ Update existing park facilities to meet barrier-free access requirements.
- ✍ Pave interior park pathways to improve barrier-free access and general access to and around park facilities.

GOAL Develop recreation facilities and programs to provide passive recreation for a wide range of individuals and age groups.

Objective

Design recreation facilities and programs that provide opportunities for persons of all age groups, including youth, adult and senior Township residents.

Strategies

- ✍ Develop passive recreation areas within playfield and community park areas that include amenities such as benches, shaded areas, walking trails, bike paths, and picnic facilities.
- ✍ Utilize existing Township and community facilities for a wide range of recreation programming. Partner with local churches and service organizations to host Township wide events.

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