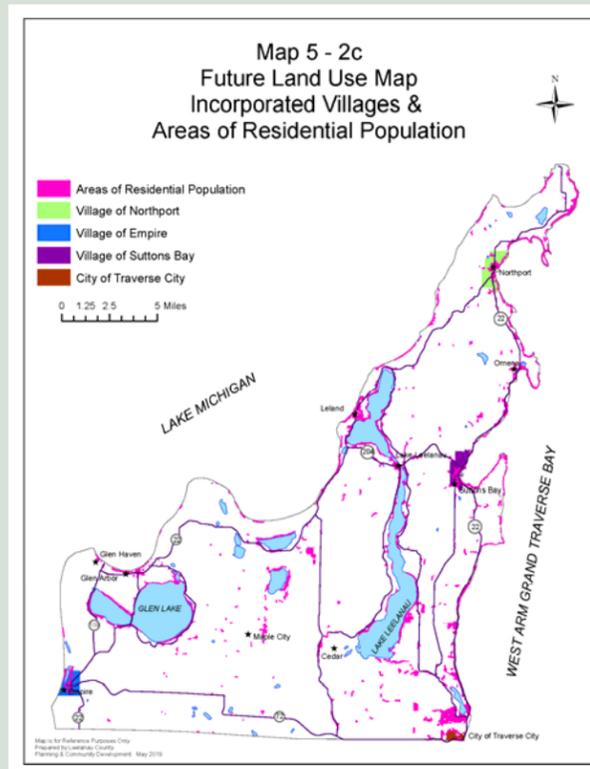
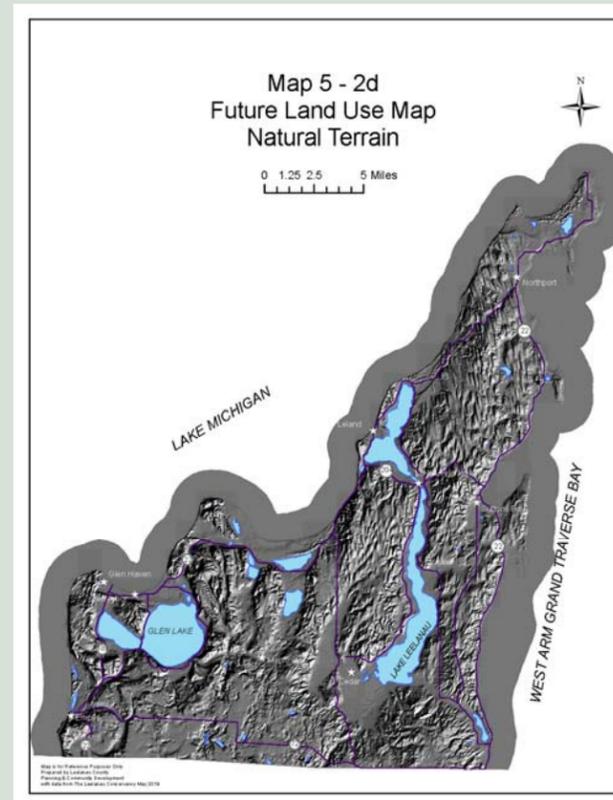


The central ingredients to successful implementation of the **General Plan** will be commitment by citizens, by the County Board of Commissioners, and by support from local units of government.



In addition to the various elements of the Future Land Use Maps, the Policy Maps are equally important elements of the **General Plan** and should be viewed together. The various elements appearing on the Policy Maps (Chapter 5) are as follows:

Community Types, Sensitive Environments, Public/Quasi-public & Institutional Facilities, Recreation Facilities and Transportation.



The **General Plan** is neither a slow growth nor an anti-growth plan. It calls for balanced growth that is carefully guided to protect and enhance the quality of life in the County. It accepts the principle that environmental protection and economic development are not incompatible objectives.

For more information and to view the entire Plan and supporting documents, visit www.leelanau.cc or contact the office at the address below.

LEELANAU COUNTY PLANNING COMMISSION and
LEELANAU COUNTY PLANNING AND
COMMUNITY DEVELOPMENT
8527 E. Government Center Dr. Ste. 108
Suttons Bay, MI 49682
231-256-9812 planning@leelanau.gov

THE LEELANAU GENERAL PLAN Policy Guidelines for Managing Growth in Leelanau County Poster Plan

The **Leelanau General Plan** was developed with the support and guidance of citizens and representatives of all local governments in Leelanau County to offer an overview with inner consistency on the issues of future County land use. It is founded on the principle that all land use and infrastructure decisions that do not involve issues of greater than local concern should be made at the local level. These decisions should be carefully coordinated with adjacent jurisdictions and appropriate County agencies. The plan looks to a continuing partnership between the County and local units of government in the achievement of the shared vision described in this plan. The partnership can be built on mutual respect in areas of overlapping responsibilities and mutual support in areas where responsibilities are separate but compatible in pursuit of common goals and benefits. It is envisioned that future local comprehensive plans will be compatible with the **General Plan**, but more specific with regard to land use and local implementing policies.

The **General Plan** is organized into three major parts. **Part One** examines issues from a County view (Chapters 1-5). It presents a comprehensive description of the character of Leelanau County and the key policy guidelines proposed to protect and enhance the quality of life in the County. **Part Two** (Chapters 6-12) takes a traditional “functional” view of issues and proposed policy initiatives to address them. Each chapter in Part Two includes Goals, Objectives and Action Statements. **Part Three** (Chapters 13-15) presents the structure for and major efforts to be initiated to implement the **General Plan**.

This Poster Plan depicts the Principal Goal, the five (5) Policy Guidelines, and Future Land Use maps. Visit www.leelanau.cc to view the **Leelanau General Plan** in its entirety.



Cedar River

The major purpose of the **General Plan** is to record a consensus based growth strategy developed over several years. It is intended for joint use by Leelanau County and local governments within the County in making coordinated and mutually supportive future land use, infrastructure and public service decisions. It includes policy guidelines and a brief description of key planning tools to achieve the following goal:

Principal Goal

It is the principal goal of the Leelanau General Plan to establish a strategy for guiding growth that protects and, where possible, enhances the unique character of life in the county. To that end, the General Plan focuses on balancing environmental protection, energy efficiency and renewable energy, resource management, and economic development so as to provide a foundation for a suitable economy that permits long term prosperity for all present and future Leelanau County residents. The balance so achieved should not sacrifice environmental quality when reasonable and prudent development alternatives exist. This plan recognizes that a healthy economy depends on a healthy environment. Achievement of this goal means protecting the integrity of the land base for use by present generations without unnecessarily compromising the options of future generations.

The **General Plan** proposes a compact land development pattern that protects renewable resource lands (such as orchard land and forests) as well as sensitive natural resources (like wetlands and dunes). It proposes policies to encourage location of future land development in and near existing villages, as well as near Traverse City. It proposes infrastructure management policies to achieve and reinforce this land use pattern. It encourages open space protection, while simultaneously permitting large landowners an opportunity to capture the



Cherry orchard in bloom

development value of their land. Open space zoning and rural clustering techniques are also proposed to encourage new development in rural areas to be sited so as to minimize visual impacts on the landscape and to minimize public service costs.

It is hoped the **General Plan** is not merely a “County plan” even though it has been adopted by the County Planning Commission. Instead, it is intended to be a plan that affects the lives of all County residents and visitors on a daily basis. It is not intended to be as detailed as local comprehensive plans usually are, but rather to address the broader issues, and especially the multi-jurisdiction issues from a County-wide perspective.

FIVE POLICY GUIDELINES FOR MANAGING GROWTH IN LEELANAU COUNTY

Policy Guideline: Intergovernmental Cooperation (Chapter 1) —A partnership founded on mutual respect and mutual support in achievement of the common goals of this **General Plan** should guide the development and implementation of new relationships between the County and local units of government in the County and between the County and adjoining counties in the region.

Policy Guideline: Preservation of County Character (Chapter 2) —The existing natural and people-made features in the County that make up its rural character are interdependent with the activities that comprise its economic base. It is important therefore, that future land use change in the County enhance, not undermine the character of the area around it, and in so doing contribute to protection of the unique rural character of the entire Leelanau County.

Policy Guideline: Working with Nature (Chapter 3) — Extensive and diverse sensitive natural features found throughout provide the foundation for the present and the future quality of life in the County. They should be protected where pristine, restored where damaged, and have access and use managed for long term sustainability.

Policy Guideline: Balanced Growth (Chapter 4) - New residential, commercial, and industrial development in the County is encouraged provided it is: 1) in locations with public services adequate to meet its needs, 2) environmentally friendly, 3) consistent with the character of development in the area, 4) consistent with local plans and regulations, and 5) compatible with the guidelines of this **General Plan**. In the implementation of this policy guideline, both the County and local governments would seek to ensure over time, that all the health, safety, and general welfare needs of its citizens that can be reasonably met are accommodated with a variety of land uses in the pattern proposed and in a manner which does not unnecessarily compromise options for future generations.

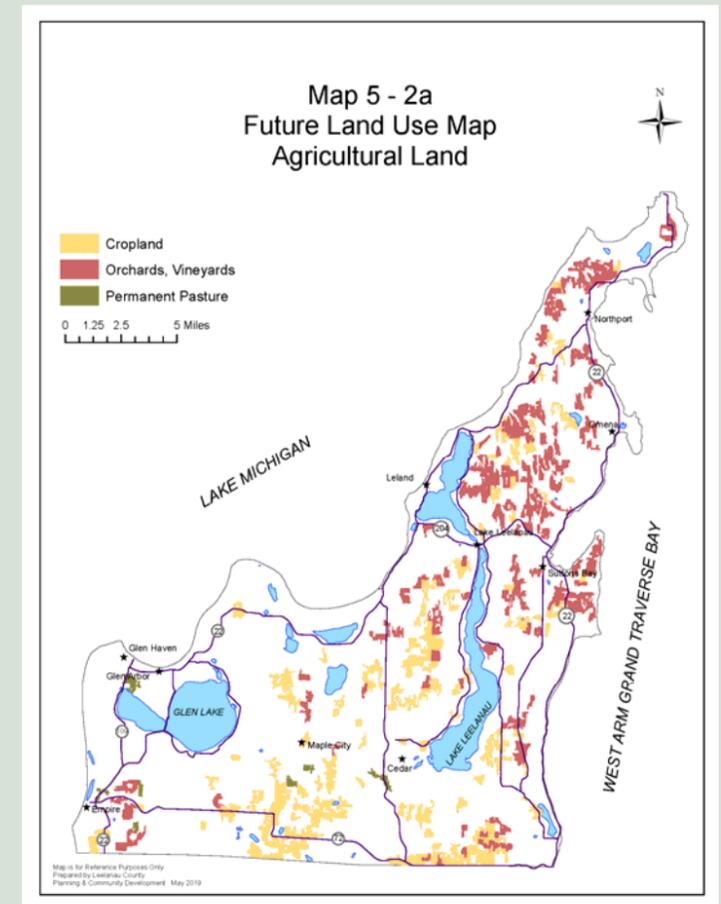
Policy Guideline: Managed Growth (Chapter 5) - Local comprehensive plans and local development regulations (including for example, zoning and subdivision regulations) should be updated and thereafter maintained, to include goals, objectives, policies and strategies for managing future growth compatible with the **General Plan**. Local plans should include more specific land use and density proposals at the parcel-specific level. Local regulations should focus on design and other issues of local significance. Public facilities should all be constructed according to local capital improvement programs that are coordinated at all governmental levels in the County.

FUTURE LAND USE MAP

Preservation of the County’s character is the central focus of the Future Land Use Map. The various elements appearing on the Future Land Use Map are as follows:

Agricultural Land (Map 5-2a)

Agricultural lands depicted on the map include the central County farms, ridge-top farms, and orchards.



Important Natural Features (Map 5-2b)

Major wooded areas including the southwest forests, and Northport woods are among the important natural features shown. Lakes and dune lands, including those classified by the Michigan Department of Environment, Great Lakes & Energy (EGLE) as “critical dunes,” are also shown.

Incorporated Villages & Areas of Residential Population (Map 5-2c)

Villages and residential areas are the primary classes delineated on the map.

Natural Terrain (Map 5-2d)

Three major topographic features of the County are displayed in map form. These include glacial ridges, valleys and the Northport Flats.