

**LEROY TOWNSHIP AND VILLAGE OF LEROY
OSCEOLA COUNTY, MICHIGAN**

**JOINT MASTER
LAND USE PLAN**

**Original plan Adopted July 13, 1998
Revised December 06, 2004 and August 02, 2014
Current Revision Date December 08, 2022**

**Prepared By
LeRoy Township and Village of LeRoy Joint Planning Commission**

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VILLAGE OF LEROY AND TOWNSHIP OF LEROY
COUNTY OF OSCEOLA, MICHIGAN
Resolution No. 12082022-1

JOINT PLANNING COMMISSION RESOLUTION TO AMEND MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Joint Planning Commission to prepare a Master Plan for the use, development, and preservation of all lands in the Village of LeRoy and Township; and

WHEREAS, the Joint Planning Commission prepared a proposed updated Master Plan and submitted the plan to the Village of Leroy Council and Township Board for review and comment; and

WHEREAS, on September 08, 2022, the Village of LeRoy Council and Township Board received and reviewed the proposed Master Plan prepared by the Joint Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the Michigan Planning Enabling Act; and

WHEREAS the Joint Planning Commission held a public hearing on December 08 2022 to consider public comment on the proposed updated Master Plan and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the Joint Planning Commission finds that the proposed updated Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Village of LeRoy and the Township; THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. Adoption of 2022 Master Plan. The Joint Planning Commission hereby approves and adopts the proposed 2022 Master Plan, including all of the chapters, figures, maps and tables contained therein.
2. Distribution to the Village of LeRoy Council, Township Board and Notice Group. Pursuant to MCL 125.3843 the Village of LeRoy Council and Township Board has not asserted by resolution its right to approve or reject the proposed Master Plan and therefore the approval granted herein is the final step for adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective as of December 08 2022. In addition, the Joint planning Commission approves distribution of the adopted amendments to the Village of LeRoy Council, Township Board, and Notice Group.
3. Findings of Fact. The Joint Planning Commission has made the foregoing determination based on a review of existing land uses in the Village of LeRoy and Township, a review of the existing Master plan provisions and maps, input received from the Village of LeRoy Council, Township Board, and public hearing, and finds that the updated Master Plan will accurately reflect and implement the Village of LeRoy's and Township's goals and strategies for the use, preservation, and development of lands in the Village of LeRoy and Township.
4. Effective Date. The Master Plan shall be effective as of the date of adoption of the resolution.

The foregoing resolution offered by Joint Planning Commissioner Mike Blanchard. Second offered by Joint Planning Commissioner Adam Johnson.

Upon roll call vote the following voted:

Aye: 6

Nay: 0

Absent: 1

The Chair declared the resolution adopted.



Karrie Maes, JPC Clerk

“Change is an inevitable consequence of the advance of time”
gla/92

INTRODUCTION

LeRoy Township and the Village of LeRoy are no exceptions to the above statement. Small fluctuations in population are expected, as are modifications in land use patterns.

How our community is changing:

- * In the late nineteen-nineties, more than 10,700 vehicles a day traveled US-131 through LeRoy Township. That number was anticipated to nearly double over the following two decades. In 2020, approximately 13,765 vehicles per day traveled the stretch between Ashton and Tustin.
- * The former Michigan Northern Rail Line is now the White Pine Linear State Park.
- * The uniqueness of water flowing back into the Muskegon as well as the Manistee Watersheds points to the need for effective erosion control.
- * Natural gas is available in portions of the Township.
- * Historically, most homes were of on-site “stick-built” construction. With modern renovations, many sturdy old farmhouses remain in good shape. Mobile and modular homes comprise a growing number of new housing units.
- * The Township is host to a constant population base that presently comprises over 1200 residents and is slowly continuing to grow.

This document, the **LeRoy Township and Village of LeRoy Joint Master Land Use Plan**, is an attempt to quantify, assess, and respond to change. Additionally, the plan is both a statement and vision concerning the Township’s desires for its future growth and development. Current revisions have been prepared by the LeRoy Township and Village of LeRoy Joint Planning Commission (Formerly the LeRoy Township Planning Commission).

The planning commission is comprised of Township and Village residents and was originally formed pursuant to Michigan Public Act 168 of 1959, the Township Planning Act. Section 6 of that act provides that a planning commission shall make and adopt a basic plan as a guide for the development of unincorporated areas of the Township.

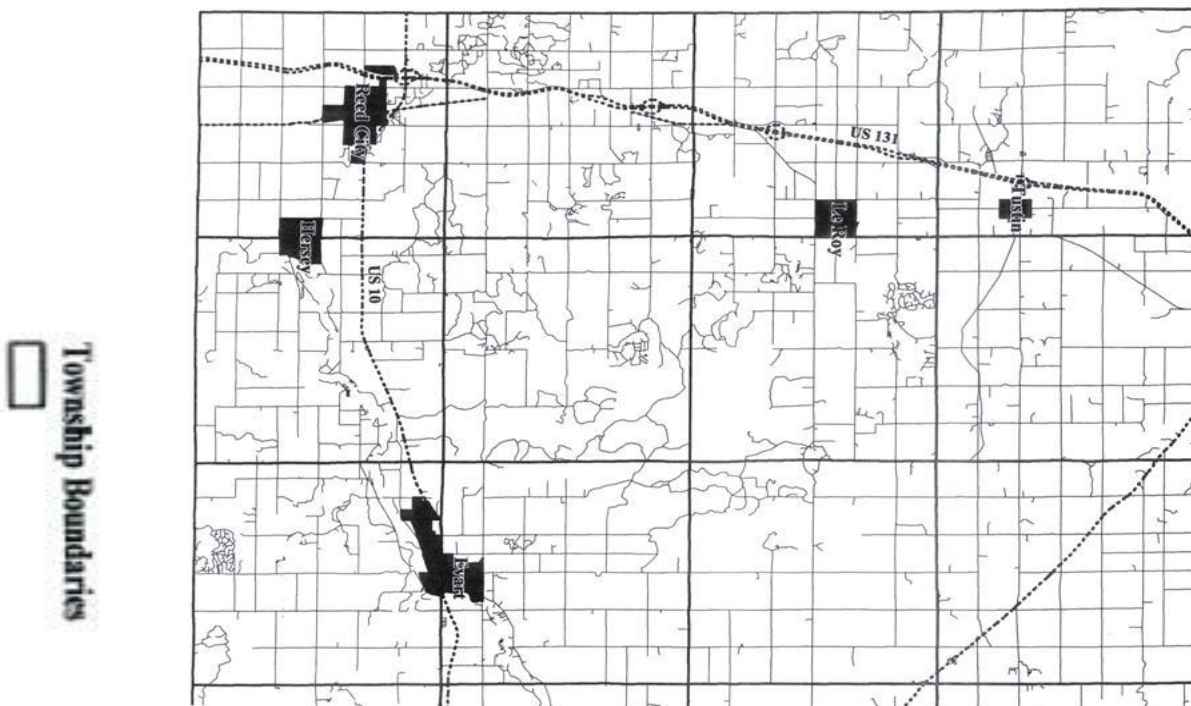
The plan contains four basic sections. These are:

1. Township Profile
2. Plan Goals
3. Future Land Use Recommendations
4. Plan Implementation

Figure 1. General Location Map



**Figure 2. US 131 Corridor Location Map
Section I**



Section I
TOWNSHIP PROFILE

PHYSICAL CHARACTER

Location

LeRoy Township is located in the northwest quadrant of Osceola County (Figure 1), approximately 11 miles south of the City of Cadillac. The Township is traversed by the US-131 corridor (Figure 2) and has direct linkage to urban centers lying north and south.

Topography

Most of LeRoy Township is laced with running streams and small rivers, which over the years, have flooded large areas creating swamplands and beaver ponds (Figure 3). Much of the land is also covered with a mixture of maple trees, aspens, beech, birch forests, and pine plantations.

The southeast corner and the extreme southwest corner are low and are part of the Muskegon River watershed. The north half of the Township is a watershed for the Pine River. The remaining portion consists of steep moraines, some level plains and hilly uplands with elevations approaching the lower peninsula's highest.

Surface Water

LeRoy Township has many natural, high-quality water systems. The north half of the Township is host to the headwaters of the Pine River, classified by the DNR as a Natural River. The Pine is a Blue-Ribbon Trout Stream and a favorite for canoeing, earning the National Wild and Scenic Rivers designation. The south part of the Township is headwaters to many tributaries of the Hersey River. LeRoy Township is part of two major watersheds. The north half of the Township is part of the Manistee River basin (Figure 4) and the south half is part of the Muskegon River basin (Figure 5).

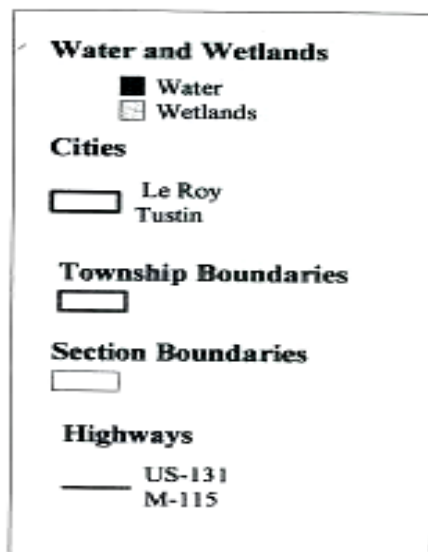
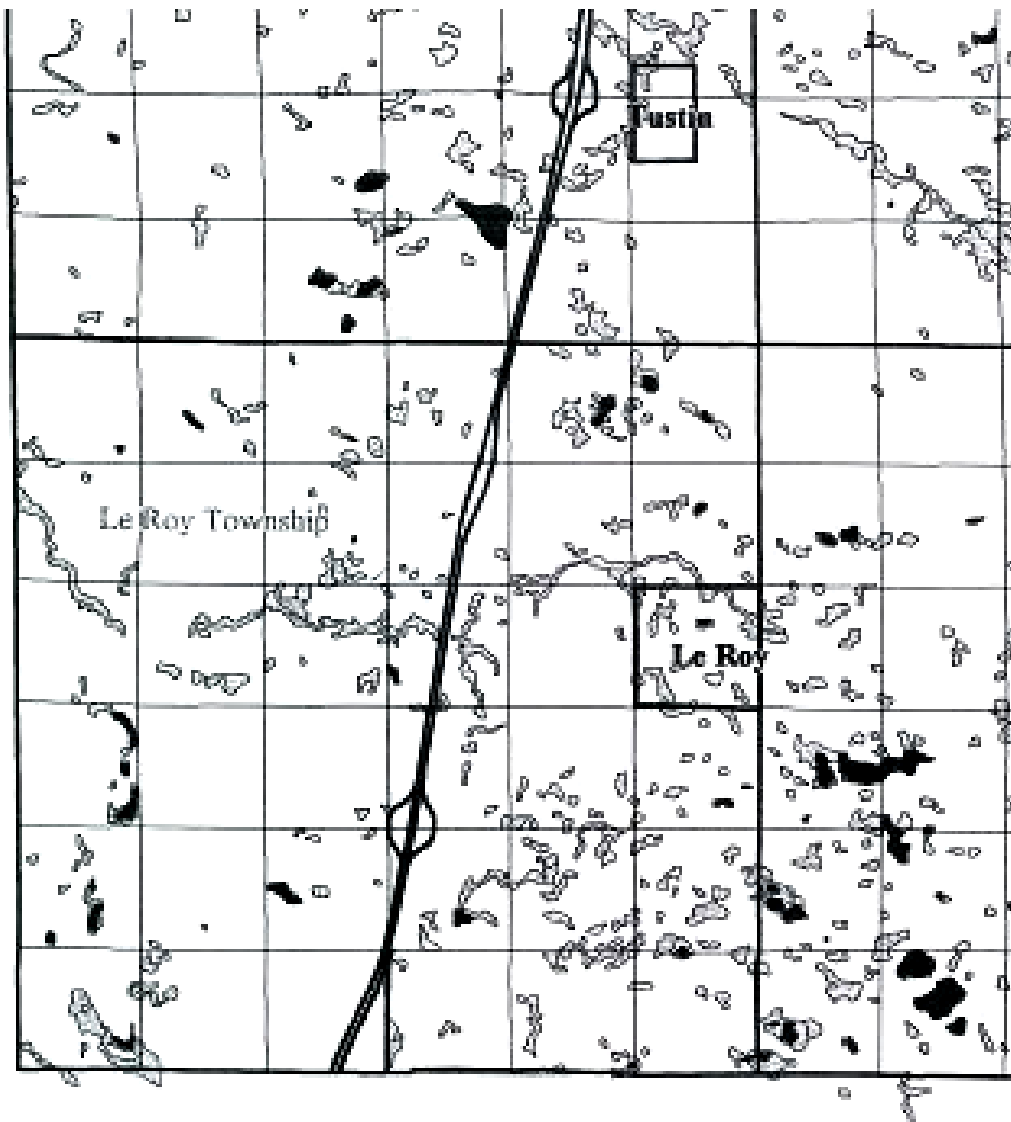
The north half of the Township drains to the west—the major rivers are the Pine River in the northwest corner and the Beaver Creek near the center of the Township. Draining to the south are the east branch of the Hersey Creek, Olson Creek, and the main branch of the Hersey Creek. The many small streams are of high quality and serve as excellent feeders to the Hersey River to the south and to the main branch of the Pine River to the northwest.

The only named lakes are Mud Lake, Sherwood Lake and Twin Lake, all at the extreme southeastern corner of the Township. Mud Lake is the only one that is at least 10 acres in size.

Ground Water

Sources of water utilized by the homes and businesses of LeRoy Township are drawn from freshwater aquifers found in the underlying glacial drifts. Local water wells range from 40 to 180 feet in depth. Well water generally is of high quality with little or no contaminated wells being reported.

Figure 3. Wetlands Map



**Water
and
Wetlands**

Legend

Figure 4. Manistee/Pine River Watershed Map

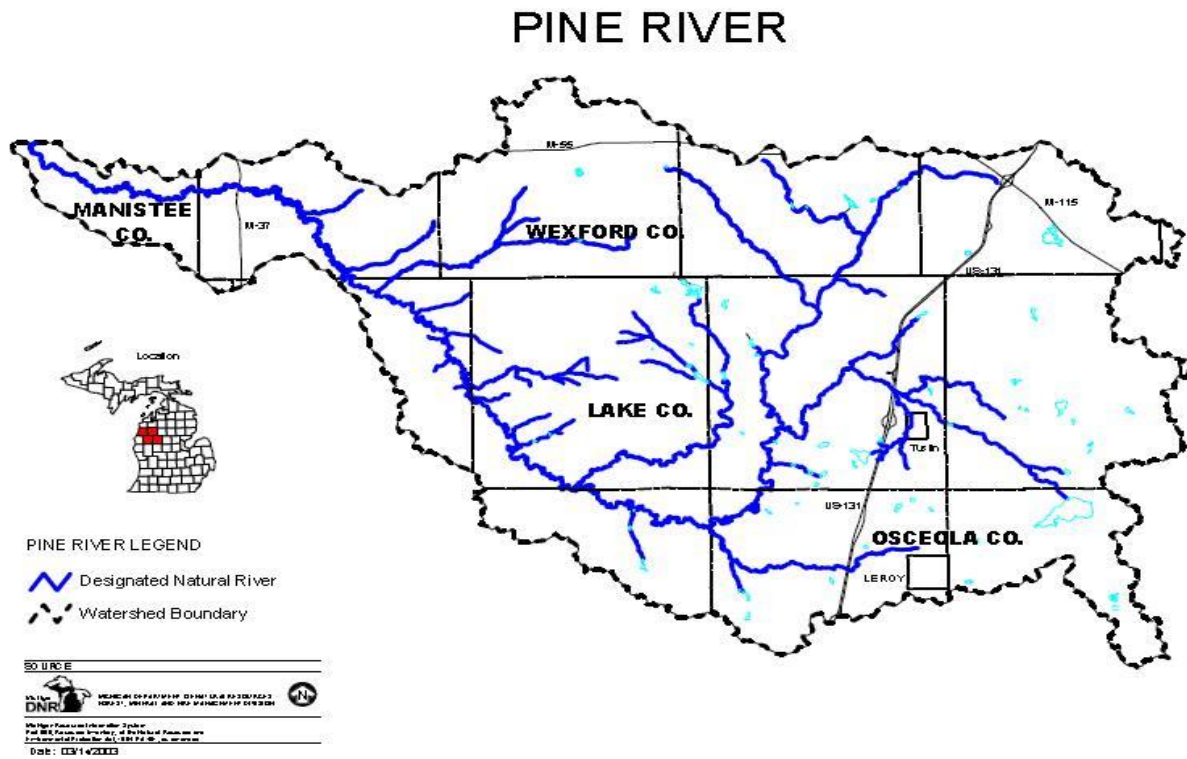


Figure 5. Muskegon River Watershed Map



Soils

The soils of LeRoy Township consist mainly of six associations, described below. (Fig. 6 illustrates the general location of each). Information on type and use suitability is from the Soil Survey of Osceola County issued in 1969 by the Natural Resources Soil Conservation Service, USDA.

1. Kalkaska-Rubicon Association

The Kalkaska-Rubicon association represents about 21%, or 4838 acres, in LeRoy Township. These are well-drained sandy soils. They are also low in natural fertility and are very droughty. Slopes range from nearly level to steep. Their major uses are for woods, pine plantations, pasture, wildlife, and recreation.

2. Chelsea-Rubicon-Montcalm Association

This association represents about another 35%, or 8064 acres. These are well-drained sandy soils with rolling to steep slopes. Small acres of loamy and gravelly soils occupy about 10% of the land area. Organic soils and somewhat poorly drained to poorly drained sandy soils are found in the depressions and drainage ways. Soils of this association have low to moderately low available moisture capacity, and low to moderately low fertility. Their major uses are for wood products and wildlife/recreation.

3. McBride-Montcalm-Kalkaska Association

This association represents about 27% of the Township, or 6221 acres. These are well drained to moderately drained loam to sandy soils and are generally sloping to rolling. There are numerous streams. Natural fertility ranges from moderate to low. Some areas of the sandy loam to loam are farmed. The major land uses are woodland, farming and wildlife/recreation.

4. Isabella-McBride-Montcalm Association

The Isabella-McBride-Montcalm association represents about 6%, or 1382 acres. These are well drained to moderately well drained soils on gently sloping to hilly uplands. The texture of these soils range from sandy loams to heavy sandy clay loams. Available moisture capacity ranges from moderately high to high. Fertility ranges from moderate to moderately low. Some farming is occurring on the sandy loams to loams. The major use of the soils is for woodland, farming, and recreation.

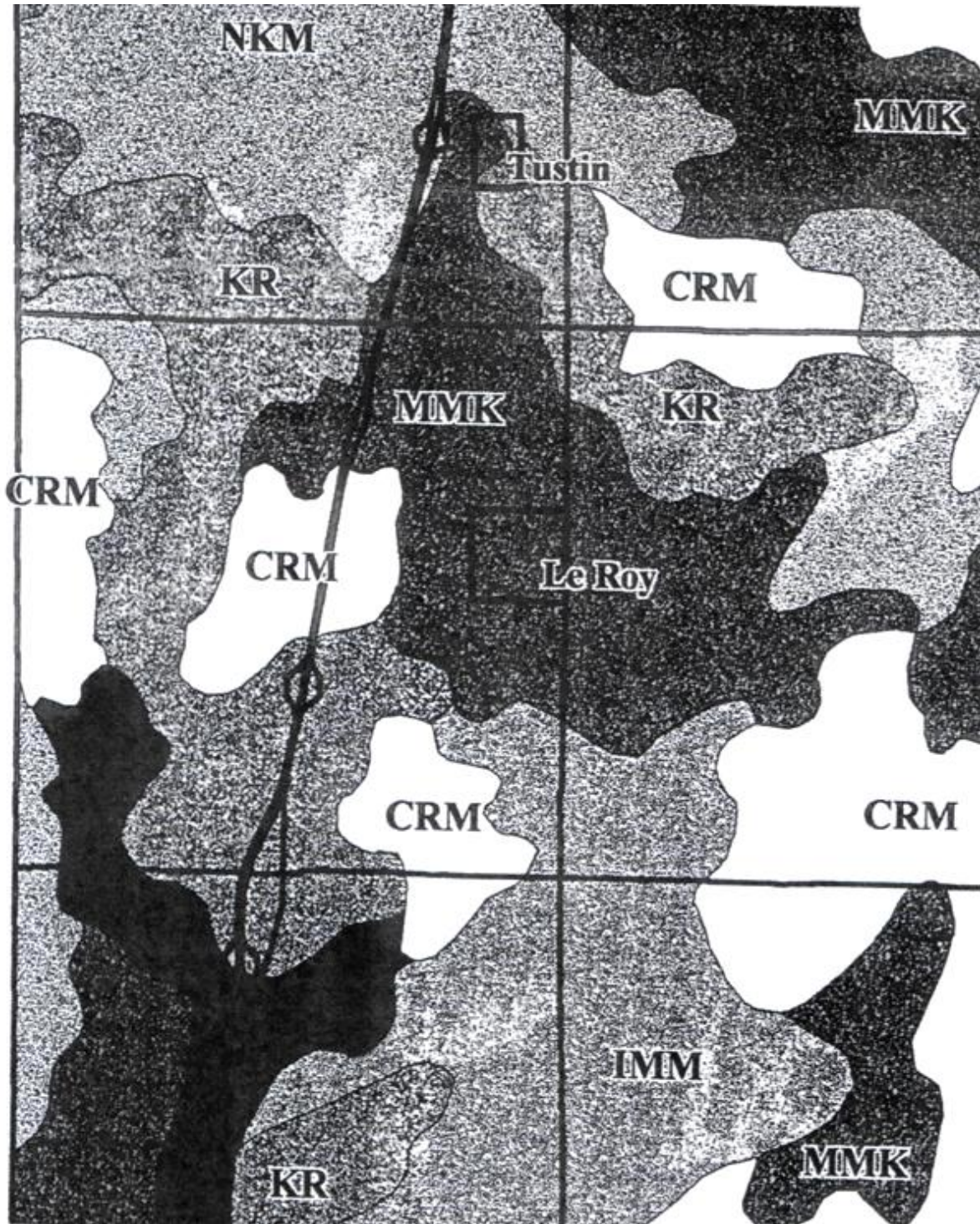
5. Nester-Kalkaska-Menominee Association

This association represents only about 4%, or 922 acres, and ranges from well drained to moderately well drained sandy to loamy soils. These three soil types differ greatly from each other in texture and fertility. The Kalkaska soil is coarse and of low fertility. The Menominee is sandy loam in texture and ranges from low to moderate in fertility. The Nester is of fine texture and consists of moderately high fertility. The major use of the soils in this association is for wood products and recreation.

6. Rubicon-Croswell-Au Gres Association

The Rubicon-Croswell-Au Gres association represents about 7%, or 1613 acres. This is well drained to somewhat poorly drained sandy soil. The Rubicon soil is well drained, the Croswell is moderately well drained, and the Au Gres is somewhat poorly drained. This association is low in moisture holding capacity and low fertility. These soils are not suited for farming.

Figure 6. Soil Map



Township Boundaries



Highways



EXISTING LAND USE—LeRoy Township

<u>Land Cover</u>	<u>Acres</u>	<u>Percent</u>
Residential - Low Density	320	1.4
Commercial - Light Industrial	400	1.7
Agriculture - Cropland - Grassland	9170	40.0
Transportation	970	4.1
Open Space - Recreation	3456	15.0
Forest	5760	25.0
Water	200	0.8
Wetland	2764	12.0
	23,040	100.0

Legend – Land Cover Map Leroy Township

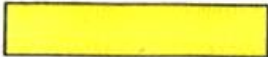


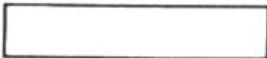


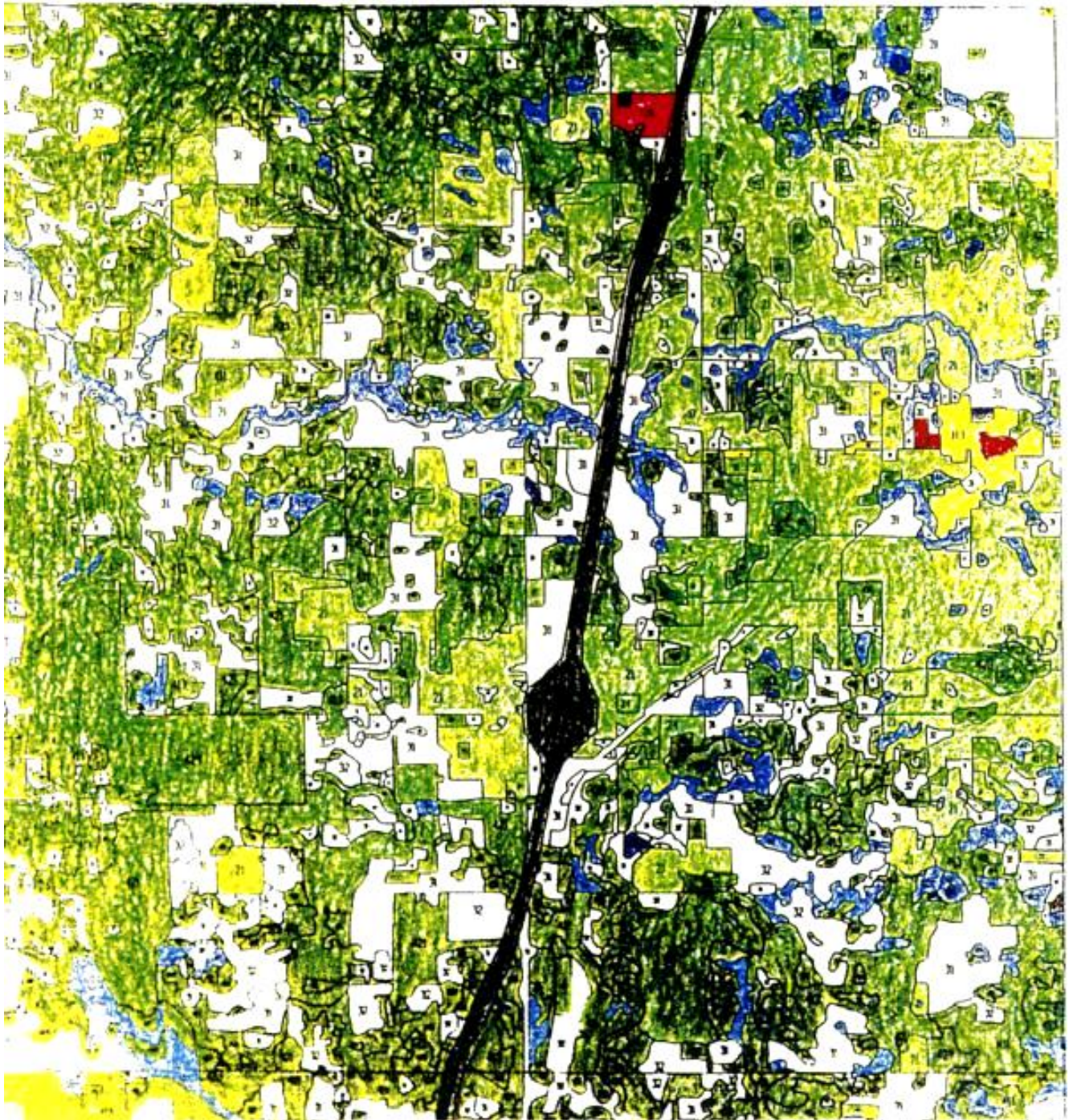
	RESIDENTIAL - LOW DENSITY
	COMMERCIAL - LIGHT INDUSTRIAL
	AGRICULTURE - CROPLAND - GRASSLAND
	TRANSPORTATION
	OPEN SPACE - RECREATION
	FOREST
	WATER
	WETLANDS

Figure 7. Land Cover Map

LEROY TOWNSHIP



The Village of LeRoy

The Village of LeRoy, population 260 (up from 256 in 2010), is located in the east central portion of the Township, approximately two miles northeast of the US 131/14 Mile Road Interchange (Exit #162). The Village possesses the Township’s highest population concentration and is home to a mix of land use types including residential, commercial, light industrial, recreational, and institutional. LeRoy is a center for commercial and communal needs for residents of both Rose Lake and LeRoy Townships.

Zoning in the Village, up until 2012, was guided by its own set of ordinances and planners. Now, the LeRoy and LeRoy Township Joint Planning Commission and the LeRoy Zoning Administrator perform planning and zoning duties for both the Township and Village.

POPULATION

Population - Historic Trends

Between the 2010 and 2020 U.S. Census periods, the Township’s resident population increased from 1212 people to 1246. This represents a 2.8% increase as compared to a countywide decrease of 2.7 %. Table 1 offers a review of growth patterns over the past five decades with comparisons to Osceola County.

Table 1: Population Growth, 1980 to 2020—LeRoy Township

<u>Unit</u>	<u>1980</u>	<u>%</u>	<u>1990</u>	<u>%</u>	<u>2000</u>	<u>%</u>	<u>2010</u>	<u>%</u>	<u>2020</u>	<u>%</u>
LeRoy Twp	858	33.2	958	11.7	1159	20.9	1212	4.6	1246	2.8%
Osceola Co	18929	27.6	20146	6.4	23197	15.1	23528	1.4	22891	-2.7%

Source: U.S. Census

Population - Density

Table 2 indicates the density of population for the Township, the Village of LeRoy and Osceola County as a whole. The lower Township density reflects its rural character and limited development. Both the Township and Village population density has increased between 2010 and 2020.

Table 2: Population Density by Unit of Government

<u>Unit</u>	<u>Area (Square Miles)</u>	<u>People/Square Mile</u>			
		<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>
Village of LeRoy	1.0	251.0	267.0	256.0	260.0
LeRoy Township	35.0	27.4	33.1	34.6	35.6
Osceola County	566.29	35.6	41.0	41.5	40.4

Source: U.S. Census

Population - Profiles by Household Type and Marital Status

Table 3 provides detail on population character pursuant to household type and marital status. The information is useful as one examines potential needs for future facilities and services.

Table 3: Population Profile by Household Type—LeRoy Township

<u>Type</u>	<u>2000</u>		<u>2010</u>		<u>2019**</u>	
	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>	<u>Number</u>	<u>%</u>
Households	418		468		499	
1. Families	317		363		399	
Married-Couple	261	62.4	302	64.5	315	63.1
Male/No Wife	17	4.1	15	3.2	35	7.0
Female/No Husband	39	9.3	46	9.8	49	9.8
2. Non-Family*	101	24.1	105	22.3	100	20.0
1 Person	87		*		94	18.8

Notes:

1. Household includes family and non-family categories.
2. Family includes households with more than one person.
3. * One person households or households with non-related occupants not living as family unit.

Source: U.S. Census and **American Community Survey (ACS)

As of this printing, very little 2020 census data has been released. All American Community Survey (ACS) data sourced throughout this document are based on estimates with various plus or minus margins of error.

Population - Income

Table 4 compares the income characteristics of LeRoy Township with that of Osceola County.

Table 4: Income Characteristics—LeRoy Township

<u>Unit</u>	<u>Per Capita</u>			<u>Median Household</u>		
	<u>1999</u>	<u>2010</u>	<u>2019*</u>	<u>1999</u>	<u>2010</u>	<u>2019*</u>
LeRoy Township	\$15,333	\$13,542	\$22,030	\$35,625	\$44,881	\$53,365
Osceola County	\$18,133	\$12,970	\$22,962	\$34,102	\$38,341	\$44,032

Source: U.S. Census and *American Community Survey (ACS)

HOUSING

Housing Type and Density

The housing makeup of LeRoy Township reflects the rural and recreational character of the countryside. Dwellings found here are a mixture of homes on large parcels of land (ten acres or more), single-family homes, and vacation cottages. As indicated by Table 5, the total number of housing units decreased from 611 in 2010 to 569 in 2020.

Table 5: Housing Type—LeRoy Township

<u>Housing Type</u>	<u>2000</u> <u>Number</u>	<u>%</u>	<u>2010</u> <u>Number</u>	<u>%</u>	<u>2019*</u> <u>Number</u>	<u>%</u>	<u>2020</u> <u>Number</u>	<u>%</u>
Housing Units	535	100	611	100	666	100	569	100
(1-Unit) Detached	395	74	499	83	526	79.7	**	
(1-Unit) Attached	4	1	0	0	0	0	**	
Mobile Home	120	22	112	18	140	21.0	**	
Other	16	3	0	0	0	0	**	

Table 6: Houses Per Square Mile—LeRoy Township

<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>
8	11	14.4	15.3	17.5	16.26

Notes:

1. Detached refers to a freestanding unit not attached by wall or other means to another unit.
2. Attached refers to a unit “attached” to another unit by a common wall or other structure.
3. Houses per square mile have more than doubled since 1970.

Source: U.S. Census

Years structures were built

1939 or earlier	168
1940 - 1959	57
1960 - 1969	61
1970 - 1979	103
1980 - 1989	64
1990 - 1994	34
1995 - 1998	40
1999 - 2000	8
2001 - 2005	22*
2006 - 2010	25*
2011 – 2019	16*

Source: U.S. Census and *American Community Survey (ACS)

**denotes no categories in 2020

Housing Trends

Table 7 is a breakdown of the number of building permits issued for new homes versus mobile homes.

Table 7: Housing Trends, 2002-2022 — LeRoy Township

	<u>NH</u>	<u>MH</u>	<u>COMM</u>	<u>ADD</u>	<u>GAR</u>	<u>ST</u>	<u>MISC</u>	<u>VILLAGE</u>	<u>TOTAL</u>
2002	5	4	3	2	1	7	0	5	27
2003	10	6	1	7	3	10	0	4	41
2004	10	6	1	7	3	10	0	7	44
2005	7	1	3	1	4	10	2	8	36
2006	3	1	2	4	2	0	2	2	16
2007	2	4	4	6	3	5	3	4	31
2008	4	4	5	1	3	3	0	2	22
2009	2	0	2	4	2	5	1	6	22
2010	3	4	1	1	0	1	2	12	24
2011	0	0	1	5	0	1	1	2	10
2012	3	2	0	1	0	3	0	1	10
2013	0	0	2	1	1	4	0	3	11
2014	0	1	0	3	1	4	0	1	10
2015	0	1	3	1	0	3	1	6	15
2016	1	0	2	3	0	12	0	3	21
2017	4	0	3	2	0	1	0	1	11
2018	2	1	0	1	0	8	0	1	13
2019	1	1	1	1	0	10	0	2	16
2020	3	1	0	2	2	4	0	2	14
2021	2	0	2	1	2	6	2	6	21
2022*	0	0	1	1	1	3	1	3	10

Notes: NH - New home
GAR - Garage

ADD - Addition
COMM - Commercial

MH - Mobile home
ST - Storage

Source: Osceola County Building Permit Breakdown *Through July 2022

Housing Value

Table 8 details housing values from 1990 through 2019. It should be noted that the U.S. Census does not record housing values for units occupying ten or more acres.

Table 8: Housing Value—LeRoy Township

<u>1990*</u>			<u>2000*</u>		
<u>Housing Value</u>	<u>Units</u>	<u>% of Total</u>	<u>Housing Value</u>	<u>Units</u>	<u>% of Total</u>
\$ 0 -19,999	19	15.6	\$ 0 -49,999	22	13.7
\$20,000-39,999	56	45.9	\$50,000-99,999	120	74.5
\$40,000-99,999	45	36.8	\$100,000-149,999	19	11.8
\$100,000 +	2	1.7			
Average Value \$35,600			Average Value \$70,600		

<u>2010**</u>			<u>2019**</u>		
<u>Housing Value</u>	<u>Units</u>	<u>% of Total</u>	<u>Housing Value</u>	<u>Units</u>	<u>% of Total</u>
\$ 0 -49,999	51	12	\$ 0-49,999	50	10.9
\$50,000-99,999	118	28	\$50,000-99,999	120	26.1
\$100,000-149,999	144	34	\$100,000-149,999	93	20.3
\$150,000-199,999	53	13	\$150,000-199,999	83	18.1
\$200,000-299,999	34	8	\$200,000-299,999	91	19.8
\$300,000-499,999	11	3	\$300,000-499,999	20	4.4
\$500,000-999,999	8	2	\$500,000-999,999	2	0.4
Average Value \$112,800			Average Value \$129,100		

*specified owner-occupied housing unit values

**2006-2010 and 2011-2019 American Community Survey (ACS) five-year estimate

Source: U.S. Census

Housing - Persons Per Unit

Table 9 provides the average household and family size.

Table 9: Average of Persons Per Housing Unit—LeRoy Township

<u>2000</u>	<u>2010</u>
Average household size – 2.77	Average household size – 2.7
Average family size – 3.19	Average family size – 3.07
<u>2020</u>	
Average household size – 3.11	
Average family size – 3.42	

Source: U. S. Census

Housing Rent

Table 10 provides a breakdown of monthly rental rates for housing units for 2000, 2010, and 2019. The information does not include rental homes located on individual parcels 10 acres or greater in size.

Table 10: Housing Rent—LeRoy Township

<u>2000</u>			<u>2010</u>			<u>2019*</u>		
<u>Rental Rates</u>	<u>Units</u>	<u>%</u>	<u>Rental Rates</u>	<u>Units</u>	<u>%</u>	<u>Rental Rates</u>	<u>Units</u>	<u>%</u>
No Cash Rent	11	44	No Cash Rent	11	20.4%	No Cash Rent	0	0
\$ 1 – 199	4	16	\$ 1 - 199	0	0	\$ 1 - 500	3	8.1
\$ 200 - 299	0	0	\$ 200 - 299	8	16.3	\$ 500 - 999	17	45.9
\$ 300 - 499	8	32	\$ 300 - 499	0	0	\$ 1,000 - 1,499	17	45.9
\$ 500 - 749	2	8	\$ 500 - 749	21	42.8			
Average Rent	\$350		\$ 750 – 999	10	20.4	Average Rent	\$883	
			Average Rent	\$544				

Sources: U.S. Census — 2000, 2010 and *American Community Survey (ACS)

Housing Tenure

Table 11 provides a breakdown of housing tenure for occupied and vacant units. Occupied refers to homes that are considered the primary place of residence whether owned, under purchase or rented.

Vacation units reflect seasonal dwellings used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. “Other Vacant” refers to units that do not fall into any of the typical Census seasonal or vacant categories. Such units might include homes held for personal reasons yet unoccupied, units held for occupancy by a caretaker etc.

Table 11: Housing Tenure—LeRoy Township

<u>Tenure</u>	<u>2000</u>		<u>2010</u>		<u>2019**</u>		<u>2020</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
Occupied	418		448		499	74.9	468	
Owner	373	89.2	399	89	459	92	*	
Renter	45	10.8	49	11	40	8	*	
Vacant	119		163		167		101	
For Sale	*		9	1.5	*		*	
For Rent	*		5	0.8	*		*	
For Migrant Workers	*		-	-	*		*	
Not Yet Occupied	*		4	0.7	*		*	
Vacation	110	92.4	121	19.8	*		*	
Other Vacant	9	7.6	24		*		*	

*denotes no categories

Source: U.S. Census, **American Community Survey (ACS)

PUBLIC FACILITIES AND SERVICES

Parks

The undeveloped nature of LeRoy Township attracts a variety of outdoor recreational activities. Much of these take place on private land. Public recreational facilities consist of MDNR public access sites at the Pine River and the White Pine Linear State Park. The addition of the White Pine Community Park in the Village allows parking and easy access to recreational facilities. The Village of LeRoy has created a small park at the east end of the center of the Village named Veteran's Park.

Fire and Public Safety

The LeRoy-Rose Lake Area Volunteer Fire District provides fire service. The District was established and is governed by the Village of LeRoy and the Townships of LeRoy and Rose Lake. Facilities are located in the Village of LeRoy.

Township Hall, Library Services, Post Office, and Cemetery

Township meetings are held at the LeRoy Village/Township Hall. Library facilities and the Post Office are located adjacent to the Town Hall. The Township Cemetery is located in Section 21.

INFRASTRUCTURE

Energy Supplies and Utilities

Electricity

Electric service is provided by Great Lakes Energy and Consumers Power Company. Service is available throughout the Township.

Natural Gas

In some areas, the Township is serviced by DTE Energy. The potential for such service is predicated on user demand sufficient to cover acceptable installation and service costs in areas currently not serviced.

Propane gas and fuel oil are available through local commercial suppliers.

Sanitary Sewer

The Township does not possess a public sanitary sewer system. Presently, the disposal of sanitary wastes is adequately handled on an individual basis through on-site septic disposal. There are no plans to develop a public sanitary sewer system.

Pursuant to future development of a high-density nature, such as campgrounds, mobile home parks, and residential subdivisions, the installation of engineered treatment systems as an alternative to individual septic systems is encouraged.

Public Water System

The Township does not possess a public water system. Water is provided via individual ground water wells. Currently, there are no plans to develop a municipal system.

Transportation System

County roads and US-131 comprise the roadway system. As indicated by Figure 7, county highways consist of unimproved segments, gravel roadways, and paved segments. As with most rural locations, roads are generally located along the perimeter of section blocks. There are no railroads or airstrips in LeRoy Township. However, there are airstrips nearby in Ewart, Cadillac, and Big Rapids. Air commuter services are offered in Grand Rapids and Traverse City. Limited rail service is available in Cadillac.

The county roads function primarily as local collectors funneling traffic between residential home sites and the major arterials that offer passage through the Township with the major destinations being the Village of LeRoy, and Pine River High School. These include: 18 Mile Road, US-131, 14 Mile Road, Mackinaw Trail, and LeRoy Road (15 ½ Mile Road). Mackinaw Trail is an improved county road that conducts traffic in a north-south direction and connects (with 14 Mile Road) to ramps accessing US-131. Access to US-131 can also be gained by traveling north on Mackinaw Trail or 200th Avenue to 20 Mile Road. 15 ½ Mile Road links the Township to the Village of LeRoy.

Serving as an arterial of statewide importance, US-131 moves traffic in a north-south direction. The Michigan portion begins at the Indiana border and continues to Petoskey where it joins US-31. Traffic on US-131 consists of business, commercial, and tourist vehicles.

200th Avenue is the major connection between the Village of LeRoy and Pine River High School and runs adjacent and parallel to US-131.

The Township's local (primary) roads fall under the jurisdiction of the Osceola County Road Commission. US-131 is under the jurisdiction of the Michigan Department of Transportation. Within the Township, one and one-half miles of 210th Avenue was paved from 14 Mile Road to LeRoy Road. 14 Mile Road to Luther Road was repaved and that section of road is now a County road.

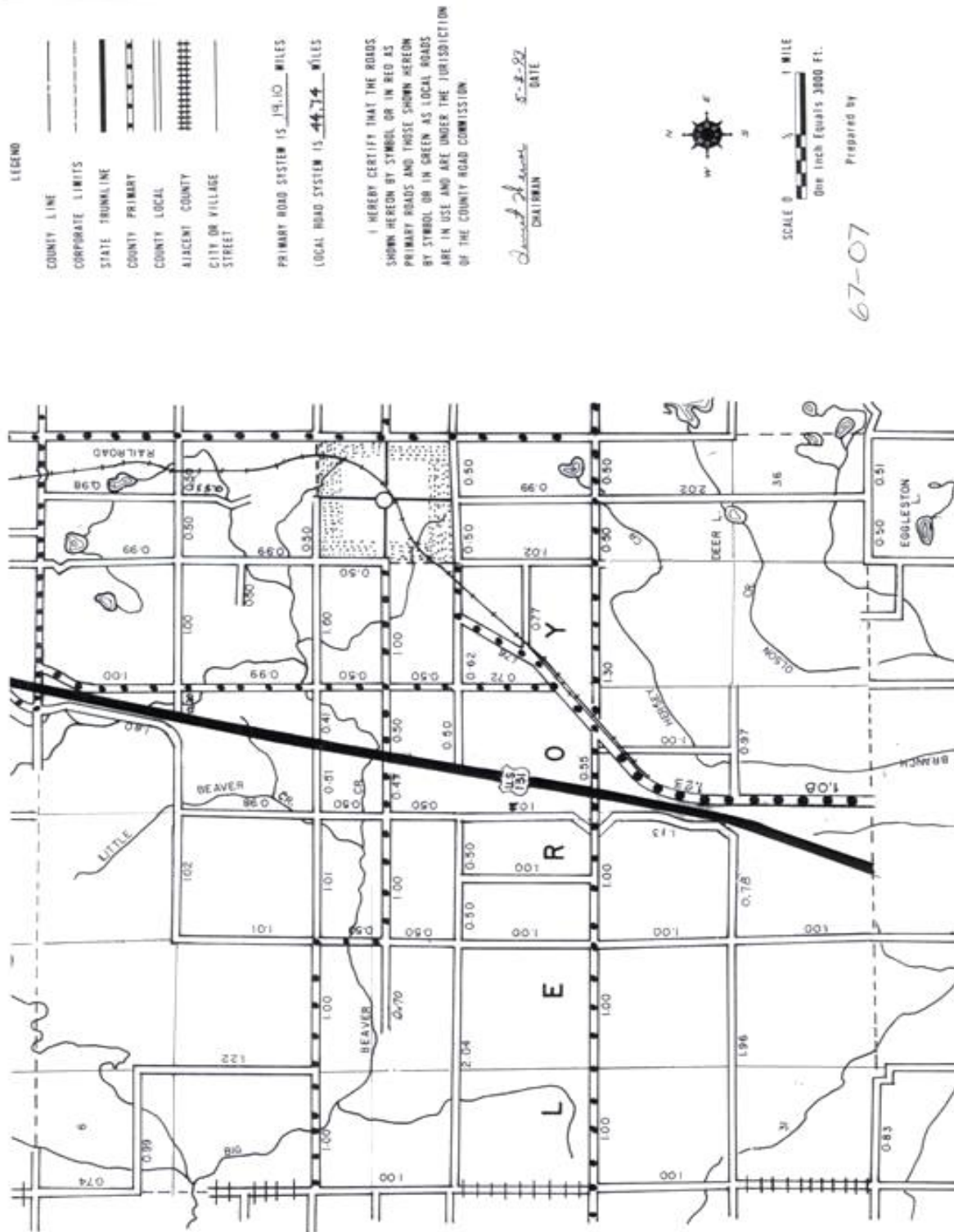
Several bridges crossing the Beaver Creek throughout the Township have restricted load limits. The County Road Commission has recently replaced the existing bridge that crosses the Pine River at 17 Mile Road—also the bridge over Beaver Creek at 220th Ave.

Michigan Department of Natural Resources purchased the abandoned rail line that parallels US-131 and runs from the City of Cedar Springs through LeRoy to Cadillac. The MDNR has converted the former rail-bed to a trail system for public recreational use. This trail system is used for pedestrian, bicycle, and snowmobile traffic. It has been designated as the “White Pine Linear State Park”. This system offers many increased commercial revenues to the Village of LeRoy. The addition of the White Pine Community Park allows parking and easy access to recreational facilities.

Seasonal Roads LeRoy Township T,19N,R,10W

185 th Ave	From .79 mile S of 14 Mi Rd to .57 mile N of 12 Mi Rd (.66 mile)	Sec 25/36
13 Mi Rd	E of 205 th Avenue (.50 mile)	Sec 27/34
220 th Ave	13 Mi Rd to 12 Mi Rd (1.00 mile)	Sec 32/33
220 th Ave	From 16 Mi Rd to 17 Mi Rd (1.01 mile)	Sec 8/9
15 Mi Rd	From 1.16 mile W of 220 th Ave to Lakola Rd (.88 mile)	Sec 18/19
220 th Ave	From .37 mile S of 14 Mi Rd to 13 Mi Rd (.63 mile)	Sec 28/29
215 th Ave	From .34 mile N of 14 Mi Rd to 15 Mi Rd (.66 mile)	Sec 21
17 Mi Rd	From 200 th Ave to US-131 R-O-W (.20 mile)	Sec 3/10
16 ½ Mi Rd	W of 190 th Ave (.5 mile)	Sec 11
185 th Ave	S of 17 Mi Rd (.53 mile)	Sec 12

Figure 9. Transportation Map—LeRoy Township



LAND AREA NEEDS

Land area needs for the following categories were examined as part of the Township profile:

Residential

Commercial

Industrial

Residential

Currently, requirements concerning minimum lot size for housing units are based on County Health Department standards versus zoning or other regulations. The Township, however, anticipates the implementation of zoning standards to guide future development. This revised plan will have required minimum standards that comply with the Michigan Land Divisions Act of 1997.

Application of the recommended two acre minimum to projected housing needs indicates a future (minimal) land area need of approximately 640 acres. This is in addition to the present acreage devoted to residential use. Based on present land development patterns, it is highly probable that many homes will be sited on larger parcels due to the desires of potential occupants.

Commercial

The present demand for commercial development is very limited due to the presence of commercial and other retail opportunities in the Village of LeRoy and the nearby urban centers of Cadillac, Reed City, and Big Rapids.

The US-131 interchange area at 14 Mile Rd. has experienced some commercial demand. Future increases in traffic volumes, combined with regional population growth, should result in more use of the area for commercial purposes.

Paving and improvements to the White Pine Linear State Park system have brought increased activity, resulting in opportunities for select retail and services along its length.

The Township may experience more demand for 'home occupation' related businesses. These reflect commercial enterprises operated out of one's home and typically include various personal and professional services. The Township and Village adopted an ordinance prohibiting any and all types of marihuana facilities/establishments.

Industrial

As with commercial development, the Township has experienced some demand for industrial development. Most industrial activity is concentrated on 14 Mile Road west of US-131. A Renaissance Sub-Zone was established, and several industrial tax abatements have been effective in attracting businesses. Presently there are three businesses located in this area.

The area has potential for certain light industrial uses such as warehousing, truck repair and terminals, small machine shops, and fiberglass/plastics shops. However, limited availability of natural gas and public utilities precludes most heavy industrial types (throughout the Township).

Section 2 PLAN GOALS

Prior to assigning the Plan Districts (Section 3), a series of basic land use goals were prepared. It is the intent of these goals to:

- ❖ Represent the interests and desires of the public at large
- ❖ Protect the quality of life now experienced by Township residents, and to anticipate the needs of future generations
- ❖ Provide direction to the delineation of zoning districts
- ❖ Provide opportunities for future development in a planned fashion
- ❖ Serve as a framework for guiding plan implementation, including the preparation of standards to be provided for within the LeRoy Township Zoning Ordinance
- ❖ Provide direction to the LeRoy and LeRoy Township Joint Planning Commission, LeRoy Township Zoning Board of Appeals, LeRoy Township Board, and other public and private entities as they foster and/or address change that may impact the Township

The goals reflect the following community concerns:

- ❖ Environment
- ❖ Economy
- ❖ Land Use
- ❖ Housing
- ❖ Infrastructure
- ❖ Facilities and Services Goals
- ❖ Recreation

The goals are subject to modification from time to time as determined necessary and appropriate by the Planning Commission.

Environmental Goals

Encourage sound soil erosion control practices to maintain the integrity of existing soils and to prevent erosion and water quality degradation.

Avoid development within wetland areas. If development impacting wetlands is necessary, ensure that appropriate measures are taken to minimize harm to this valuable resource.

Protect surface water quality through appropriate erosion control measures, preparation and implementation of regulations governing building placement and public access, and public education.

Protect groundwater supplies through compliance with county and state environmental controls and through adoption of supplementary regulations governing potential pollution sources.

Encourage the maintenance of existing natural vegetation, as well as the reforestation of open areas or locations used for commercial logging purposes.

Economic Goals

Encourage an active local economy through development of businesses in zones designated for that purpose, while not discouraging small businesses suited to home-based or rural settings.

Income from timber and farming, as well as tourism, hunting and fishing, should remain an integral part of this equation.

Land Use Goals

Encourage the preservation/protection of agricultural lands and farming operations.

Orient commercial and industrial development along the Mackinaw Trail corridor, around exit #162, and west 2 miles on 14 Mile Road in the Renaissance Sub-Zone.

Discourage the placement of uses that are incompatible with surrounding development.

Discourage the placement of uses that are incompatible with existing natural features.

Encourage Planned Unit Development approaches to future residential, commercial, and industrial development. Encourage light industrial and commercial businesses to concentrate in the Renaissance Sub-Zone Area—businesses not using water in their process will be the desired type.

Eliminate land uses that negatively impact quality of life, natural resources, and property values.

Discourage “spot” development, both commercial and industrial.

Maintain LeRoy and the Township of LeRoy as a rural residential community.

Housing Goals

Encourage the development of housing opportunities for all economic levels.

Avoid exclusionary practices pursuant to housing types and locations.

Adopt regulatory measures to ensure that new housing meets appropriate health and safety standards.

Adopt basic housing standards to ensure compatibility of future housing with existing housing stock.

Infrastructure Goals

Prepare a long-range program to address road improvement and bridge needs. Develop funding strategies as a component of that program.

Require all future roads, including private roads, to be designed and constructed according to appropriate standards, such as County Road Commission standards.

Facilities and Services Goals

Help maintain facilities for use by both the public and divisions of local government, for elections, and to conduct meetings and other functions.

Encourage public use of services such as the library, parks, town hall etc.

Help maintain an emergency response system through our local fire station in partnership with the Village of LeRoy and the Township of Rose Lake.

Recreation Goals

A long-range recreation plan addressing the recreational needs of Village and Township residents has been prepared. The pursuit of grants resulted in improvements to the ball field area and a “Santa’s House” located in the White Pine Community Park area.

Encourage development of the “White Pine Linear State Park” system for recreational and commercial purposes, provided that appropriate regulations and enforcement mechanisms are in place to protect adjoining properties.

Section 3 FUTURE LAND USE RECOMMENDATIONS

General Concepts

The LeRoy Joint Master Plan is a general guide, intended to direct future land use into a development pattern that is logical, economical, esthetically pleasing, and environmentally sound. A basic concept that has guided the plan’s development is a desire to retain the rural character and natural resources that make LeRoy Township an attractive place to live. To promote the public health, safety and general welfare of residents, LeRoy Township and the Village of LeRoy recently adopted a Nuisance, Litter and Junk Ordinance.

This plan is designed to accommodate a reasonable amount of new residential, business, and industrial development in a flexible manner. However, any new development must also be in accordance with sound land use controls, and it must be consistent with the community’s character and values. The major concepts that form the basis of LeRoy Township’s plan are summarized below:

Few changes are anticipated in the population and character of LeRoy Township. It is expected to remain a relatively rural community in an attractive setting. The area’s natural resources will continue to dominate the character of the community.

The plan advocates maintaining the best farmlands in food and fiber production and discourages the conversion of these lands to non-farm uses.

Continued dispersed rural residential development can be accommodated in a manner that is attractive, environmentally sound, and compatible with other land uses.

More intensive residential development can also be accommodated in areas designated for more compact dwelling types on smaller lots, such as planned unit developments (PUD’s), multifamily dwellings and mobile home parks.

Additional retail and service establishments should be concentrated in suitable locations, rather than randomly scattered throughout the Township. Logical locations are those adjacent to existing commercial establishments, with access to paved, all-season roads.

Some light industrial development can also be accommodated in the Township. This should also occur in locations with sufficient access to paved, all-season roads and where utilities and related services can be efficiently and economically provided.

Major Township Land Uses

The future course for both the Village and the Township's land use and development patterns are mainly shaped by the area's natural character, and by the desire to retain an attractive rural character. Beyond this, it is necessary to define the major land use categories and to identify appropriate locations for the suggested uses. The major land uses anticipated by this plan are described in the following discussions. Recommended locations for these uses are shown on the accompanying Land Use Map (page 28).

Note: the only public lands are, a 6.5 mile stretch of rails-to-trails (from 12 mile rd. in section 34, north to 18 mile rd. in section one), and eighty acres on the Pine River (without public access) in section five.

Agriculture/Rural Residential District (R1)

This district recognizes those areas of the Township that exhibit the following characteristics:

Large lot or parcel areas; A majority exceed two acres in area, and many exceed 10 acres.

An abundance of natural vegetation.

Very low-density residential development.

Lack of public utilities.

Access via frontage on a county section line road.

Many seasonal dwellings.

Potential for outdoor recreation uses, including hunting, fishing, x-c skiing, and snowmobiling.

Farming operations interspersed among forested areas and other open, non-developed lands.

Very limited commercial uses that are generally limited to natural resources and farming.

In the future, this district is expected to provide a mixture of farms and farming operations, rural residences, seasonal dwellings, and lands used for forestry and outdoor recreation purposes.

This district will accommodate additional single-family residential development on relatively large lots (2 acres or more) with frontage on public section line roads. Additional rural residential development should preferably occur on soils that are not being farmed, or that are not well suited to farming.

Appropriate development within this district will not create major demands for supporting services and facilities. Public utilities, particularly water and sewer, will not be considered within this plan district.

Single/Multiple Family Residential District (R2)

This plan district includes residential subdivisions and other concentrations of higher-density residential development. In general, the areas within this district exhibit the following characteristics:

Lot sizes that are typically one acre or less in area.

Concentrated residential development.

Existing residential subdivisions.

Interior roads serving individual home sites.

Lack of commercial or industrial development, with the exception of ‘home occupations’.

In the future, the Single/Multiple Family Residential District is expected to include more intensive development on small lots (one acre or less). Major uses may include single-family homes, duplexes, and multi-family housing. Some neighborhood-scale retail uses, such as convenience stores, may be expected as well. These areas are not expected to be served by public water or sewer. However, more intensive residential development should be directed into logical growth areas so that public utilities can be provided in an efficient and economical manner in the future.

Commercial/Light Industrial (C1)

Commercial District

The Commercial District includes those portions of the Township that exhibit the greatest potential for commercial development. The areas possess the following general characteristics:

Location on a paved, all-season county road.

Proximity to population centers to provide a market base.

Parcels of adequate size to accommodate buildings, parking, necessary setbacks and buffers, circulation by vehicles and pedestrians, and related amenities.

Proximity to other commercial and light industrial uses and to areas capable of being served by public utilities.

In the future, the Commercial District would include a mixture of retail and service-oriented businesses that would serve both residents and visitors. The plan’s overall direction is one of encouraging the development of a convenient and attractive commercial cluster or “core”, as opposed to scattered or isolated commercial establishments. A logical location for this type of development is close to the US-131 interchange and the Village of LeRoy. The Township recently adopted an ordinance removing R-1 and R-2 uses as permitted uses in the commercial zoning district.

Light Industrial District

Areas with potential for light industrial development should have the following general characteristics:

Located on a paved all-season county road with quick access to a freeway interchange.

Parcels of adequate size to accommodate buildings and parking.

Proximity to other light industrial and commercial uses.

Sites with access to energy and fuel requirements, such as electricity, natural gas, and propane.

Close access to public services, such as fire protection and solid waste collection.

Reasonable commuting distance for employees.

Potential light industrial uses that may be appropriate for LeRoy Township include small to medium sized manufacturing, assembly, and warehouse/distribution center operations. Again, future industry should be concentrated in designated areas where public services and utilities could be efficiently provided. The logical choice for this type of development is at the Renaissance Sub-Zone, which is close to the US-131 access, Mackinaw Trail, and the Village of LeRoy.

Planned Unit Development District

The Planned Unit Development (PUD) District is intended as an “overlay district” for any of the other major plan districts. The PUD District is not so much a true land use plan district in the usual sense as it is a concept for future consideration. The inclusion of the PUD District in this plan is simply meant to alert prospective developers that the Township is receptive to permitting development under a PUD concept. The purpose of the PUD District is to encourage flexibility and innovation in design.

Land Use Plan Map

The recommended locations for the planned districts are shown on the accompanying Land Use Plan Map (Figure 10). The map is intended to serve as a guide for determining the Township’s long-range land use and development pattern. The map is also intended to guide zoning and other land use decisions as development in the area occurs.

Land Use and Zoning Descriptions

Commercial/Light Industrial

All parcels in section 1 lying east of the White Pine Linear State Park.

A parcel in section 21 commencing 450 feet east of southwest corner of the east half of the southeast quarter, thence north 500 feet, thence east to west right of way line of 210th avenue relocated, thence south along west right of way line to south section line, thence west to the point of beginning.

All parcels in section 27 lying between the east right of way line of US-131 and Mackinaw Trail.

A parcel in section 28 lying between the on ramp to south-bound US-131 and 210th Avenue relocated, also a parcel described as the northwest quarter of the northeast quarter of the northwest quarter excluding beginning at the northwest corner, thence south 208.71 feet, east 208.71 feet, thence north 208.71 feet, thence west 208.71 feet to the point of beginning.

A parcel in section 29 being the northwest quarter (Renaissance Sub-Zone #5).

A parcel in section 30 being the east half of the northeast quarter.

R2 - Single/Multiple Family Residential District

A parcel in section 23 being the northeast quarter of northwest quarter excluding that part lying north and west of the White Pine Linear State Park.

R1 – Agricultural/Residential Rural District

All other lands excluding section 13 (Village of LeRoy)

Commercial/Light Industrial

67-07-001-001-05	67-07-027-010-00	portion East of US-131 &
67-07-001-001-20		West of Mackinaw Trail
67-07-001-002-00	67-07-028-001-06	
67-07-001-003-12	67-07-028-001-07	
67-07-001-003-13	67-07-028-003-05	
67-07-001-003-15	67-07-028-003-15	
67-07-001-003-16	67-07-029-001-03	
67-07-001-004-00	67-07-029-011-00	
67-07-001-006-01	67-07-029-012-00	
67-07-001-017-00	67-07-029-013-00	
67-07-001-019-01	67-07-029-014-00	
67-07-001-019-03	67-07-029-015-00	
67-07-001-019-05	67-07-029-016-00	
67-07-001-019-06	67-07-029-017-00	
67-07-001-019-11	67-07-029-018-00	
67-07-001-019-12	67-07-029-019-00	
67-07-001-020-00	67-07-029-020-00	
67-07-021-001-05	67-07-029-021-00	
67-07-021-001-15	67-07-029-022-00	
67-07-027-004-00	67-07-029-023-00	
67-07-027-006-00	67-07-029-024-00	
67-07-027-007-00	67-07-029-025-01	
67-07-027-007-10	67-07-029-025-02	
67-07-027-007-20	67-07-030-001-00	
67-07-027-009-00		portion East of US-131





Single/Multiple Family Residential District – R2

67-07-023-002-00

Agricultural/Rural Residential District – R1

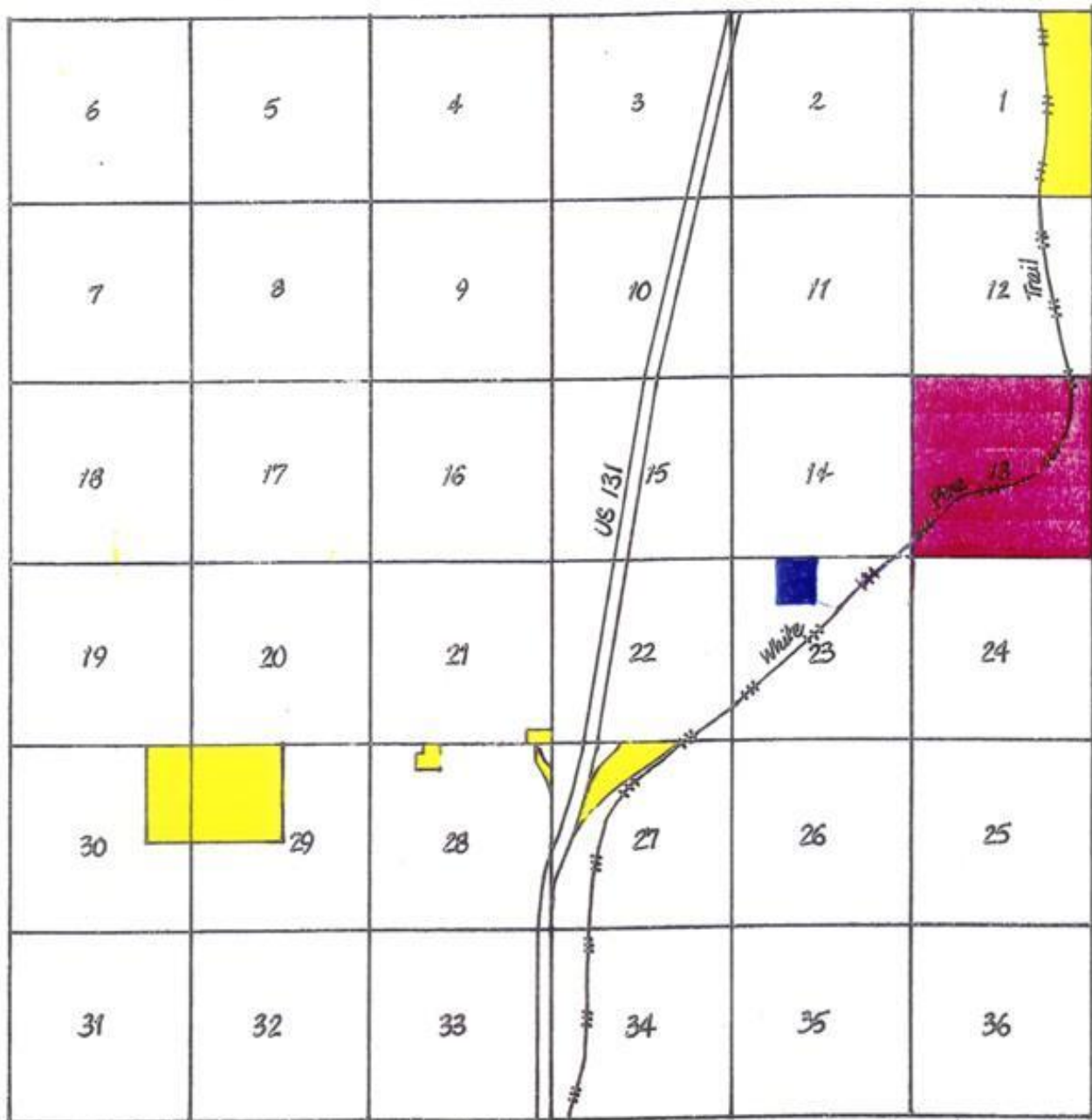
All other lands excepting Section 13 (Village of LeRoy)

Legend—Land Use Plan Map

-  Agricultural/Rural Residential District (R1)
-  Single/Multiple Family Residential District (R2)
-  Commercial/Light Industrial District (C/I)
-  Village of LeRoy

*White Pine Trail is now White Pine Linear State Park

Figure 10. Land Use Plan Map



Section 4

PLAN IMPLEMENTATION

The plan has been prepared to serve as a guide on short-term and long-range issues which the Township or Village may face in the future. Community issues, concerns, and desires were used as the basis for a set of general planning goals that have been presented in Section 2.

These goals should serve as the basis for actions that the Township Board will undertake to implement the land use plan. As the chief administrative body of the Township, the Board uses the document as part of the governing process.

The primary means of implementing the plan has been through preparation and implementation of the LeRoy Township Zoning Ordinance. The zoning ordinance provides specific land use and developmental standards that are tailored to the recommendations of the plan. While the land use plan provides the guiding concepts and policies, the zoning ordinance specifically regulates the use of land and buildings. In short, zoning translates the plan into legally enforceable regulations.

Implementation of this plan should involve the following elements:

1. Public Involvement/Education

Public involvement and education are critical to the successful implementation of any plan. The community must be aware of the plan and must either reject or accept its findings and recommendations. The planning commission has the main responsibility for working to achieve community involvement in the planning process and support for planning in general. This is a never-ending task.

2. Plan Update

For the plan to remain a viable document, it must be periodically updated. It is recommended that the LeRoy and LeRoy Township Joint Planning Commission conduct a basic review of the document on an annual basis. Modifications, if necessary, should be made. The result will be a plan that is current and based on the best available information.

3. Annual Implementation Program

As an extension of the annual plan review and update process identified above, the planning commission should also evaluate the implementation progress that has been made in the previous year. Following this review, the planning commission should prepare a list of specific objectives to be accomplished in the following year and over the next five years. This list should be ranked to identify the planning commission's priorities, and it should include both capital and non-capital projects.

The draft implementation program should then be submitted to the Township Board for review. The Township Board and the planning commission should meet jointly to discuss the program and to reach a consensus on the Township's priorities for plan implementation in the coming year.

4. Zoning Guidance

The plan and the zoning ordinance should both be consulted prior to making zoning decisions. Experience indicates that the lack of such consultation often results in decisions that are contrary to plan recommendations. It also diminishes the public significance of the document and limits its potential benefit should the Township be involved in planning and zoning litigation.

5. Consistency Between Zoning & Plan

To avoid making zoning decisions that would be contrary to plan recommendations, it is important that the planning commission review the document to consider a possible plan revision to reflect the desired zoning action. Plan amendments will be necessary if land development and zoning issues arise in which the plan does not offer sufficient guidance. In such a case, new or expanded material should be added to the plan to address the new issues.

6. Fairness

The Plan should not be used as a Confiscatory Instrument or as a basis for regulations that prevent legitimate and appropriate uses of land. To do so deprives property owners of their Constitutional rights. Instead, the plan should establish a basis for reasonable zoning standards and other land use regulations which provide property owners ample opportunity to use their land according to their desires while, at the same time, preventing the negative effects of uncontrolled development.