

# Clam Lake Master Plan Analysis

From the Wexford Joint Planning Commission

## **Opening:**

Clam Lake Township and the Wexford Joint Planning Commission (WJPC) come from the same background, which is the Wexford County Master Plan and the Wexford County Zoning. Clam Lake Township temporarily adopted the Wexford County Zoning Ordinance #5 until they could adopt their own Zoning Ordinance, which it appears they are well on their way to obtaining.

## **Similar Goals and Plans:**

As their Draft Master Plan states, the WJPC also has at least two of its townships which are “bedroom communities” in the greater Cadillac area, namely Cherry Grove and Selma Townships. In this respect, we understand the future planning intentions of Clam Lake Township in preserving their land resources as much as is possible, while still allowing the maximum areas for the building of new homes and businesses. The WJPC also understands the nuances of lakeshore properties when it comes to zoning. With nonconforming lakefront properties, platted years ago by people who wanted as many houses on the lakes as is possible, comes the unique difficulty in regulating proper zoning setbacks, impervious surfaces and proper building heights for all those desiring a view of the lake.

## **Particulars:**

As the entire boundary of the east side of Cherry Grove Township, where the WJPC holds its offices at the present, and the entire boundary of the west side of Clam Lake Township meet along a five-mile common border, there can be a working relationship to help forward Clam Lake Township’s plan for Agricultural Preservation.

At the top right of our zoning map for Cherry Grove Township is the resort district where the Cadillac Country Club golf course is located. A large portion of section 13 and 24 is noted as Ag-Forest Production. Wetland Conservation districts are reserved in sections 24, 23, and 26 where the north branch of Pine River flows into Clam Lake Township from section 13 and 24. Four smaller lakes in section 25 are designated Lake Shoreline Overlay Districts. Section 35 has a large Wetland Conservation District. And all of sections 31-33, half of sections 34, 30, and 29 encompass a Forest Conservation District. The remainder of sections 12, 13, 24, 25 and 36 are part of our zoning district named Rural-Residential, with 80% of these properties being large plots similar to those “next door” in Clam Lake Township.

## **Cautions:**

The upper left of Clam Lake Township’s Future Land Use Map (FLUM) where M-115 enters into Clam Lake Township shows a “Transition” land usage. Directly to the West of this Transition area is still part of the Agricultural Preservation section on the FLUM. This section directly abuts the Resort District (golf course) in Cherry Grove Township. However, at the point

touching the NW corner of the FLUM are noted Residential 1 and Residential 2 Districts which may conflict with the Ag-Preservation area in Clam Lake Township.

Also, in the extreme upper left of the FLUM, it shows an entire Preserve/Parkland section. Directly adjoined to the west of this area, in Cherry Grove, is designated Commercial district all along the boundary of the Clam Lake Preserve/Parkland on the west side of M-115. These sections could potentially conflict in their usage and should be noted by both the Clam Lake Planning Commission and the WJPC.

**Conclusion:**

As the WJPC also goes through the process of updating and renewing our Master Plan for the 11 townships which are in our jurisdiction, we need to take note of those similarities and differences from our border in Cherry Grove Township and your adjoining border in Clam Lake Township. We need to consider due diligence to protect the interests of Clam Lake Township's desire to preserve that area and balance it with the above noted differences in Cherry Grove Township. We applaud the Clam Lake Planning Commission and staff for their vision of the future for their township and are thankful that they have allowed us to be apart of their process in reviewing the Draft of their Master Plan.