

# **CHAPTER ONE**

## **PLAN SUMMARY**

The following document presents the methodology, data, and analysis used in the preparation of the 2003 Master Land Use Plan for Moran Township. This Plan is an update of the Township's 1994 Master Land Use Plan.

This Plan provides the guidance needed to maintain the very special Upper Peninsula rural characteristics in the Township. This is what the public regards as the highest priority. The Plan focuses on the preservation and protection of the Township's natural and environmental features. The preservation of the Township's scenic and highly visual corridors is a key element in the plan. The Plan also concentrates commercial development adjacent to the City of St. Ignace, within the Village of Brevort, and in locations where water and sewer are or will be available. This plan provides for proper land use and development without being unreasonably restrictive towards the private property owner.

Using these ideas as guidelines, the Moran Township Planning Commission, with the assistance of Gosling Czubak, updated the Master Land Use Plan. Included in this update were an inventory of existing physical and cultural conditions, an analysis of needs and concerns, the establishment of appropriate land use goals and policies, and the designation of future land uses.

Future land use designations describe the potential and appropriateness of development within generalized areas of the Township. These descriptions are based upon an array of variables including ownership, geology, utilities, population centers, topography, vegetation, and environmentally sensitive areas. The Plan recognizes the need to provide for increased population growth and respond to the expanding tourist trade that is important to the Township's economic welfare.

During the summer of 2003, the Planning Commission reviewed and commented on the draft Master Land Use Plan. Copies of the draft Master Land Use Plan were sent to surrounding municipalities for their comments. The Planning Commission held a public hearing on the adoption of this Plan. After approving the Plan, it was sent to the Township Board who adopted the Plan.

Through the use of this Master Land Use Plan, growth and development can be guided in a purposeful and appropriate manner. Decisions will be made in a manner that is responsive to the needs and concerns of the Township citizens