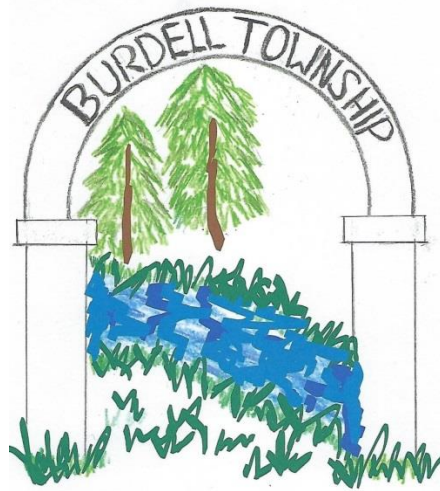


BURDELL TOWNSHIP OSCEOLA COUNTY, MICHIGAN



LAND USE PLAN

Adopted: September 8, 2020

Prepared by the Burdell Township Planning Commission

BURDELL TOWNSHIP PLANNING COMMISSION

RESOLUTION 2020-13 OF ADOPTION

BURDELL TOWNSHIP LAND USE PLAN

WHEREAS, the Burdell Township Planning Commission was formed pursuant to the Township Planning Act (P.A. 168 of 1959, as amended); and

WHEREAS, the Township Planning Act specifies that the Planning Commission shall prepare and adopt a basic plan as a guide for the development of the unincorporated portions of the Township; and

WHEREAS, the Burdell Township Planning Commission has prepared such a basic plan, known as the **Burdell Township Land Use Plan**; and

WHEREAS, the Planning Commission has conducted the required public hearing on the proposed revised plan; and

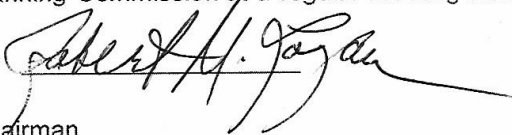
WHEREAS, the Planning Commission has revised the plan in response to comments from Township residents;

NOW, THEREFORE, BE IT RESOLVED, the Burdell Township Planning Commission does hereby approve the revised **Burdell Township Land Use Plan** to be forwarded to the Burdell Township Board for final approval.

Certification of Approval

This is to certify that the above resolution was approved by the Burdell Township Planning Commission at a regular meeting held on August 19, 2020

By



Chairman

Burdell Township Planning Commission

BURDELL TOWNSHIP BOARD

RESOLUTION 2020-14 OF ADOPTION

BURDELL TOWNSHIP LAND USE PLAN

WHEREAS, the Burdell Township Planning Commission was formed pursuant to the Township Planning Act (P.A. 168 of 1959, as amended); and

WHEREAS, the Township Planning Act specifies that the Planning Commission shall prepare and adopt a basic plan as a guide for the development of the unincorporated portions of the Township; and

WHEREAS, the Burdell Township Planning Commission has prepared such a basic plan, known as the **Burdell Township Land Use Plan**; and

WHEREAS, the Planning Commission has conducted the required public hearing on the proposed revised plan; and

WHEREAS, the Planning Commission has revised the plan in response to comments from Township residents;

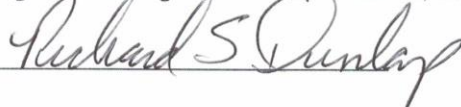
WHEREAS, the Planning Commission has approved, via resolution, the revised plan.

NOW, THEREFORE, BE IT RESOLVED, the Burdell Township Board does hereby adopt the revised **Burdell Township Land Use Plan** as the official guide for the development of the unincorporated portions of the Township; and

BE IT FURTHER RESOLVED, that copies of the plan shall be placed on file with the Osceola County Planning commission and the Burdell Township Board.

Certification of Adoption

This is to certify that the above resolution was adopted by the Burdell Township Board at a regular meeting held on September 8, 2020.

By 

Clerk

Burdell Township Board

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“Change is an inevitable consequence of the advance of time.”

INTRODUCTION

Burdell Township is no exception to the above statement. The community is changing. For instance:

- The Township has grown in population. Estimates point to continued growth.
- The Township has experienced modifications in land use patterns.
- The average age of Township residents has increased.
- Over 12,000 vehicles per day travel US-131. That number is anticipated to nearly double over the next two decades.
- The (former) Michigan Northern rail line is now the White Pine Trail State Park.
- The Township's lakes are being developed for residential/recreational use.
- Historically, most homes were of on-site “stick-built” construction. Mobile and modular homes now comprise a large number of new housing units.
- The Township is host to a seasonal population base that presently comprises over 200 homes.

This document, the **Burdell Township Land Use Plan**, is an attempt to quantify, assess, and respond to change. Additionally, the plan is both a statement and vision concerning the Township's desires for its future growth and development.

The plan has been prepared by the Burdell Township Planning Commission. The Planning Commission is comprised of Township residents and was formed pursuant to Michigan Planning Enabling Act (MPEA) (MCL 125.3807) which provides that the Planning Commission shall make and adopt a basic plan as a guide for the development of unincorporated areas of the Township.

The plan contains four basic sections. They are:

- a) Township Profile
- b) Plan Goals
- c) Future Land Use Recommendations
- d) Plan Implementation

The first Burdell Township Land Use Plan was adopted September 16, 1992 and was revised in 2005. The current Burdell Township Planning Commission wishes to acknowledge the hard work and dedication of the first Burdell Township Planning Commission as they developed a vision and framework for the future growth of Burdell Township.

Section 1 - TOWNSHIP PROFILE

PHYSICAL CHARACTER

Location

Burdell Township is located in the extreme northwest corner of Osceola County, approximately five miles south of the City of Cadillac (figure 1). The Township is traversed by the US-131 corridor and has direct linkage to urban centers lying north and south (Figure 2).

Topography

Most of Burdell Township is rolling hills covered with a mix of natural pine, aspen, birch forests, and pine plantations. The landscape is laced with running streams and small rivers which over the years have carved valleys and ravines into the countryside.

An outwash plain is located in the northwest region of the Township. This area is typified by level ground and gently rolling hills with elevations of approximately 1,230 ft. above sea level.

In the northeast, undulating to hilly uplands can be found. The average elevation is approximately 1,246 ft.

The southwest area is a mixture of undulating to hilly uplands, level plains, and steep moraines with an average elevation of 1,164 ft.

The southeast corner is typified by a mixture of undulating and rolling moraines with undulating to hilly uplands. Elevations range from 1,164 to 1,263 ft. above sea level.

Soils

The soils of Burdell Township consist primarily of three associations. These are described following Figure 3. The general location of each is illustrated by Figure 3.

Information on soil type and use suitability has been secured from the Soil Survey of Osceola County issued in 1969 by the Soil Conservation Service, United States Department of Agriculture.

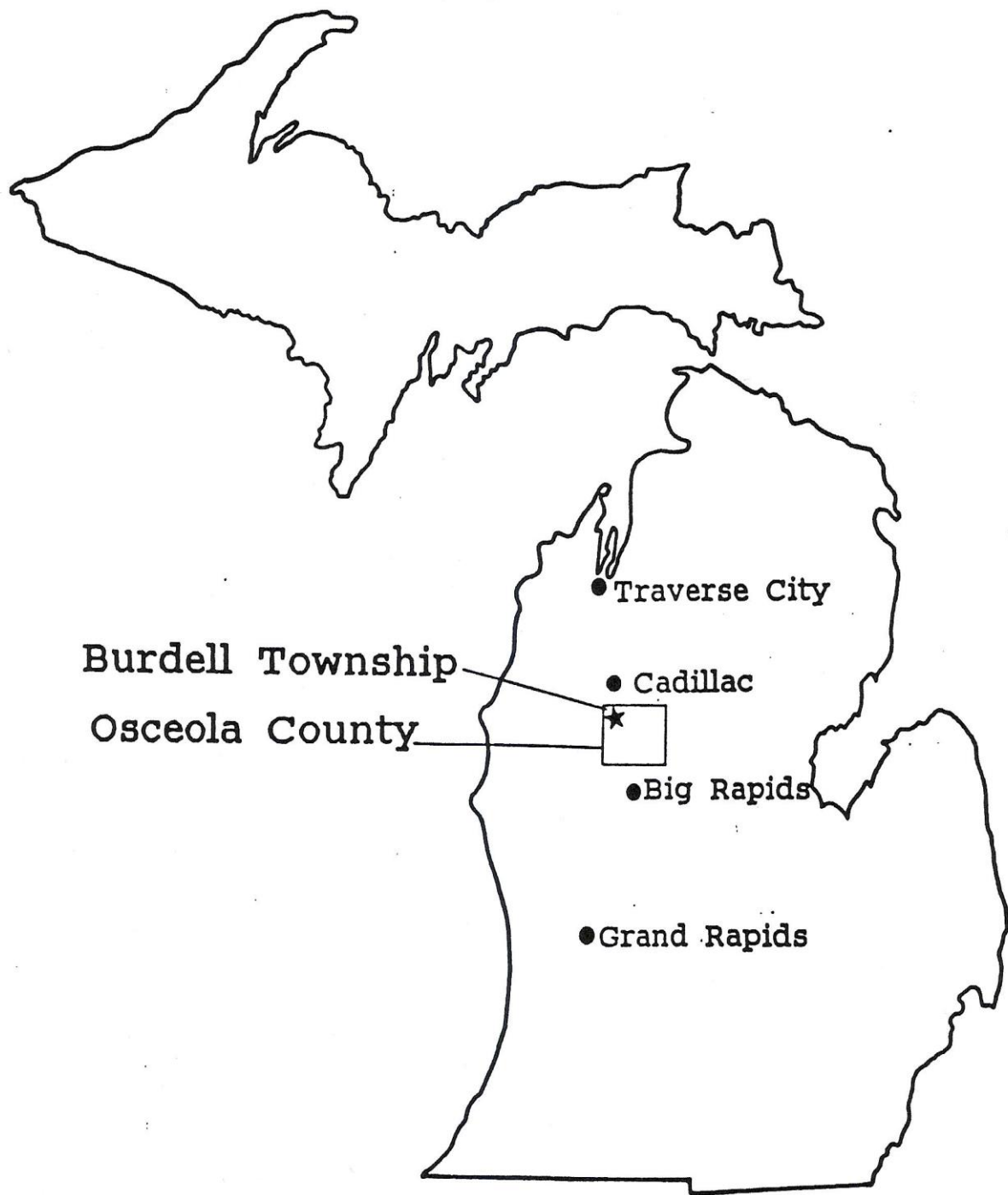


Figure 1 Burdell Township General Location Map

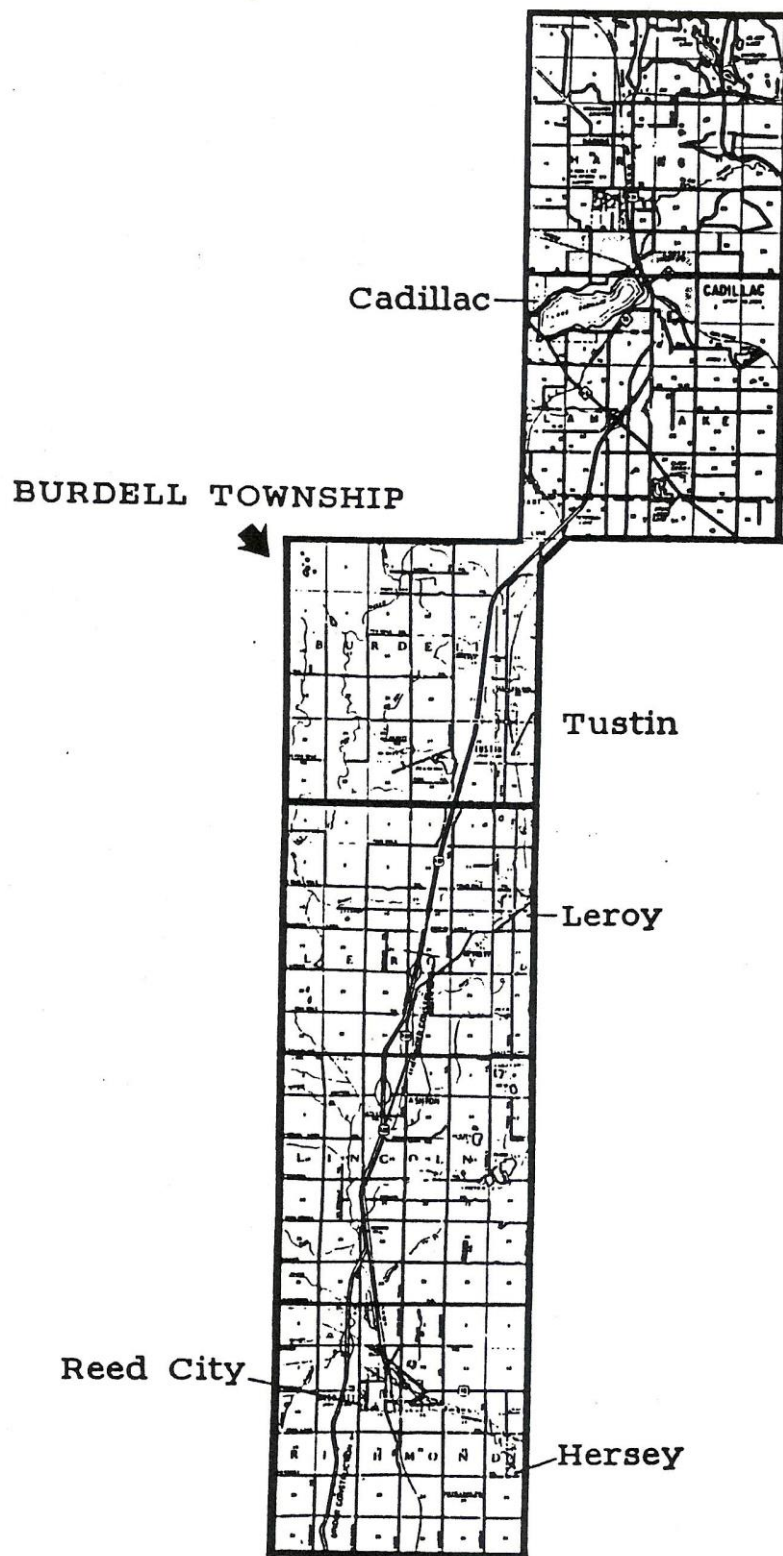
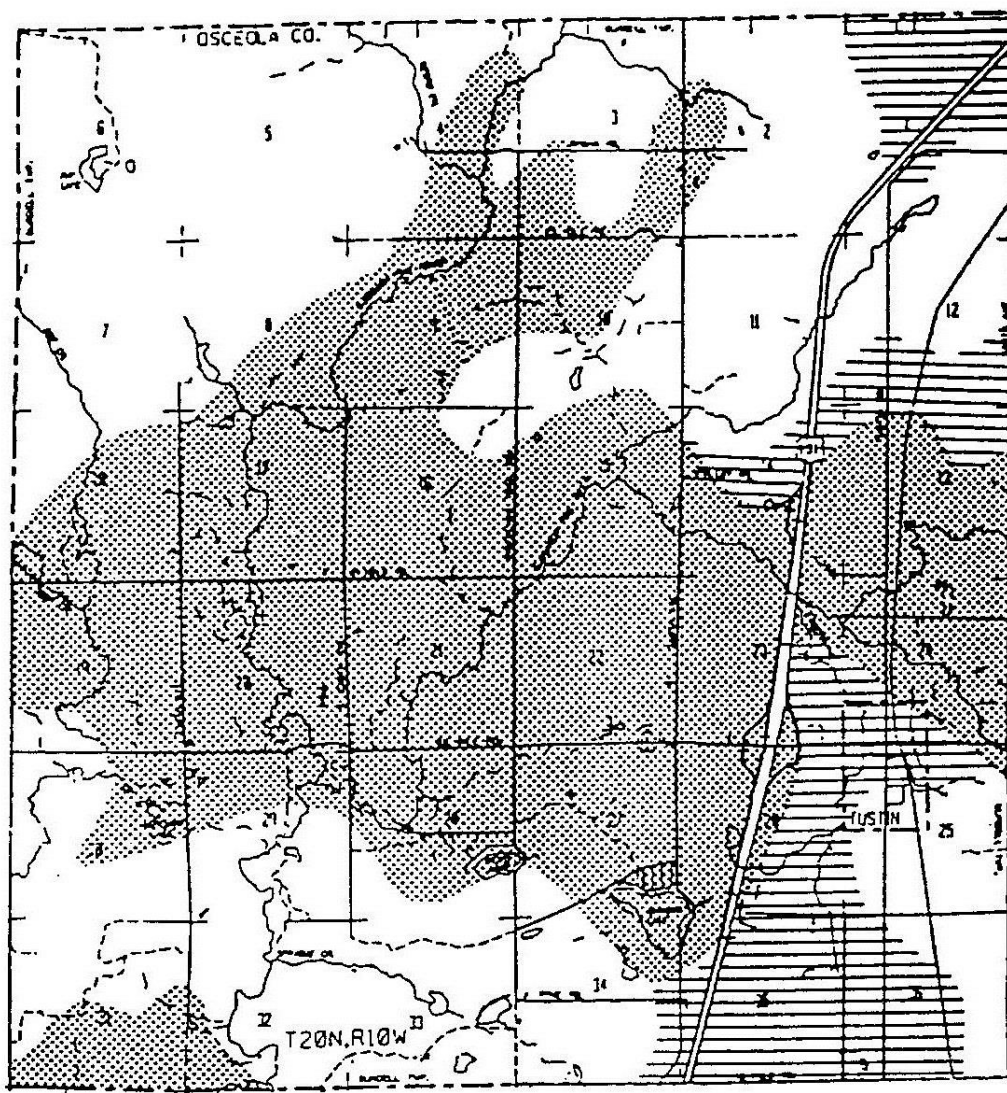


Figure 2 US-131 Corridor Location Map



Legend

- ☐ Kalkaska-Rubicon
- ☐ McBride-Montcalm-Kalkaska
- ☐ Nester-Kalkaska-Menominee

Figure 3 Burdell Township General Soil Map

Nester-Kalkaska-Menominee Association

This association covers approximately 60% of the Township. The soils are well-drained loamy and sandy soils on undulating to hilly uplands. Crop production on these soils is limited because of severe wind erosion hazards; however, woodland production is favorable for northern hardwood, pine, and aspen forests. Building potential is good with the only limitation being that of steep hillsides.

Kalkaska-Rubicon Association

This association covers approximately 20% of the Township. Soils are well-drained sandy soils on level plains and steep moraines.

The soils are highly susceptible to loss by wind erosion thereby reducing their value for crops. They are well suited for northern hardwood and pine production. Building potential is generally good except for areas of steep slopes.

McBride-Montcalm-Kalkaska Association

These are well drained and moderately well drained sandy and loamy soils on undulating and rolling moraines.

The soils are subject to droughtiness and erosion. Consequently, crop production potential is limited. The soils are suitable for woodland production including northern hardwood, aspen and pine. Building potential is good except for an occasional hillside.

As detailed above, the USDA Soil Survey indicates that local soils are typically not considered optimum for crop production due to wind erosion and droughtiness. Agricultural activity within the Township, however, demonstrates that crop production is possible through implementation of managed farming practices.

Surface Water

Burdell Township has several natural, high quality water systems. The Township is host to the headwaters of the Pine River, well known throughout Michigan as an excellent trout stream and for fast-water canoeing.

The Pine River's popularity is attributed to its wild nature, minimal bank and adjacent land development, scenic beauty, and water quality. The Pine River was designated as a Michigan Natural River in 2003.

Although it is classified as a high quality stream, the Pine River has experienced some decline in recent years due to stream bank erosion. This is the result of both natural processes and human activity. A coalition of various governmental units, special interest groups and business has formed the Pine River Watershed Restoration Project Partnership. Working in concert with the Northwest Michigan Resource Conversation and Development Council, Inc. (RC&D), the partnership has developed a Pine River Natural River Plan.

Smaller rivers and streams in the Township include Fairchild Creek, Rose Lake Outlet, Diamond Lake Outlet; Sprague, Coe, and Dyer Creeks. Lakes in Burdell Township are Diamond, Hewitt, and Hay. Lake waters in the Township are relatively clear because of minimal nutrient loading and a naturally occurring low pH which discourages algae growth and proliferation. Typical fish species found in the lakes include Blue Gill, Pumpkinseed Sunfish, Rock Bass, Yellow Perch, Large Mouth Bass, Northern Pike, Bullhead, and Golden Shiner (a forage base minnow). Many of the surface water systems are facing increased recreational use and construction pressure.

Groundwater

Sources of water utilized by the homes and businesses of Burdell Township are drawn from fresh water aquifers found in the underlying glacial drift. In the southern and western regions of the Township, the drift is mostly unconfined at or near the surface. It consists of interbedded aquifers, aquicludes (strata which are water permeable but not enough so to be used as a ground water source) and aquitards (strata which are incapable of transmitting significant quantities of water). Aquifer penetration in the remaining quadrants varies and, in certain instances, may be at rather high depths versus surface oriented. Local water wells generally range from approximately 40 to 180 feet in depth.

Vegetation

Burdell Township consists of a variety of natural vegetation types. These include vegetative species associated with lowland/wetland areas and upland forests.

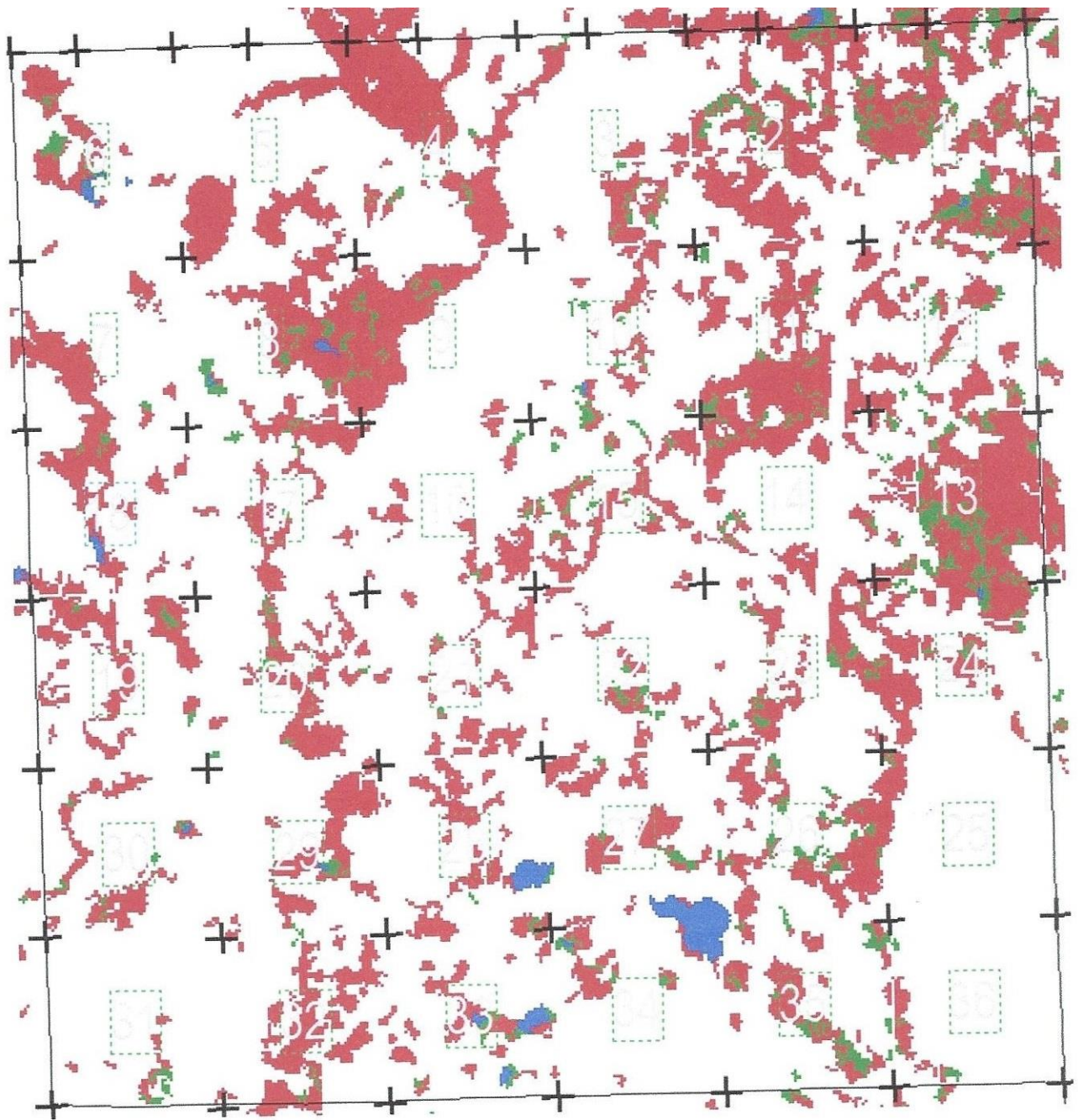
As illustrated by Figure 4, lowland/wetland vegetation covers approximately 20% of the Township's total land area. Due to the frequent occurrence of high water table conditions, such areas must be carefully examined prior to use for building purposes. High water is not conducive to the installation of most septic systems or normal construction. Modification of wetland areas is also regulated by the State of Michigan under the provisions of the Natural Resources and Environmental Protection Act: Part 303 ACT 451 of 1994, Wetlands Protection.

Lowland/wetland vegetation consists of the following general types:

1. **Aquatic Bed Plants**-consisting of species which are found submersed under standing water. These are plants such as Pondweed and Water Milfoil.
2. **Emergent Plants**-made up of vegetation which grows in, but extends well above, standing water. Examples are cattail, sedges and rushes.
3. **Shrubs**-primarily made up of woody plants that grow where the soil is saturated for some time during the growing season. These include willow and tag alder.
4. **Lowland Hardwoods**-consisting of broad leaf trees which grow in areas where the soil is saturated or underwater at some time during the growing season. These include trees such as silver maple and yellow birch.
5. **Lowland Conifer**-made up of evergreen trees which grow in areas where the soil is saturated or underwater some time during the growing season. These include trees such as Northern White Cedar, Black Spruce, Balsam, Fir, Larch, and Tamarack.

As illustrated by Figure 5, approximately 30% of the Township is comprised of upland forests. This community in the post logging era (1850-1900) is typified by Aspen, Birch, Eastern White Pine, Red Pine, Red Oak, and Sugar Maple. Interspersed among the natural upland forests are (planted) pine plantations and open lands covered with pioneer wild flowers and grasses.

As in most of Michigan, invasive species of plants have been found in Burdell Township in recent years. The most common invasive plants in Burdell Township is the Autumn Olive or Russian Olive bush. Eurasian watermilfoil has been found in Diamond Lake and Phragmites or Common Reed has been documented in the north portion of the Township.

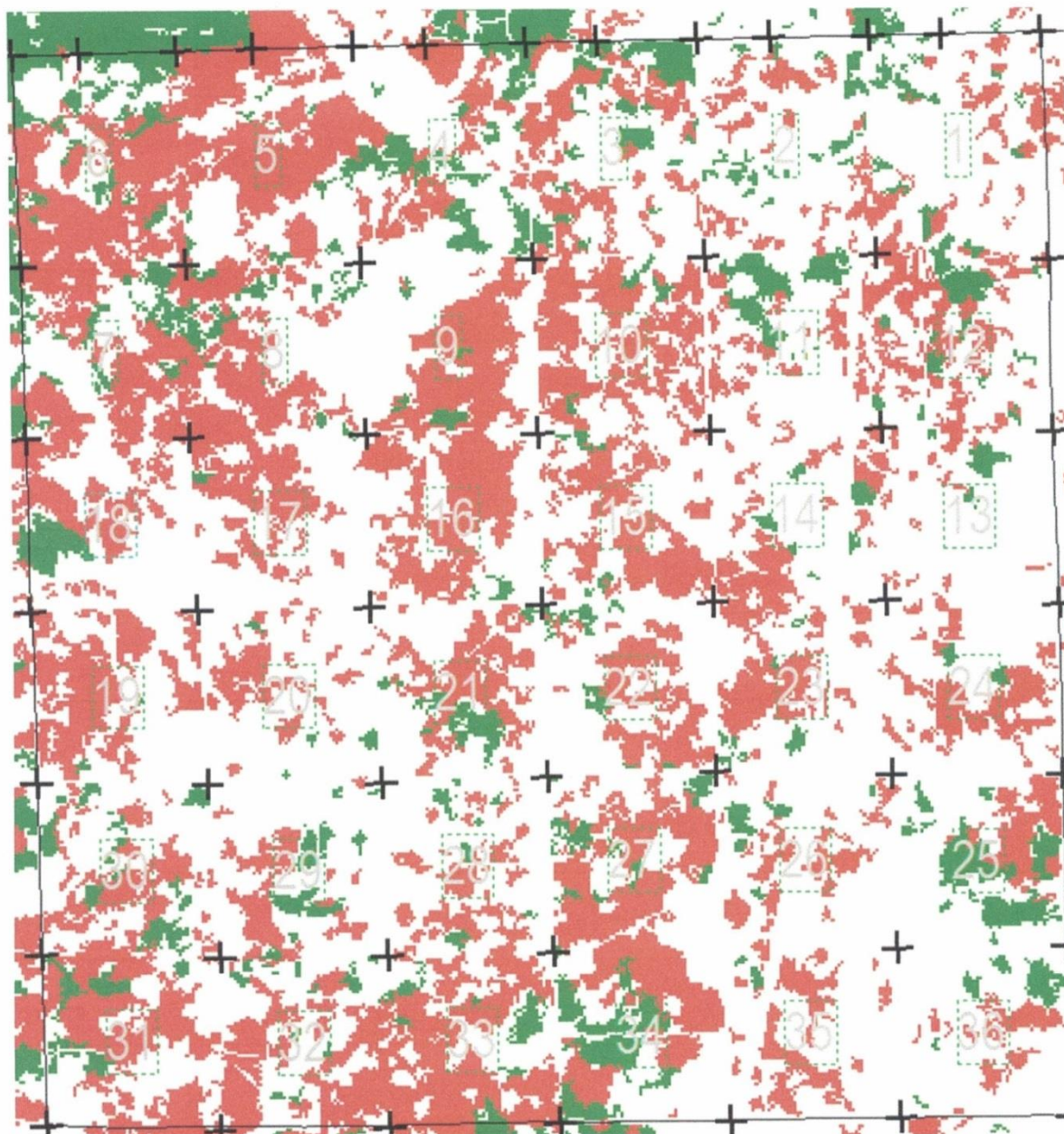


Legend:

- Emergent Herbaceous Wetlands
- Open Water
- Woody Wetlands

Source: ArcMap/USDA 2011 data

Figure 4 Burdell Township Lowland/Wetland Areas Map

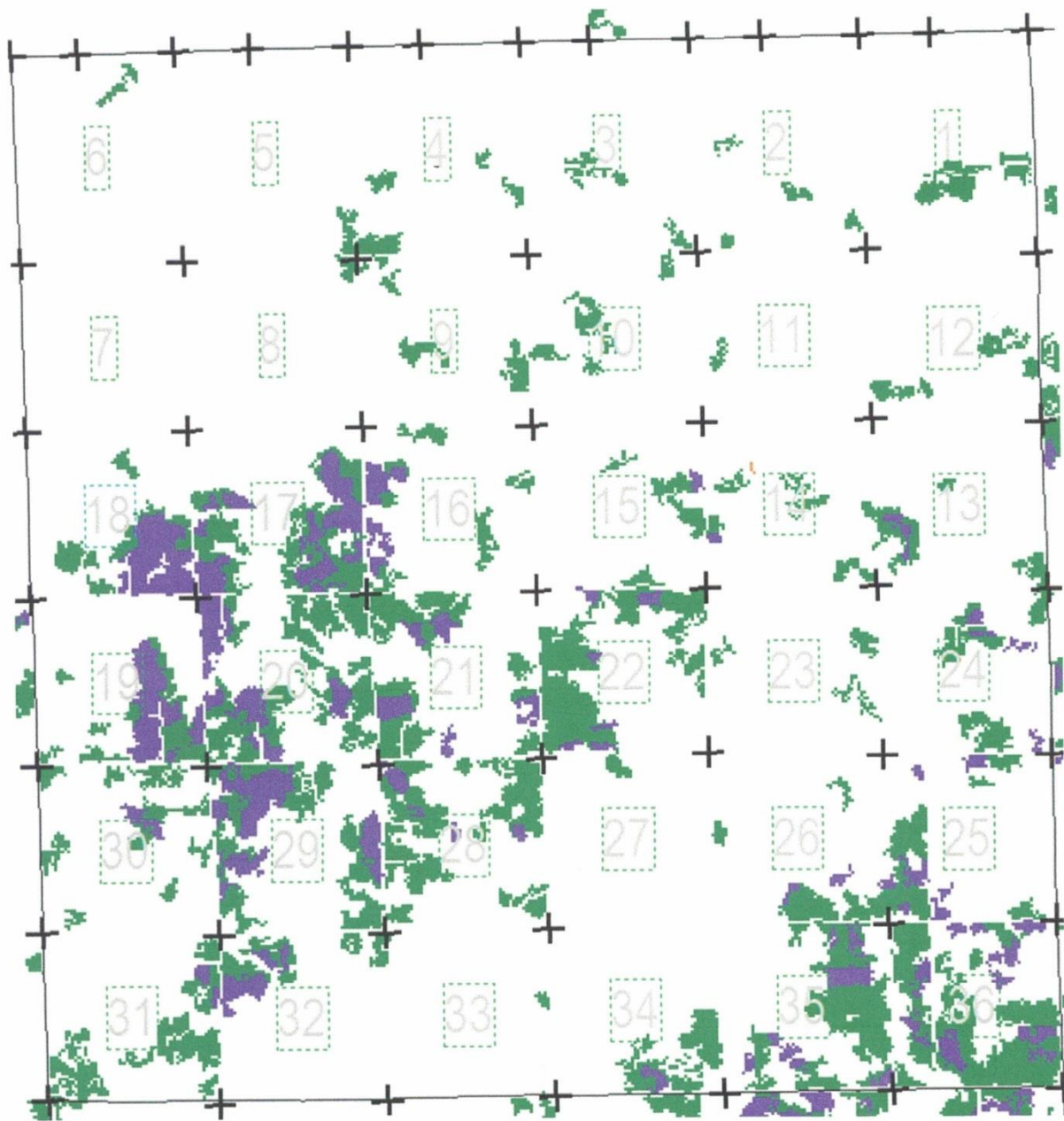


Legend:

- Deciduous Forest
- Evergreen Forest

Source: ArcMap/USDA 2011 data

Figure 5 Burdell Township Upland Forests Map



Legend:

- Barren Land
- Cultivated Crops
- Hay/Pasture

Source: ArcMap/USDA 2011 data

Figure 6 Burdell Township Agricultural Lands Map

Existing Land Use

A majority of the area of the Township is rural in nature, consisting of large acreage parcels. Over 66% of the land is undeveloped. Slightly over 30% is devoted to agriculture. The remaining portion is divided among urban uses, roads and highways, and open water. Areas of concentrated development include the Village of Tustin and residential locations around Diamond and Hewitt Lakes.

Table 1 provides a comprehensive breakdown of land use by type, number of acres, and use as a percent of the Township's total land area. The data was published in the 2004 Osceola County Land Use Plan.

The information was prepared by the Michigan Department of Natural Resources as part of the MIRIS land inventory program. Figures 4 and 5, examined earlier, are based on the MIRIS data. Figures 6 and 7, following, provide detail on the location and nature of agricultural lands and uses classified as urban. The latter consists of residential, commercial, industrial, and recreational areas.

Table 1 Burdell Township Land Use*

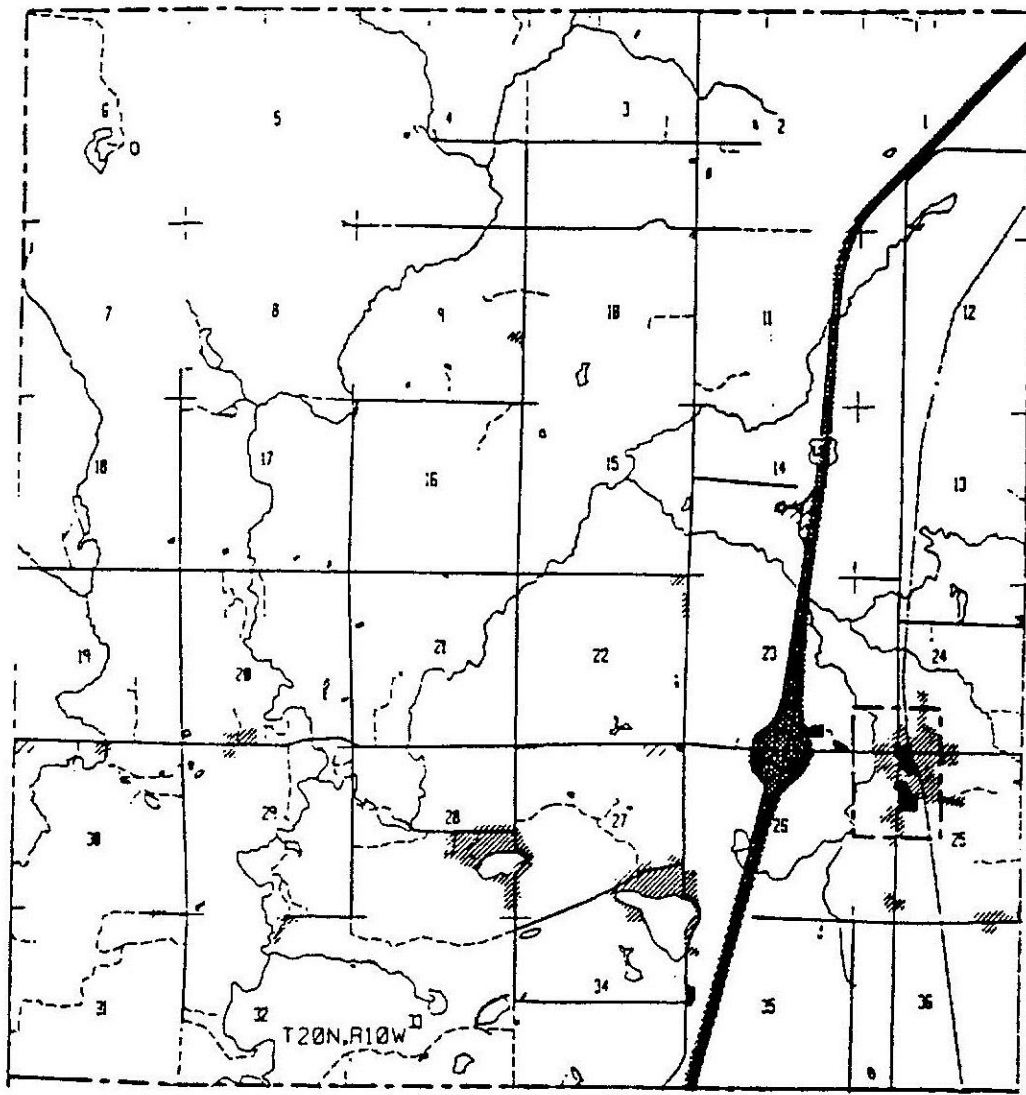
TENURE USE TYPE	YEAR 2000		PROJECTED YEAR 2020	
	ACRES	PERCENT	ACRES	PERCENT
Agriculture	7223	30.3	7114	29.85
Commercial	21	0.09	241	1.01
Industrial	52	0.22	117	0.49
Housing				
Modular	46	0.19	46	0.19
Single Family	256	1.1	534	2.2
Multiple Family				
Open Space	15883	66.64	15405	64.63
Public Land	352	1.48	376	1.58
TOTAL LAND AREA*	23835	100	23835	100

*Water Area Not Included





Source: 2004 Osceola County Land Use Plan

The Village of Tustin

The Village of Tustin (population 230) is located in the southeast corner of the Township, approximately one-half mile east of the US-131/20 Mile Road Interchange. The Village possesses the Township's highest concentration of population and is home to a mixture of land use types, including residential, commercial, industrial, recreational, and institutional. Tustin functions as a minor commercial center for Township residents.



LEGEND

-  RESIDENTIAL
-  COMMERCIAL, INSTITUTIONAL
-  INDUSTRIAL, TRANSPORTATION
-  OUTDOOR CULTURAL, RECREATION

Source: Miris/MDNR-3/30/90

Figure 7 Burdell Township Urban Development Map

POPULATION

Historic Trends

Between the 2000 and 2010 census periods, the Township's resident population (including the Village of Tustin) increased from 1,241 people to 1,331. This represented an approximate 25.8% increase as compared to the countywide rate of 1.4%.

Table 2 offers a review of Township growth patterns over the past five decades with comparisons to Osceola County.

Table 2 Burdell Township Population Growth

Excluding Village of Tustin

Unit	Number of Persons				Change 1970-2010	
	1970	1990	2000	2010	#	%
Burdell Township	507	917	1,004	1,101	594	117.2
Osceola County	14,838	20,146	23,197	23,528	8,690	58.6

Comparable statistics for the Village of Tustin are shown below:

Unit	Number of Persons				Change 1970-2010	
	1970	1990	2000	2010	#	%
Village of Tustin	230	230	237	230	0	0.0

Source: U.S. Census Bureau

Age Characteristics

Table 3 provides a detailed breakdown of the Township's population based on age and gender from the 2010 census.

Based on Table 3, most growth was experienced in the age groups ranging from 45 and over.

Table 3 Burdell Township Population Profile by Age & Gender

Age	Total		Male		Female	
	#	%	#	%	#	%
Under 5 years	64	4.8	33	2.5	31	2.3
5 to 9 years	82	6.2	44	3.3	38	2.9
10 to 14 years	108	8.1	55	4.1	53	4.0
15 to 19 years	104	7.8	55	4.1	49	3.7
20 to 24 years	65	4.9	36	2.7	29	2.2
25 to 29 years	64	4.8	31	2.3	33	2.5
30 to 34 years	63	4.7	35	2.6	28	2.1
35 to 39 years	71	5.3	33	2.5	38	2.9
40 to 44 years	82	6.2	40	3.0	42	3.2
45 to 49 years	121	9.1	65	4.9	56	4.2
50 to 54 years	131	9.8	53	4.0	78	5.9
55 to 59 years	95	7.1	57	4.3	38	2.9
60 to 64 years	91	6.8	41	3.1	50	3.8
65 to 69 years	77	5.8	42	3.2	35	2.6
70 to 74 years	45	3.4	21	1.6	24	1.8
75 to 79 years	37	2.8	19	1.4	18	1.4
80 to 84 years	20	1.5	12	0.9	8	0.6
85 years and over	11	0.8	2	0.2	9	0.7
Total Population	1331	100	674	50.6	657	49.4
Median Age	42.3		42		42.9	

Source: U.S. Census Bureau

Educational Status

Table 4 provides educational statistics of the Township's population.

Table 4 Burdell Township Population Profile by Education Status (Year 2010)

SCHOOL ENROLLMENT	Number	Percent
Population 3 years and over enrolled in school	338	100
Nursery school, preschool	3	0.9
Kindergarten	8	2.4
Elementary school (grades 1-8)	201	59.5
High school (grades 9-12)	71	21
College or graduate school	55	16.3
EDUCATIONAL ATTAINMENT	Number	Percent
Population 25 years and over	894	100
Less than 9th grade	32	3.6
9 th to 12th grade (no diploma)	80	8.9
High school graduate (includes equivalency)	328	36.7
Some college, no degree	190	21.3
Associate degree	93	10.4
Bachelor's degree	125	14
Graduate or professional degree	46	5.1

Source: U.S. Census Bureau

Profiles by Household Type and Marital Status

Table 5 provides details on the Township's population character pursuant to household type and marital status. The information is useful as one examines potential needs for future facilities and services.

Table 5 Burdell Township Population Profile-Households by Type

Households by Type	2000		2010	
	Number	Percent	Number	Percent
Total Households	478	100	506	100
Family Households	352	73.6	371	73.3
Married Couple	293	61.3	308	60.9
Male Householder	NA	NA	23	4.5
Female Householder	40	8.4	40	7.9
Non-Family Households	126	26.4	135	26.7
One Person	98	20.5	105	20.8
Householder 65 years. & over	43	9	49	9.7
Households with persons under 18 years	165	34.5	158	31.2
Households with persons 65 years & over	124	25.9	136	26.9

Source: U.S. Census Bureau

Density

Table 6 indicates the density of population for the Township, the Village of Tustin, and Osceola County as a whole. The lower Township density reflects Burdell's rural character and limited development. Tustin's decrease in density reflects a decline in population for the 2010 census year.

Table 6 Population Density by Unit of Government

Unit	Area	People/Square Mile		
	(sq. mi.)	1990	2000	2010
Burdell Township	37.4	30.8	33.2	35.6
Osceola County	566.1	35.6	40.9	41.6
Village of Tustin	0.4	590.5*	592.5**	590.5***

* Reflects per square mile rate. Actual Village Population is 236.

** Reflects per square mile rate. Actual village population is 237.

***Reflects per square mile rate. Actual village population is 230.

Source: Osceola County Land Use Plan and U.S. Census Bureau

Family Size

Table 7 compares 2000 household data against that of 2010. Based on the information, the number of households and families has increased commensurate with overall population growth. Average household size has increased while the family size has stayed the same. For comparative purposes, during 2000 Osceola County experienced an average household size of 2.6 persons.

Table 7 Burdell Township Household Characteristics

	2000	2010
POPULATION	1241	1331
Households	478	506
Families	352	370
	# Persons	# Persons
Average Household Size	2.59	2.61
Average Family Size	3	3

Source: U.S. Census

Seasonal Population Impacts

The 2010 U.S.Census count in Table 8 does not represent a true picture of the Township's population throughout much of the year. According to the Census, the Township possesses 201 housing units classified as seasonal. By applying the Township's average household size of 2.61 people (that is, using the average household rate as a factor) to these seasonal units, one finds that during the spring through fall months, Burdell Township is home to a seasonal resident population potentially approaching 520 people. These numbers are in addition to other visitors residing in the homes of permanent residents on a temporary (i.e.: vacation) basis.

Race

Table 8 indicates the racial composition of Burdell Township.

Table 8 Burdell Township Racial Composition

Race	2000	Percent	2010	Percent
White	1223	98.5	1279	96.1
African American	1	0.1	7	0.5
Native American	4	0.3	32	2.4
Asian	3	0.2	6	0.5
Other			7	0.5

Source: U.S. Census

Income

Table 9 compares the income characteristics of Burdell Township for the 2000 and 2010 census years. Similar information is provided for Osceola County.

Table 9 Burdell Township Income Characteristics

Unit	Per Capita		Median Household		% Persons Below Poverty Level	
	2000	2010	2000	2010	2000	2010
Burdell Township	\$15,375	\$18,354	\$35,481	\$46,375	13.4	11.8
Osceola County	\$15,632	\$17,861	\$34,102	\$44,613	12.5	8.1

Source: U.S. Census

Population Projections

Table 10 provides population projections for Osceola County, Burdell Township and the Village of Tustin. Both County and Township projections indicate potential growth. It is important to recognize that rural area projections have a high potential for modification due to the normally small population base from which estimates are made.

Table 10 Population Projections

COMMUNITY	POPULATION			CHANGE 2010-2030	
	2010	2020	2030	#	%
Osceola County	23,528	25,507	27,486	590	2.2
Burdell Township	1,101	1,240	1,379	219	18.9
Village of Tustin	230	226	221	-9	-3.9

Source: U.S Census

HOUSING

Housing Type

The housing makeup of Burdell Township reflects the rural and recreational character of the countryside. Dwellings found here are a mixture of homes on large parcels of land (ten acres or more), single family homes, and vacation cottages.

As indicated by Table 11, the total number of housing units increased from 719 in 2000 to 755 in 2010. Although the number of mobile homes decreased from 2000 to 2010, affordable manufactured housing continues to be a primary type of housing in Burdell Township, particularly for seasonal dwellings.

Table 11 Burdell Township Housing Type

Type	2000		2010	
	Number	Percent	Number	Percent
Housing Units	719	100	755	100
Detached	500	69.5	618	81.9
Attached	4	0.56	0	0
Mobile Home	195	27.12	129	17.1
Other	20	2.78	8	1.1

Source: U.S. Census Bureau

Zoning Permits Issued

Table 12 shows the number of zoning permits issued in Burdell Township for the years 2015 through 2018.

Table 12 Burdell Township Zoning Permits Issued

Year	Permits
2015	24
2016	29
2017	29
2018	33
Average	28.75

Source: Burdell Township Zoning Administrator

Building Permits Issued

Table 13 shows the number of building permits issued for construction in Burdell Township for the years 2007 through 2017.

Table 13 Burdell Township Building Permits Issued

Year	NH	MH	GAR	ADD	COMM	ST	MISC	TOTAL
2007	2	3	1	4	0	7	4	21
2008	3	0	0	2	0	6	6	17
2009	0	3	0	4	0	8	3	18
2010	1	1	3	5	0	8	3	21
2011	2	2	0	3	0	4	3	14
2012	2	2	2	1	1	6	6	20
2013	3	0	2	2	2	2	4	15
2014	2	1	3	2	2	2	4	16
2015	1	4	0	5	0	5	3	18
2016	2	4	2	3	1	10	2	24
2017	1	0	0	7	4	8	4	24
TOTALS	19	20	13	38	10	66	42	208

Symbols: NH---New home
GAR---Garage
COMM---Commercial
MISC---Miscellaneous Permits (electrical, plumbing, remodeling)

MH---Mobile Home
ADD---Addition
ST---Storage

Source: Osceola County Building Department

New Building Values

The dollar value of new buildings and improvements in Burdell Township for the years 2007-2017 is shown in Table 14.

Table 14 Burdell Township - Dollar Value of New Buildings & Improvements

Year	Residential Value	Commercial Value
2007	681,535	0
2008	491,818	0
2009	145,050	0
2010	404,185	0
2011	480,589	0
2012	765,322	60,000
2013	429,385	65,000
2014	347,385	210,000
2015	366,000	0
2016	460,287	10,000
2017	530,850	133,000
TOTAL	5,102,406	478,000

Source: Osceola County Building Department

Housing Value

Between 2000 and 2010, average housing costs increased. Table 15 details values for the 2000 Census year and a separate table gives information from the 2010 Census.

Table 15 Burdell Township Housing Values

Housing Value	2000	
	Units	% of total
Less than \$50,000	45	24.6
\$50,000-99,999	102	55.7
\$100,000-149,999	23	12.6
\$150,000-199,999	6	3.3
\$200,000-299,999	2	1.1
\$300,000-499,999	0	0.0
\$500,000-999,999	5	2.7
\$1,000,000 or more	0	0.0
Median dollars	70,200	100

Housing Value	2010	
	Units	% of total
Less than \$50,000	60	13.5
\$50,000-99,999	83	18.6
\$100,000-149,999	121	27.3
\$150,000-199,999	91	20.5
\$200,000-299,999	47	10.6
\$300,000-499,999	38	8.6
\$500,000-999,999	4	0.9
\$1,000,000 or more		0
Median dollars	124,700	100

Source: U.S. Census Bureau

Housing Rent

Table 16 provides a breakdown of monthly rental rates for housing units with comparisons between 2000 and 2010.

Table 16 Burdell Township Housing Rent

Gross Rent	2000		2010	
	Units	Percent	Units	Percent
No Cash Rent	13	23.2	20	35
Less than \$200	-----	-----	-----	-----
\$200-299	8	14.3	-----	-----
\$300-499	21	37.5	-----	-----
\$500-749	12	21.4	23	40
\$750-999	2	3.6	14	25

Source: U.S. Census Bureau

Housing Tenure

Table 17 provides a breakdown of housing tenure for occupied and vacant units. Occupied tenure refers to homes that are considered the primary place of residence whether owned, under purchase, or being rented.

Seasonal and recreational units are seasonal dwellings used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. The classification of "Other Vacant" refers to units that do not fall into any of the typical seasonal or vacant categories as delineated by the Census. Such units might include homes held for personal reasons yet unoccupied, units held for occupancy by a caretaker, or units of similar status.

Table 17 Burdell Township Housing Tenure

TENURE	2000		2010	
	UNITS	PERCENT	UNITS	PERCENT
Total Housing Units	713	100	762	100
Occupied	478	67	506	66.4
Owner	423		450	59.1
Renter	55		56	7.3
Vacant	235	33	256	33.6
Seasonal, recreational	222		201	26.4
Other vacant (for sale, for rent, owner absent, abandoned)	13		55	7.2

Source: U.S. Census Bureau

Persons Per Unit

Table 18 provides a breakdown of the number of persons per dwelling unit for owner and renter occupied units. Comparisons are made between the 2000 and 2010 census years. In 2000, three person households experienced increases in use of rental versus owner occupancy units for the 2010 Census year.

Table 18 Burdell Township Housing-Persons per Unit

Persons Per Unit	Total Persons		Percent Owner Occupied		Percent Renter Occupied	
	2000	2010	2000	2010	2000	2010
1	98	105	18	19.8	40	28.6
2	194	206	41.1	42.4	36.4	26.7
3	70	71	15.4	12.9	9.1	23.2
4	65	73	14.2	14.7	9.1	12.5
5	36	29	8	6	3.6	3.6
6+	15	22	3.3	4.2	1.8	5.4

Source: U.S Census Bureau

Housing—Units in Structure

Table 19 provides a breakdown of the number of units per structure for the 2010 Census year.

Table 19 Burdell Township Housing Units per Structure

HOUSING UNITS	2000		2010	
	Total units	Percent	Total units	Percent
1 unit, detached*	500	69.5	618	81.9
1 unit, Mobile Home (detached)*	195	28.1	129	17
1 unit, attached**	4	0.6	0	
2 units	4	0.6	0	
3-4 units	4	0.6	8	1.1
Other	3	0.4	0	
RV, Boat, Van, etc.	9	0.2	0	

* Detached refers to a freestanding unit not attached by wall or other means to another unit.

** Attached refers to a unit “attached” to another unit by a common wall or other structure.

Source: U.S. Census Bureau

INFRASTRUCTURE

Transportation System

There are no railroads or improved airstrips in Burdell Township. Air commuter service is provided in the nearby City of Cadillac. Connections are offered to Detroit, Chicago, and other major centers. Limited rail service is also available in Cadillac.

County roads and US-131 comprise the roadway system. As indicated by Figure 8, county highways consist of unimproved segments, gravel roadways, and paved segments. As with most rural locations, roads are generally located along the perimeter of sections. Penetration of roadways into the interior of sections is limited.

The county roads function primarily as local collectors funneling traffic between residential homesites and the major arterials that offer passage through the Township. These include US-131, 20 Mile Road, Tustin Road, and 200th Avenue. 20 Mile Road is an improved county road which conducts traffic in an east-west direction and is the only road in the Township with ramps accessing US-131. 20 Mile Road also links the Township to the Village of Tustin.

Serving as an arterial of statewide importance, US-131 moves traffic in a north-south direction. The Michigan portion begins at the Indiana border and continues to Petoskey where it joins US-31. Traffic on US-131 consists of business, commercial and tourist vehicles. Through Burdell Township, in the year 2012, the system experienced average daily traffic volumes of 12,180 vehicles. 20 Mile road experienced average daily traffic volumes of 3,191 vehicles west of the Village of Tustin in 2017. Of this number 4.9% were commercial vehicles.

Diamond (200th Avenue) and Tustin Roads parallel US-131 to the west and east respectively. The roads serve as secondary routes for the movement of (local) north and southbound traffic.

The Township's local (primary) roads fall under the jurisdiction of the Osceola County Road Commission. US-131 is under the jurisdiction of the Michigan Department of Transportation.

Within the Township, major improvements have been made to numerous roads over the last 5 years. Burdell Township, as part of its planning program, has identified its priorities for local road improvements for the next several years. These are listed below in order of priority:

1. Tustin Road from the Village south to 18 Mile Road,.
2. 210th Avenue between 20 Mile Road and Diamond Road.
3. 210th Avenue from 21 Mile Road to Hibma Road; Hibma Road from 210th to 200th Avenue.
4. 21 Mile Road from the west Township boundary to 200th Avenue.
5. Diamond Road between 210th and 200th Avenues.
6. Tustin Road north of the Village to 21 Mile Road.

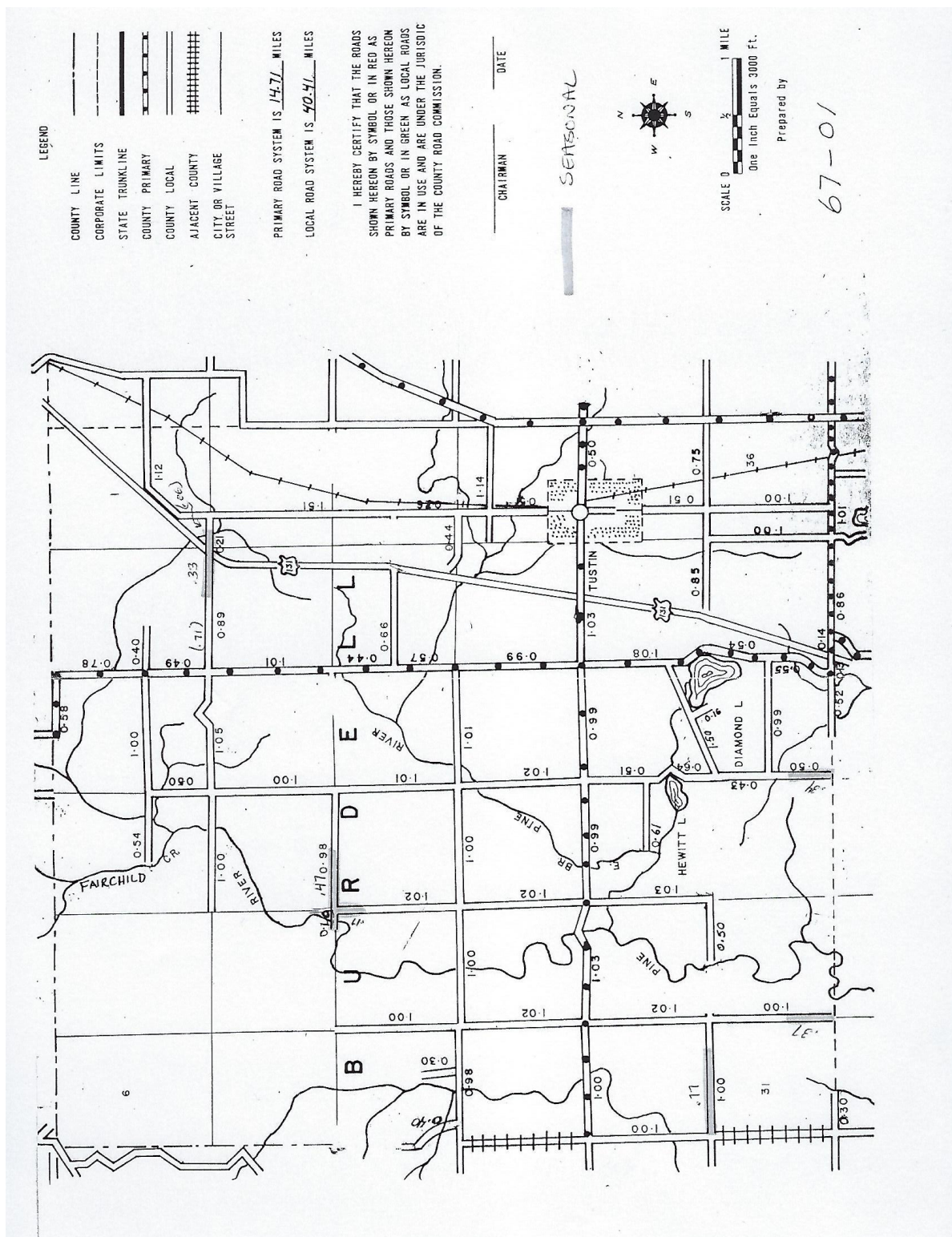


Figure 8 Burdell Township Transportation Map

Energy Supplies and Utilities

1. Electricity---Electric service is provided by Great Lakes Energy and Consumers Energy. Service is available throughout the Township.
2. Natural Gas-The Township has limited natural gas service provided by DTE Energy.
3. Propane gas and fuel oil are available through local commercial suppliers.
4. Sanitary Sewer---The Township does not possess a public sanitary sewer system. Presently, the disposal of sanitary wastes is adequately handled on an individual basis through on-site septic disposal. Currently, there are no plans to develop a public sanitary sewer system.

Pursuant to future development of a high density nature, such as campgrounds, mobile home parks, and residential subdivisions, the Township does encourage the installation of “engineered” treatment systems as an alternative to individual septic systems.

- e) Public Water System---The Township does not possess a public water system. Water is provided via individual ground water wells. At this time, there are no plans to develop a municipal system.

PUBLIC FACILITIES AND SERVICES

Parks

The undeveloped nature of Burdell Township attracts a variety of outdoor recreational activities. A majority of these take place on private land. Public recreational facilities consist of the White Pine Trail State Park, MDNR public access sites at Diamond Lake and the Pine River. The Village of Tustin has created a small park at the west entrance to the Village named Little Creek Park.

Fire and Public Safety

Fire service is provided by the Tustin Area Volunteer Fire District. The district was established and is governed by the Village of Tustin and the Townships of Dover, Sherman and Burdell. Facilities are located in the Village of Tustin.

Ambulance/EMS service facility is located in the Village of Tustin next to the Fire Department.

Township Hall and Library Services

Township meetings are held at the Community Center and Library in the Village of Tustin. Library facilities are provided at the same location.

LAND AREA NEEDS

As part of the Township profile, land area needs for the following categories were examined:

- 1) Agricultural and Residential (A/R)
- 2) Commercial
- 3) Industrial

Agricultural and Residential

Application of the five acre minimum required for A/R district by the existing Zoning Ordinance to projected housing needs indicate a future (minimal) land area need of approximately 900 acres. This is in addition to the present acreage devoted to residential use. Based on present land development patterns, it is highly probable that many homes will be sited on larger parcels due to the desires of potential occupants.

Commercial

The present demand for commercial development is very limited due to the presence of commercial and other retail opportunities in the Village of Tustin and nearby urban centers of Cadillac, Reed City, and Big Rapids. Although the Township possesses direct access to US-131 via an interchange with on/off ramps, that area has yet to experience a significant commercial demand. The magnitude of that demand is not known at this time.

The lack of “hard” data, including lack of recognized demand, on commercial land area needs precludes accurate assessments of acreage requirements. However, it is envisioned that the Township may experience future commercial demands due primarily to the US-131 Interchange. Future increases in traffic volumes, combined with regional population growth, could result in use of the interchange area for commercial purposes.

The Township has experienced a demand for “home occupation” related businesses. These reflect commercial enterprises operated out of one’s home and typically include various personal and professional services, and are allowed in the A/R zoning districts.

Industrial

As with commercial development, the Township has not experienced a demand for industrial development. Again, most industrial activity is concentrated in the urban locations to the north and south of the Township.

The US-131 Interchange area has limited potential for certain industrial uses such as warehousing, truck repair and terminals, small machine shops, and certain light industrial uses. However, the lack of public utilities precludes most industrial types from that and other Township locations.

Section 2 - PLAN GOALS

A series of “basic” land use goals have been prepared. It is the multiple intent of these goals to:

- * Represent the interests and desires of the public at large.
- * Provide direction to the delineation of plan districts.
- * Serve as a framework for guiding plan implementation established within the Burdell Township Zoning Ordinance.
- * Protect the quality of life now experienced by Township residents, and for future generations.
- * Provide opportunities for future development in a planned fashion.
- * Provide direction to the Burdell Township Planning Commission, Zoning Board of Appeals, Burdell Township Board, and other public and private entities as they foster and/or address changes which may impact the Township.

The goals reflect the following community concerns:

1. Rural Character
2. Environment
3. Land Use
4. Housing
5. Preservation of Agricultural Lands
6. Infrastructure
7. Facilities and Services

The goals are subject to modification from time to time as determined necessary and appropriate by the Planning Commission.

Rural Character Goals

1. Maintain low density residential development.
2. Encourage the preservation of the Township's rural character and natural features.
3. Strengthen and enforce zoning regulations related to home-based businesses to retain the rural character of the Township.
4. Require generous setbacks from the roadway to preserve the rural atmosphere.
5. Limit billboard and signs.

Environmental Goals

1. Encourage sound soil erosion control practices to maintain the integrity of existing soils and to prevent erosion and water quality degradation.
2. Protect existing wetlands by avoiding development within wetland areas. If development impacting wetlands is necessary, ensure that appropriate measures are taken to minimize harm to this valuable resource.

3. Protect surface water quality through appropriate soil erosion control measures, preparation and implementation of regulatory controls governing building placement and public access, and public education.
4. Protect groundwater supplies through compliance with county and state environmental controls and through preparation and implementation of supplementary regulations governing potential pollution sources.
5. Encourage the maintenance of existing natural vegetation, as well as the reforestation of open areas or locations used for commercial logging purposes.

Land Use Goals

1. Encourage the preservation/protection of agricultural lands and farming operations.
2. Orient commercial and industrial development to the US-131 Interchange and the Village of Tustin area.
3. Discourage the placement of uses that are incompatible with surrounding development.
4. Discourage the placement of uses that are incompatible with existing natural features.
5. Allow Planned Unit Development approaches to future residential, commercial, and industrial development.
6. Eliminate land uses that negatively impact quality of life, natural resources, and property values.
7. Discourage “spot” commercial and industrial development.
8. Discourage large housing developments in the absence of infrastructure, including public water and sewer.
9. Maintain Burdell Township as a rural residential community.
10. Provide consistent enforcement of zoning and related regulations throughout the Township.

Housing Goals

1. Encourage the development of housing opportunities for all economic levels.
2. Avoid exclusionary practices pursuant to housing types and locations.
3. Adopt necessary regulatory measures to ensure that new housing meets appropriate health and safety standards.
4. Adopt basic housing standards to ensure compatibility of future housing with existing housing stock.

Preservation of Agricultural Lands Goals

1. Encourage the preservation/protection of agricultural lands and farming operations.
2. Strengthen the Township's commitment to wise land use planning, zoning, and enforcement of land use regulations.
3. Actively promote the use of innovative agricultural preservation techniques to the extent possible. .

Infrastructure Goals

1. Prepare a long-range program to address road improvement and bridge needs. Develop funding strategies as a component of that program.
2. Require all future Township roads, including private roads intended to serve planned residential developments (such as planned unit developments and subdivisions), be designed and constructed according to appropriate standards, such as County Road Commission standards.

Facilities and Services Goals

1. In concert with the Village of Tustin, prepare a long-range recreation plan addressing the recreational needs of Village and Township residents.
2. Encourage the future development of the Rails to Trails system for recreational and commercial purposes, provided that appropriate regulations and enforcement mechanisms are in place to protect adjoining properties.

Section 3 - FUTURE LAND USE RECOMMENDATIONS

General Concepts

The Burdell Township Land Use Plan is a general guide for future development. It is intended to direct future land use into a development pattern, which is logical, economical, esthetically pleasing, and environmentally sound. A basic concept that has guided the plan's development is a desire to retain the rural character and natural resources which make Burdell Township an attractive place to live while, at the same time, adequately providing for future development.

This plan is designed to accommodate a reasonable amount of new residential, business, and industrial development in a flexible manner. However, any new development must also be in accordance with sound land use controls, and it must be consistent with the community's character and values. The major concepts which form the basis of Burdell Township's plan are summarized below:

1. Burdell Township is expected to remain a rural and agricultural community in an attractive setting.
2. The plan advocates maintaining the Township's best farmlands in food and fiber production, and discourages the conversion of these lands to non-farm uses.
3. Additional dispersed, low density rural residential development can be accommodated in a manner that is attractive, environmentally sound, and compatible with other land uses.
4. More intensive residential development can also be accommodated in areas designated for more compact dwelling types on smaller lots, such as planned unit developments (PUDs), multifamily dwellings, and mobile home parks.
5. Additional retail and service establishments should be concentrated in suitable locations, rather than randomly scattered throughout the Township. Logical locations are those adjacent to existing commercial establishments, with access to paved, all-season roads.
6. Some light industrial development can also be accommodated in the Township. This should also occur in locations with sufficient access to paved, all-season roads and where utilities and related services can be efficiently and economically provided.

Major Township Land Uses

The future direction for Burdell Township's land use and development pattern is mainly shaped by the area's natural characteristics, and by the Township's desire to retain an attractive rural and agricultural character. Beyond this, it is necessary to define the major land use categories and to identify appropriate locations for the recommended uses. The major land uses anticipated by this plan are described in the following discussion. Current uses are shown in the accompanying map on the following page.

Agriculture and Rural Residential

This district recognizes those areas of the Township that exhibit the following characteristics:

- a. Existing large lot or parcel areas. A majority of the parcels exceed one acre in area, and many exceed ten acres.
- b. An abundance of natural vegetation.
- c. Very low density residential development.
- d. Lack of public utilities other than electrical and limited natural gas.
- e. Access via frontage on a county road.
- f. Some seasonal dwellings.
- g. High potential for outdoor recreation uses, including hunting, fishing, cross-country skiing, snowmobiling, and the White Pine Trail State Park.
- h. Existing farming operations interspersed among forested areas and other open, non-developed lands.
- i. Very limited commercial uses that are generally limited to natural resources and farming operations.
- j. Some home occupations.

In the future, this district is expected to provide a controlled mixture of farms and farming operations, low density rural residences, seasonal dwellings, and lands used for forestry and outdoor recreation purposes.

This district will accommodate additional single-family low density residential development on relatively large lots (5 acres or more). Additional rural residential development should preferably occur on soils that are not being farmed, or that are not well-suited to farming.

In general, appropriate types of development within this district will not create major demands for supporting services and facilities. Public utilities, particularly water and sewer, will not be required within this plan district.

Residential District

This plan district recognizes those portions of the Township which include existing residential subdivisions and other concentrations of higher-density residential development.

In general, the areas within this district exhibit the following characteristics:

- a. Lot sizes that are typically between one to five acres in size.
 - Lots of less than one acre that existed before the Zoning Ordinance was approved are now legal, non-conforming lots in the R1 zoning district.
- b. More concentrated residential development.
- c. Existing residential subdivisions.
- d. Interior roads serving individual home sites.
- e. Lack of commercial or industrial development, with the possible exception of home occupations.

In the future, the Residential District is expected to include more intensive development on smaller lots (one to five acres). Major uses may include single-family homes, duplexes, and multi-family housing. Some neighborhood-scale retail uses, such as convenience stores, may be expected as well. These areas are not expected to be served by public water or sewer in the near future (i.e., 5-6 years). However, more intensive residential development should be directed into logical growth areas so that public utilities can be provided in an efficient and economical manner in the future, should the need arise.

Commercial and Light Industrial District

This Land Use Plan District includes those portions of the Township which exhibit the greatest potential for commercial and light industrial development. These areas possess the following general characteristics:

- a. Location on a paved, all-season county road.
- b. Close proximity to the Village of Tustin and the US-131 interchange to provide a market base.
- c. Parcels of adequate size to accommodate buildings, parking, necessary setbacks and buffers, circulation by vehicles and pedestrians, and related amenities.
- d. Close proximity to other commercial and industrial uses.
- e. Close proximity to public services, such as fire protection and solid waste collection.

This district is intended to provide for an appropriate mixture of commercial and light industrial uses. The present lack of commercial and industrial development in the Township makes the traditional land use planning approach of designating separate “commercial” and “industrial” areas rather difficult and highly speculative. Instead, the recommended approach of providing a mixed use district eliminates the need to pinpoint areas for these uses at this time. Also, the mixed use concept allows flexibility and encourages innovation in design on the part of the private sector.

The **commercial uses** proposed for this district include a mixture of retail and service-oriented businesses which would serve both residents and visitors. The plan's overall direction is one of encouraging the development of convenient and attractive commercial clusters, as opposed to scattered or isolated commercial establishments.

Potential **industrial uses** which may be appropriate for Burdell Township include small to medium sized manufacturing, assembly, and warehouse/distribution center operations.

Although the mixed use concept provides flexibility, some basic guidelines for development are established as follows:

- a. Commercial uses should be sited with frontage on major thoroughfares (20 Mile Road and Mackinaw Trail).
- b. Industrial uses should be encouraged to locate further back from the public road right-of-ways, in the interior portions of parcels.
- c. Appropriate design standards for setbacks, height limits, landscaping, and screening have been established as part of the regulations for this district.
- d. Land uses in the plan district should also incorporate design concepts such as shared access drives and parking areas.

Planned Unit Development District

The Planned Unit Development (PUD) District is intended as an "overlay district" for any of the other major plan districts. The PUD District is not so much a true land use plan district in the usual sense as it is a concept for future consideration. The inclusion of the PUD District in this plan is simply meant to alert prospective developers that the Township is receptive to permitting development under a PUD concept. The purpose of the PUD District is to encourage flexibility and innovation in design.

Section 4 - PLAN IMPLEMENTATION

The Burdell Township Land Use Plan has been prepared to serve as a guide on short-term and long-range issues which the Township will face as it develops in the future. Community issues, concerns, and desires were used as the basis for a set of general planning goals which have been presented in Section 2. These goals should serve as the basis for the actions which the Township will undertake to implement the Land Use Plan. Future implementation of the Burdell Township Land Use Plan should involve the following major elements:

Public Involvement/Education

Public involvement and education is critical to the successful implementation of any plan. The community must be aware of the plan and must accept its findings and recommendations. The Planning Commission has the main responsibility for working to achieve community involvement in the planning process and support for planning in general. This is a never-ending job.

The Burdell Township Zoning Ordinance

The Zoning Ordinance provides specific land use and development standards that are tailored to the recommendations of the plan. While the Land Use Plan provides the guiding concepts and policies, the Zoning Ordinance specifically regulates the use of land and buildings. In short, the Zoning Ordinance translates the plan into legally enforceable regulations.

Plan Updates

In order for the plan to remain a viable document, it must be periodically updated. It is recommended that the Planning Commission conduct a basic review of the document every 5 years. Modifications, if necessary, should be made. The result is a plan that is current and based on the best available information.

Implementation Program

As an extension of the plan review and update process identified above, the Planning Commission should also evaluate the implementation progress that has been made since the previous review. Following this review, the Planning Commission should prepare a list of specific objectives to be accomplished over the next five years. This list should be ranked to identify the Planning Commission's priorities, and it should include both capital and non-capital projects.

The draft implementation program should then be submitted to the Township Board for review. The Township Board and the Planning Commission should meet jointly to discuss the program and to reach a consensus on the Township's priorities for plan implementation in the coming year.

Use of the Plan When Making Zoning Decisions

The plan should be consulted prior to making most zoning decisions. Experience indicates that the lack of such consultation often results in decisions that are contrary to plan recommendations. It also diminishes the public significance of the document and limits its potential benefit should the Township be involved in planning and zoning litigation.

The Plan and Zoning Ordinance Must Be Consistent

Should zoning decisions be made that are contrary to plan recommendations, it is important that the Planning Commission review the document and consider a possible plan revision to reflect the zoning action. Plan amendment will also be necessary if land development and zoning issues arise in which the plan does not offer sufficient guidance. In such a case, new or expanded material should be added to the plan to address the new issues.

The Plan Should Be Fair and Not Used As A Confiscatory Instrument

The plan should not be used as a basis for regulations which prevent legitimate and appropriate uses of land. To do so deprives property owners of their Constitutional rights. Instead, the plan should establish a basis for reasonable zoning standards and other land use regulations which provide property owners ample opportunity to use their land according to their desires while, at the same time, preventing the negative effects of uncontrolled development.

Relationship of the Plan to Zoning Regulations

As discussed elsewhere in this document, the Land Use Plan represents a long-range view of the Township which will require 15 to 20 years to achieve. In contrast, zoning regulations are immediate in nature; they control the use of land and structures now.

The Agriculture and Rural Residential land use district is intended to provide a controlled mixture of rural land uses. Most of the Township's land area has been placed in this category.

Due to its broad nature, the Agriculture and Rural Residential category can serve as a reserve classification or "holding area" for lands which may eventually be rezoned to allow more intensive uses, in accordance with the Land Use Plan.

In this way, the transition of recommended areas from less intensive to more intensive zoning classifications will occur gradually over an extended period of time.

For example, most of the area recommended for Mixed Use Commercial/Industrial **was** initially placed in an Agriculture/Rural Residential classification under zoning. If and when sufficient demand for commercial and/or industrial activity occurs, the property owners may request rezoning of these lands to an appropriate classification by the Township. Then the property may be rezoned in accordance with the plan to permit the recommended commercial and industrial uses.

Expressed another way, the Land Use Plan discourages the premature rezoning of lands to permit more intensive uses (i.e., business, industry) in the absence of a demonstrated need or demand.