

# **SHERMAN TOWNSHIP MASTER PLAN**

**Revised December 2002  
retyped 4-2011**

**Presented to Planning Commission  
March 2012 – Revised June 2012**

**Presented to Township Board for  
release July 2012**

**SHERMAN TOWNSHIP ZONING  
MASTER PLAN**

**I. INTRODUCTION**

**A. Purpose and Enabling Legislation**

- 1) This Sherman Township Zoning Master Plan is formulated pursuant to the Township Rural Zoning Act; Act 184, July 30, 1943 per:  
"MCI. 125.27} Zoning Ordinance; basis; considerations.

Sec. 3 the zoning ordinance shall be based upon a plan designed to promote the public health, safety, and general welfare; to encourage the use of lands in accordance with their character and adaptability, and to limit the improper use of land; to conserve natural resources and energy; to meet the needs of the state's residents for food, fiber and other natural resources, places of residence, recreation industry, trade, service, and other uses of land; to insure that uses of the land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion on the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and properties."

and per:

"MCI. 125.277 Township Zoning Board; recommendations.

Sec. 7. The township zoning board shall adopt and file with the township board recommendations as to:

- a. A zoning plan for the unincorporated portions of the township as a whole which plan shall be based upon an inventory of conditions pertinent to zoning in the township and section 3.
- b. The establishment of zoning districts including the boundaries thereof.
- c. The text of a zoning ordinance with the necessary maps and zoning regulations to be adopted for zoning district or the township as a whole.
- d. The manner of administering and enforcing the zoning ordinance."

- 2) This plan is further formulated to provide for:

a. An opportunity for Sherman Township residents to participate in the planning process.

b. The development of long range goals for the township.

c. The assessment of residents' needs and desires and the township's available assets for satisfying those needs and desires in the future.

d. The necessary broad framework, which will enable Sherman Township's decision makers to take appropriate actions enhance the long-term future for the township residents.

e. The establishment of a legal basis for the amending of the existing township zoning ordinance to better reflect current conditions and to anticipate changes in the future.

## **A. Sherman Township History**

Central Michigan in the early 1800's was a wilderness of rolling hills, forests, lakes and streams that attracted a strong breed of pioneers who were determined to tame the land. As the history of Isabella County dated 1884 said: "Privations of even sort were experienced, but the pioneers never flagged. They had made a stand, and nothing could cause them to falter. They had the soil and the will, and their labors have at last been crowned with success. The great forests have mostly been removed, and the soil gives forth abundant harvests."

Isabella County was organized in 1859. The three original townships were Coe, Chippewa and Isabella.

The history of Isabella County of 1884 carried the following account of the organization of Sherman Township:

"Sherman is very sparsely settled, and quite heavily wooded. There is one small village bearing the name of Sherman City, located partly on section 6 in Sherman and section 31 in Coldwater Township. Here is located a post office and a few buildings, but the town has no commercial importance except as a convenient trading point for the farmer. Broomfield Post Office is located on section 27, at the junction of the Houghton Lake & Ionia State Road and the highway passing through the center of section 26, 27, 28, 29 and 30. It is well watered by several creek, which flow to the Chippewa, and but little attention is paid either to stock-raising or agriculture, the lumber interest taking precedence it any other industry. The township is numbered 13 north and 6 west and is bounded on the north by Coldwater, on the east Nottawa, on the south by Broomfield Township and the west by Mecosta County. It was organized Oct. 12, 1868, and the first election was held at the house of Cyrus Dunbar, who with Milo T. Dean and Aaron Osburn were Inspectors of Election. The first Supervisor was Wesley Ellis, who served in 1869. This township was named in honor of Gen. W.T. Sherman. The number of schoolhouses and children attending school in the township is given elsewhere, which shows the small number of inhabitants. Some very good farms and enterprising young men are to be found in Sherman, but it will be many years before the forests can be removed and the land brought under a through cultivation."

The center of population in Sherman Township began to shift at the end of the 1880's. About 1892-93 the community of Weidman in Isabella County began to develop on the eastern edge of the township. John S. Weidman, an established businessman in Mecosta County began buying land in the Sherman Township area to establish a lumbering business. A dam was built

on the Coldwater River, and Mr. Weidman erected saw, shingle and planing mills to process the logs floated down the river to the Mill Pond. The village of Weidman was platted September 15, 1894 by John S Weidman and E. T. Guild as surveyor. There were 450 lots divided into 34 blocks. The community was located west of Coldwater River on the boundary of Sherman and Nottawa Townships. Blocks 1-4 were located in Nottawa Township; Out lots A and C and blocks 7-10 straddled the township line; and the balance of the plat was located in Shaman Township. In the next 15 years the Weidman mill produced about 10,000,000 board feet of lumber annually. By about 1908-10 the lumber business was played out in the area and the emphasis had begun to shift to agriculture. During this period other small communities in the Township such as Sherman City, Drew, Horr, etc. began to fade. **BY 2009 THE LAST REMNANTS OF THE HORR SETTLEMENT DISAPPEARED WITH THE FIRE THAT DESTROYED THE HORR STORE.** The business district of Weidman has continued through two world wars, depression, recessions and recoveries to serve area residents.

In the late 1960's another change came to the township. In the late 1960's and early 1970's several artificial impoundment (manmade lakes) areas were created in the township. These developments have fueled the population growth of the township during the past thirty years, and will probably be the single most important source for future growth of the township.

In 1997 the Lake Isabella area incorporated into a Village. At that time the Village of Lake Isabella began governing and administering that areas zoning. Therefore, the Village of Lake Isabella is no longer a part of Sherman Township's Master Plan and Zoning Ordinance. **THE TOWNSHIP REVIEWED THE VILLAGE OF LAKE ISABELLA'S MASTER PLAN TO ASSURE COMPATIBILITY WITH FUTURE LAND USES IN THE AREA.**

## **II. PHYSICAL AND SOCIAL CHARACTERISTICS OF SHERMAN TOWNSHIP**

### **REGIONAL SETTING:**

Sherman Township is a rural community located in the northwest portion of Isabella County. It is bound by Coldwater Township on the north, Nottawa Township on the east, Broomfield Township on the south and Mecosta County on the west. The nearest large trade centers are Mt. Pleasant (approximately 15 miles east) and Big Rapids (approximately 25 miles north west). Both of these centers are sites for universities; Central Michigan University, and Ferris State University, respectively. Sherman Township is a most attractive scenic area. It combines agricultural lands, forested areas, gently rolling hills accented by the Chippewa River flowing lazily thru the township. Additionally there are several major lakes and streams. The largest is Lake Isabella, which was created by a dam on the Chippewa River. It is surrounded by planned residential community, with a mobile home subdivision included. Lake Isabella features an 18- hole championship golf course, as well as a lighted airport. Other developments include the Ojibwa area featuring single-family modular and mobile homes sited around lakes Manitonka and Windoga. It also has an airstrip for small planes. Lake of the Hills is located northwest of the community of Weidman and is comprised of single-family homes and cottages overlooking the lake. Its water source is Walker Creek, which also supplies Ojibwa. Isabella Forest Estates is a community of five to ten-acre parcels located in section five. (see township map)

The community of Weidman celebrated its Centennial in July of 1994. Located there are several successful businesses, including a bank, a restaurant and hardware, auto parts/appliance store, grocery, gas station and other commercial establishments, The Weidman post office serves Sherman

Township and portions of surrounding townships.

**Changes in technologies and the decline in first class mail has placed many rural post offices at risk for continual operation as the US Post Office seeks improved efficiencies. The Township Board should continue to monitor the situation and communicate to elected officials in Washington that rural post offices form part of the heart of our communities and the loss of the post office will have adverse effects on our community.**

#### **EXISTING LAND USE:**

Sherman Township's 21,000 acres (which is less approximately 2,000 acres of the incorporated Village of Lake Isabella) in general are similar to the acreage patterns shown in the Michigan Department of Agriculture's chart of land use in 1996 Isabella County ( see Food and Agriculture Development Statistics, M.D.A.: Appendix 1). However, the township's acreage deviates from the County pattern in that both water and forest acreage in the township is higher than in the County as a whole. In discussing township land use, the following categories represent current uses:

1. AGRICULTURAL LANDS
2. FORESTED LANDS
3. INTENSIVE RESIDENTIAL LANDS
4. RURAL RESIDENTIAL
5. LAKE RESIDENTIAL
6. COMMERCIAL
7. WATER BODIES
8. ROADS AND RIGHT OF WAYS
9. PUBLIC AND QUASI PUBLIC
10. VACANT LANDS
11. INDUSTRIAL
- 12. RECREATIONAL**
- 13. OTHER MINOR USES**

#### **AGRICULTURAL LANDS**

Lands with existing farm operations: Cattle Dairy, cash crop, etc. (refer to Appendix I. M.D.A., Food and Agricultural Statistics for comparative information)

#### **FORESTED LANDS**

This includes both managed and unmanaged wooded areas used for wood lots, recreational, wildlife areas, etc.. Some of the wooded areas provide: home sites for persons desiring a small acreage affording privacy.

#### **INTENSIVE RESIDENTIAL LANDS**

The platted areas of Sherman Township are the 1894 Weidman, Ojibwa subdivisions, and a subdivision of Lake of the Hills.

Weidman is divided between Sherman and Nottawa Townships. The township line actually

passes through the middle of the properties on the east side of Woodruff Road; a very unique situation.

## **RURAL RESIDENTIAL**

This includes areas along the frontages of many of the hard surface roads within the township.

### **LAKES AREA RESIDENTIAL DISTRICT:**

The lakes area residential district consists of areas surrounding the Ojibwa, Lake of the Hills and Six Lakes areas

### **COMMERCIAL:**

There is an area of commercial activity on Airline Road west of School Road. Some businesses have been in existence for years and are non-conforming with the current zoning rules. Also several home businesses have developed.

In addition, commercial activity has developed along the Coldwater/School Road corridor. In the recent past, several new commercial activities have been located in the Village of Lake Isabella, and several more are being planned. Additional potential exists on this route north to the intersection of Weidman Road.

### **INDUSTRIAL:**

Industrial development has occurred on Drew Road at Rolland Road at the site of Hubscher's Gravel Pit. A smaller pit is located on S. Rolland Road north of the South township line.

Several areas have recently been developed in the township, LOR Manufacturing at the intersection of Coldwater and Drew Roads and Hardcrete on Rolland Road North of Airline Road. The impact of any proposed additional development should be kept to a minimum. The township should promote industrial development, which provides employment opportunities and is a source of tax revenue to areas with adequate utility service and road access. Where improvements are needed, developers should be responsible for the costs

### **WATER BODIES:**

This includes all lakes, creeks, and rivers. The Chippewa River, which is the primary supplier of Lake Isabella the township's largest body of water. Walker Creek (supplier to Lake Manetonka and Windoga), Lake of the Hills and Lake Weidman, Six Lakes, Perch and Round Lakes.

### **ROADS AND RIGHT OF WAY:**

The hard surface primary roads are Coldwater (north- south), Airline (east- west): Brinton (Old State Road) (north - south), Woodruff (north-south) Drew (east-west) and Weidman (east-west). In addition to primary roads various gravel roads serve the township. **PUBLIC ROADS IN THE TOWNSHIP ARE THE RESPONSIBILITY OF THE ISABELLA COUNTY ROAD COMMISSION. IN RECENT YEARS THE ROAD COMMISSION HAS SEEN DECREASED FUNDING AND HAS BEGUN DISCUSSING PULVERIZING SOME HARD SURFACED ROADS AND CONVERTING THEM BACK TO GRAVEL IN AN ATTEMPT TO PRESERVE MAINTENANCE FUNDS. THE TOWNSHIP HAS ALSO BEEN PARTNERING WITH THE ROAD COMMISSION TO ENABLE ROAD PROJECTS TO BE COMPLETED IN THE TOWNSHIP. THE PLANNING COMMISSION BELIEVES**

**THIS TREND WILL CONTINUE AND THAT ROAD CONDITIONS IN THE TOWNSHIP WILL CONTINUE TO DECLINE UNLESS STATEWIDE SOLUTIONS ARE FOUND FUNDING ROAD MAINTENANCE. IT IS UNLIKLEY THAT ADDITIONAL ROADS WILL BE HARD SURFACED IN THE TOWNSHIP IN THE FORSEEABLE FUTURE, EXCEPT THROUGH THE SPECIAL ASSESSMENT PROCESS.**

**ROADS IN THE OJIBWA PROPERTY OWNERS ASSOCIATION AREA ARE PRIVATE AND MAINTAINED BY THE ASSOCIATION; THE LEVEL OF MAINTENANCE SEEMS ADEQUATE FOR THE AMOUNT OF TRAFFIC THE ROADS RECEIVE. EVEN WITH CONTINUED DEVELOPMENT IN THE AREA IT IS UNLIKLEY THAT THE ROADS WILL REQUIRE PAVING. IF PAVING DOES BECOME NECESSARY IT SHOULD BE DONE VIA A SPECIAL ASSESSMENT TO THE PROPERTY OWNERS AND NOT AN OBLIGATION TO THE ENTIRE TOWNSHIP.**

#### **PUBLIC AND QUASI PUBLIC LANDS:**

Public refers to township buildings and properties such as library, senior center, township hall, fire hall, schools, parks, community buildings and cemeteries, all owned by government bodies and available to the public.

Quaisi Public includes churches, fraternal and veteran properties.

#### **VACANT LANDS:**

These represent non-cultivated lands and abandoned areas. (refer to Appendix #6)

#### **RECREATIONAL**

**RECREATIONAL LAND USES ARE IMPORTANT FOR THE WELLBEING OF THE ENTIRE COMMUNITY. THE TOWNSHIP MAINTAINS A SMALL RECREATION AREA ON THE WEST SIDE OF WEIDMAN. THE FACILITY CONSISTS OF BASEBALL / SOFTBALL DIAMONDS, PICNIC TABLES AND A PAVILLION. RESIDENTS ARE ABLE TO TAKE ADVANTAGE OF ABUNDANCE OF LAKES AND STREAMS IN AND SURROUNDING THE TOWNSHIP FOR RECREATIONAL ACTIVITIES. RESIDENTS LIVING IN THE OJIBWA AREA AND LAKE ISABELLA CAN TAKE ADVANTAGE OF THE PRIVATE PLAYGROUND AND OTHER FACILITIES LOCATED IN THOSE COMMUNITIES. TOWNSHIPS CAN TAKE ADVANTAGE OF RECREATIONAL OPPORTUNITIES IN COUNTY PARKS LOCATED IN SURROUNDING TOWNSHIPS.**

#### **OTHER MINOR USES:**

Lands not suited to other classifications: for example, oil and brine wells, gas storage fields etc.....

Airport Approach – Lake Isabella Airport is located entirely within the boundaries of the Village of Lake Isabella however the approach on the East end of the runway is located within the township. The Bureau of Aeronautics has adopted an Approach Protection Plan for this area. This plan restricts development of certain areas within the flight pattern. The Bureau also indicated that these plans be included in the Township Master Plan. (appendix V)

The Ojibwa Airport also has this situation which may restrict development of certain areas

within the flight pattern on the east and west ends of the airstrip.

#### **POPULATION CHARACTERISTICS:**

Historical population information for Sherman Township indicates that the growth pattern took an upward swing in the late forties (after World War II), and again in the period from 1960 to the 1990's. Sherman Township beginnings were farming and lumbering: i.e. Weidman Lumber Co. and Woodin Mills (grist & saw mills) located on Drew Rd. west of Old State Road. The mills were mainstays of the economy and thrived until the turn of the century. Many of the original settlers migrated from New York State to the Saginaw area and then into this area where some received land grants.

During the period after the First World War the area did not increase greatly in population or development. Gradually, as sons and daughters returned home from World War II farms flourished and mechanical equipment replaced the horse. There was also the migration of city dwellers searching for rural homes with clean air, pure water and solitude.

The larger developments began in the late 1960's such as Lake Isabella, Lake of the Hills and Ojibwa area. During the decades from 1960 to 1990 there was an explosive growth in lake front development areas. This is reflected in the population trends shown here.

### **Insert chart**

**THE POPULATION OF THE TOWNSHIP CONTINUES TO GROW ACCORDING TO THE 2010 CENSUS DATA, HOWEVER AT A SLOWER RATE THAN PRIOR DECADES. THE MEDIAN AGE OF RESIDENTS IS 42 YEARS, CONSIDERABLY OLDER THAN THE 25 YEAR MEDIAN OF ISABELLA COUNTY. THE MEDIAN AGE REFLECTS THE DESIRABILITY OF THE TOWNSHIP AS A RETIREMENT LOCATION. APPROXIMATELY 12% OF THE TOWNSHIP IS BELOW THE POVERTY LEVEL. THE VACANCY RATE FOR HOUSING UNITS IN THE TOWNSHIP IS 23%, THE POVERTY RATE AND VACANCY RATE IN 2010 ARE LIKELY A REFLECTION OF THE OVERALL US AND MICHIGAN ECONOMY AT THE TIME. THE PLANNING COMMISSION EXPECTS THE POPULATION TO CONTINUE TO GROW AT A MODERATE RATE, THE MEDIAN AGE TO REMAIN CLOSE TO ITS CURRENT AGE, AND THE VACANCY RATE TO LOWER IN FUTURE YEARS. THE PERCENTAGE OF THE POPULATION BELOW THE POVERTY LEVEL SHOULD DECREASE AS THE ECONOMY OF THE COUNTY AND STATE IMPROVE.**

**AIR QUALITY:** Encourage monitoring to conform with State Law to protect citizenry from air pollutants such as excessive dust and smoke and comply with State and County outdoor burning law.

**TOTAL SURROUNDINGS:** With an outlook toward keeping the rural flavor of the community, ordinances should reflect an understanding of the complex social and cultural conditions of the community, and the need to protect the physical environment affecting the quality of life.

(Data from 1980, 1990, 2000 US Census of Population) (This data includes Sherman Township portion of the Village of Lake Isabella)

## **ENVIRONMENTAL CONSIDERATIONS: PRIMARY GOAL**

Public Act 184 OF 1943, as amended, explicitly sets out the purpose of plans pursuant to this act shall be to encourage the use of resources in accordance with their character and Adaptability: to facilitate provision for a system of sewage disposal, and a safe and adequate water supply, among other things.

In keeping with this directive, the following should be considered on environmental issues, recognizing that many factors impact daily life quality and efforts should be made to preserve the health economics, and physical environment affecting these; that environmental issues affect the growth and development of an area; protection is needed from not only air and water pollutants, but from noise, pesticides, excessive human encroachment, and wasteful uses of all resources; that a healthy environment for the entire community can be achieved by wise planning, considering the following:

**AGRICULTURAL / FARMLAND:** It is estimated that 80% of the land in Sherman Township outside of lake acreage is currently used for crop fanning, tree farming, Grazing / pasture, and forestry / lumber. Although it is felt that agriculturally related land use may decline, it is important to preserve prime farmland, as it results in the least damage to the environment. Loss of prime farmland puts pressure on marginal farmlands, which are difficult to cultivate and less productive. The fundamental importance of agriculture to the economy and lifestyle of Sherman Township should be recognized. Agriculture is a major industry countywide, producing dry beans, soybeans, corn, wheat, oats, barley, fruits, nursery stock, and wood products. Several programs have been developed within the State of Michigan for the purpose of preserving prime farmland, including the Farmland and Open Space Preservation Program (Public Act 116), and a Right-to-Farm Act, protecting farmers with tax advantages and from litigation by adjacent non-farm homeowners. Farmland preservation is being determined at the local level. Within Michigan the authority to control land use has been allocated to local units of government in the form of zoning.

**NATURAL RESOURCES:** The Chippewa River and all other rivers, streams and lakes in Sherman Township should be recognized as important scenic and recreational resources. Esthetic consideration should be addressed for any land use that might crate adverse visual impacts.

## **IV: TOWNSHIP DEVELOPMENT**

### **PLANS**

#### **A. General Concepts**

The Sherman Township master plan is a general plan for future development. It is intended to guide future growth into a development pattern that is

logical, economical,  
aesthetically pleasing, and  
environmentally sound.

## **B. Land Use Plan**

The direction of Sherman Township's land use and environment has been shaped by the changes that have occurred over the past 30 years. During this period 3000 acres has been devoted to recreational purposes, 1500 acres has been sold in parcels of 20 acres or less, and another 1500 acres are now owned by Development Corporation or like organizations.

An additional indication of change is the reduction of land that is actually being used for farming purpose. This acreage has gone from 18,000 acres to only 2500 acres in that same 30-year period.

More proof can be found in the fact that the township in 1960 had approximately 275 separate parcels of land exclusive of the platted area of the Village of Weidman. In 2011 we find that there are approximately 3100 separate parcels of land which includes the platted areas of Weidman, Lake Isabella, Lake of the Hills, Ojibwa area, and a few other smaller subdivided areas, **THIS IS UP FROM APPROXIMATELY 3000 PARCELS IN 2000.**

The significance of these findings should be used in identifying the future land use of the township. These findings along with a suspected increase in the average age of residents living in the township indicate that the land usage is gradually changing from agricultural to recreational (hunting, fishing, boating, golfing and etc...) and retirement.

A consideration in the plan that may be of some importance along with the land usage is the time of usage. Much of the 1500 acres that has been purchased in 20 acre segments and less is used for week end excursions or week long vacations and hunting trips. Also a good number of homes on these lands and other platted areas are used as summer homes only.

A consideration of some importance is the per capita income derived within Sherman Township. Aside from a handful of farmers and some commercial businesses all money spent in the township is brought in from some other place. Vacationers and week enders that own property in Sherman Township, retirees that have retired here but, actually earned that retirement at some other location and those living here but work outside the township. This fact may be of some concern when considering item 2, Industrial areas.

### **1. Agricultural**

These are the areas of the Township, which are best suited for intensive agricultural purposes. These areas can also accommodate limited single-family home development on larger lots. It is the intention of the plan that this sort of residential development be allowed to occur in a dispersed fashion on soils that are not being farmed and not well suited to farming. The agricultural areas will provide for a controlled mixture of farm and country home sites where supporting services and facilities will not be required. The idea is that families wishing to have a rural lifestyle can have that option, but not at the expense of utilization of the best agricultural lands of the township.

**THE PLANNING COMMISSION HAS OBSERVED A DECREASE IN THE FAMILY FARM OPERATION IN RECENT YEARS, MUCH OF THE AGRICULTURAL LAND IN THE TOWNSHIP IS STILL FAMILY OWNED, BUT INCREASINGLY IT IS BEING FARMED BY OTHERS. ANOTHER TREND THAT THE PLANNING COMMISSION HAS OBSERVED IN ISABELLA COUNTY IS THE INCREASE IN AGRICULTURAL TOURISM BUSINESS SUCH AS ROADSIDE FARM MARKETS, PETTING FARMS, CHRISTMAS TREES, ORCHARDS, PUMPKIN PATCHES, HUNTING PRESERVES AND CLUBS. IT IS EXPECTED THAT THESE TYPES OF USES WILL ALSO INCREASE IN SHERMAN TOWNSHIP. THE INCREASE IN AGRICULTURAL TOURISM SHOULD HELP TO PRESERVE AGRICULTURAL LAND AND OPEN SPACE IN THE TOWNSHIP.**

## **2. Industrial**

In keeping with the Township development goals, an area has been designated for future expansion of industry. The logical location for additional industry is the section south and east of the intersection Weidman and School Roads. Two county primary roads serve this area; in addition this area is in the vicinity of the proposed intensive residential area and current intensive residential area. **OTHER INDUSTRIAL USAGE SHOULD BE ENCOURAGED NORTH OF AIRLINE RD. ALONG ROLLAND RD., IF SUFFICIENT UTILITIES AND ROAD IMPROVEMENTS ARE MADE.**

The township should promote industrial development, which provides employment opportunities and is a source of tax revenue to areas with adequate utility services and road access. Where improvements are needed, developers should be responsible for the costs.

## **3. Intensive Residential**

The areas designated in the future land use map for intensive residential are the areas currently utilized for such use within the community of Weidman along with lake of the Hills and Lake Weidman, plus the area known as Ojibwa. One issue that will need to be addressed in the future is provision of water and sewer services to these areas, possibly through creation of a special assessment district

## **4. Rural Residential**

Single family homes that were situated on larger parcels, which are situated in agricultural, zoned district.

## **5. Lakes Area Residential District**

The lakes area residential district is intended primarily for single-family residential development. The purpose of this district is to provide ~~fares~~ stable and sound residential environment on lots of sufficient size to accommodate the safe and healthful use of onsite water and waste disposal systems. The intent of this district is to encourage proper use of lands adjacent to these water bodies and ensure the natural resources of the township are protected

The allowance for commercial development and uses in close proximity to lake communities such as convenience stores, restaurants etc...

## 6. Commercial

The commercial areas of the Township is again that area utilized as commercial with some possibility of expansion of that use.

Potential growth in this area is to be expected and should be regulated. In the recent past, several new commercial activities have been located in the Village of Lake Isabella, and several more are being planned. Additional potential exists on this route north to the intersection of Weidman Road.

Primary county roads are appropriate locations for potential commercial uses, ~~these~~ **COMMERCIAL** uses should be clustered around major intersections to **prevent DISCOURAGE** commercial uses from locating anywhere along the corridor.

Wherever commercial equipment uses are proposed additional buffers from less intensive user such as residential, may be required. Buffers may include wider setbacks, walls, fences and berms.\_

### IMPLEMENTATION OF THE PLAN

This master plan does not envision dramatic change in the development of the Township. Rather, it seeks to protect development that has already occurred and direct future development in a similar pattern so as to present the qualm of life presently available in Sherman Township.

The mechanisms for implementing this plan are varied, but those that will be laid out in this section of the master plan will be largely legal tools for implementation of the plan.

#### A. Zoning

The Township is hopeful that by updating the Sherman Township Maser Plan, it will be better able to direct the growth and direction of Sherman Township in a manner consistent with the best interest *of* all Township residents.

#### B. Construction Codes

Closely related to zoning jurisdiction is that of jurisdiction over construction codes. Sherman Township is **SERVED BY THE ISABELLA COUNTY INSPECTION OFFICE** ~~currently a member of the Joint Construction Code Authority~~, which administers the construction codes.

#### C. Continued Planning

Closely related to the above, three subsections in regard to implementation of this plan is the need for continued planning. Obviously, development of the Township will proceed in ways that cannot be anticipated at this time. Thus, the ~~Zoning Board~~ **PLANNING COMMISSION** needs to play a continuous role in analyzing current development within the Township and update the master plan every three to five years to fit new circumstances.

#### ii SHERMAN TOWNSHIP LAND USE IN THE FUTURE

While it is impossible to positively anticipate Land Usage in Sherman Township in future years, based on past history and the current situation. The attached maps provide objectives to be striven for. (Appendix III Sherman Township and Appendix IV Weidman Area) an amended zoning ordinance should be utilized in conjunction with these maps

Zoning Districts should include:

1. Agricultural (including forested)
2. Rural Residential
3. Intensive Residential
4. Lake Residential
5. Commercial
6. Light Industrial

**7. RECREATIONAL**