

To: Planning Commission

From: Sara Kopriva, Zoning Administrator

Date: July 13, 2010

Green Lake Township Master Plan Review

The Green Lake Township Planning Commission has submitted a draft copy of their Master Plan for your review. Here are my findings after review of the document:

Future Land Uses along South Township line

Long Lake Districts

Rural Preserve	No density requirements
Low Density	1 unit per acre or less

Green Lake Districts

Conservation	1 unit per 10 acres
Residential 5 Acre	1 unit per 5 acres
Suburban Residential(Long Lake)	1 unit per acre
Lake Residential(Bass Lake)	1 unit per acres

A large portion of the property along the border is in public ownership with no intentions to develop because of this there is a natural buffer between development patterns in both Townships. Green Lake has also concentrated its development in the center of the Township, which limits the impact on neighboring communities.

Although Long Lake Township allows for more density in areas on the border, the goals and objectives of neighboring land use districts are similar. Rural Preserve and Conservation both intend to preserve the natural features while allowing for single family homes and the residential districts take into consideration natural features and the availability of different development types.

One possible conflict may be where the Long Lake Township Low Density abuts Green Lake Residential 5 Acre. This would affect 5 parcels in Green Lake Township. The parcels on the

Green Lake side are large and would always have the opportunity to develop as a cluster to get similar densities as on the Long Lake side of the line. It also appears that the area by Bass Lake contains wetlands which would make it difficult to get density at 1 unit per acre making 5 unit per acres density more realistic.

Overall I would say that the Green Lake Township Master Plan compliments the Long Lake Township Master Plan and allows for appropriate development along the Township's South boundary.