

# Water Quality and Natural Resource Protection Master Plan and Zoning Ordinance Assessments Presque Isle County



Funding provided by  
Great Lakes Restoration Initiative, USEPA

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## **PRESQUE ISLE COUNTY**

### **Water Quality and Natural Resource Protection**

#### **MASTER PLAN AND ZONING ORDINANCE ASSESSMENTS**

*Funding provided by Great Lakes Restoration Initiative, USEPA*

The report contains master plan and zoning ordinance reviews for communities in the county.

#### Section 1 – Master Plan Reviews

##### County Report

##### Comparison of community planning

#### Section 2 – Zoning Ordinance Review

##### Comparison of community zoning

#### Appendix A

##### Individual Community Sheets

#### Appendix B

##### Individual Community Sheets

#### Introduction

NEMCOG received funding from the U.S. EPA Great Lakes Restoration Initiative to work with communities in the Lake Huron Watershed in Northeast Michigan. The effort promotes collaboration between citizens, organizations, communities, & agencies within the Lake Huron Watershed. Outreach and educational activities will provide greater understanding of environmental conditions and identify roles of individuals and communities in protecting their natural resources.

The project has identified common resource related issues & promoted environmentally responsible decision making. Primary focus for the technical assistance component is with coastal communities. Education efforts targeted all communities within the Lake Huron watershed area of northeast Michigan.

#### Purpose

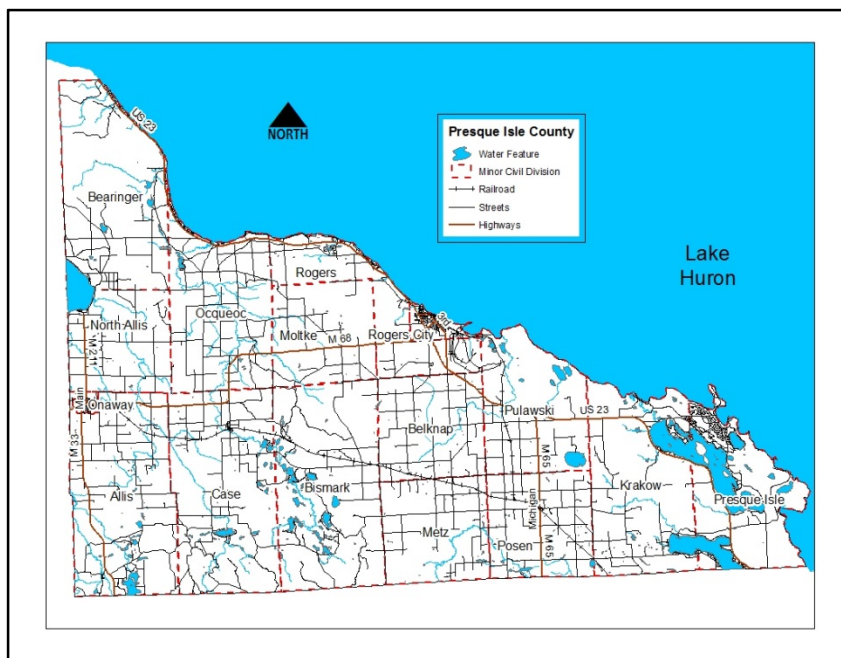
One component of the program has been to conduct reviews of community planning and zoning activities for our coastal counties. This report provides an assessment of master plans in the coastal counties to determine each community's level of commitment to resource conservation and water quality protection. The report enables communities to understand how they fit into an overall effort to provide a greater level of water resource protection and may encourage neighbors to collaborate.

### Project Area

The county is composed of 14 townships: Bearinger, North Allis, Allis, Ocqueoc, Case, Rogers, Moltke, Bismark, Belknap, Metz, Pulawski, Posen, Krakow, and Presque Isle Townships. In addition, there are two cities, Rogers City and Onaway, and two villages Posen and Millersburg.

Land use planning and zoning are administered at the county, city, village and township level. Presque Isle County has a Planning Commission, which administers planning and zoning for Bearinger, North Allis, Ocqueoc, Case, Rogers, Moltke, Bismark, Belknap, Metz, Pulawski, and Posen Townships, as well as the Village of Millersburg. Whereas, Allis, Krakow and Presque Isle Townships each have planning commissions; and have exercised their authority under state statutes to administer their own planning and zoning. Additionally, Rogers City, Onaway and Posen administer their own planning and zoning. Therefore, each of these communities has a zoning administrator, planning commission and zoning board of appeals that administers its zoning. The planning commissions are responsible for overseeing the master plan, recreation plan and zoning ordinance. The county board, township boards and municipal councils are the governing bodies responsible for managing finances and making policy decisions. None of the communities have planning staff and rely on planning commissions to oversee planning and zoning activities. Communities that do not have staff rely on elected officials to conduct township business.

Planning and Zoning are the principal tools that local communities have to manage growth, preserve community character, protect property values and enhance the economic viability of the area. Planning helps establish and focus the desired future of the community and zoning ordinances are used as one of the primary ways to implement the community master plan and achieve the goals of the community.





# Section 1

## Master Plan Reviews

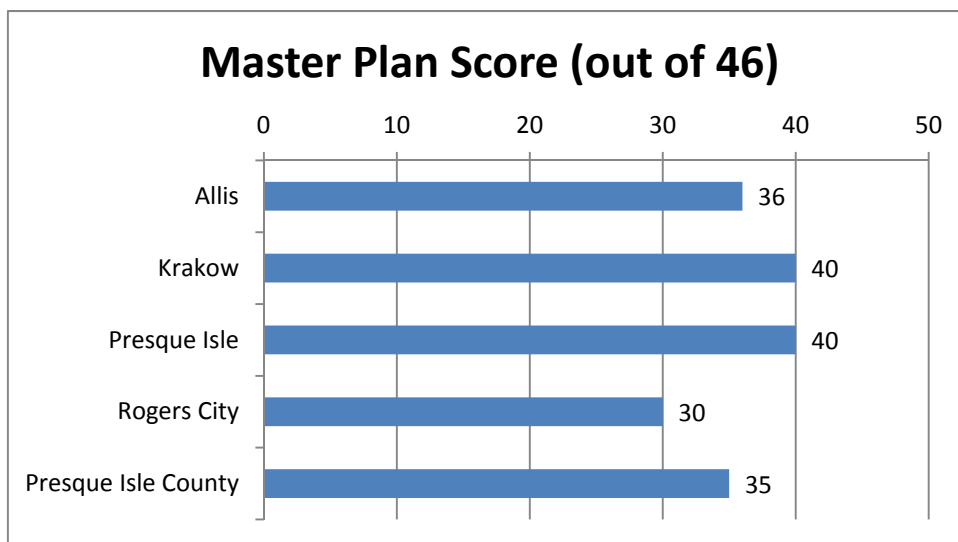


### Procedure for Completing the Analysis

For the analysis to be performed, Master Plans were obtained from each community. Every effort was used to obtain the most current plan from all communities. An evaluation form was created by using questions from Tip of the Mitt Watershed Council's Gap Analysis and questions developed by NEMCOG. Master Plans were processed through a list of 23 evaluation questions with scores ranging from 0 to 2 for each question, see explanation below. The list of questions can be found at the end of the report.

Score	
2	Criteria Met
1	Nominal Representation
0	Missing

The Master Plans for each jurisdiction were scored and then ranked into three categories.



**Strong:** Master Plans with a total score of 31-46 are considered strong in areas protecting water resources and water quality. These plans are more protective than most plans in the state. Strong plans exceed minimum standards for water protection.

**Adequate:** Master Plans with a total score of 16-30 are considered adequate in areas protecting water resources and water quality. These plans are comparable with other plans in the state. This plan is at least protective as ordinances in other jurisdictions with similar water resources.

**Weak:** Master Plans with a total score of 0-15 are considered weak in areas protecting water resources and water quality. These plans are less protective than most plans in the state. Weak plans fail to meet minimum standards for water protection and, at the next review period, should be considered for updating to protect the well-being of the watershed.

### Summarize findings

Presque Isle County has a master plan that addresses many of the water resource protection and resource conservation criteria. Likewise, townships and Rogers City have master plans that address many of the resource protection criteria reviewed. The City's master plan and wellhead protection plan provide a high level of groundwater protection. With the exception of Krakow and Presque Isle Township, master plans in other communities need work in respect to groundwater (mapping & protection).

Three of the master plans lack inventory or goals regarding threatened and endangered species and protection of environmentally sensitive areas. The Master Plans of Krakow and Presque Isle Townships should be considered by the other townships as a guide in strengthening water quality goals for the next scheduled update.

### **Presque Isle County Master Plan Resource Readiness**

<b>Jurisdiction</b>	<b>Strong</b>	<b>Adequate</b>	<b>Weak</b>
Presque Isle County	X		
Allis Twp	X		
Krakow Twp	X		
Presque Isle Twp	X		
Rogers City		X	

### **Communities in Presque Isle County**

The following table shows a summary tally of community's ratings by criteria. There were a total of eight master plans reviewed. For example, all eight of the master plans adequately identified the watersheds.

<b>Master Plan Review – Section 1</b>			
<b>Criteria</b>	<b>Adequate Number of Communities</b>	<b>Minimal Number of Communities</b>	<b>Absent Number of Communities</b>
Does Master Plan exist?	<b>5</b>	<b>0</b>	<b>0</b>
Does the Master Plan specifically identify the watershed(s) in which the community is located?	<b>4</b>	<b>1</b>	<b>0</b>
Does the Master Plan have a complete inventory of lakes, rivers, and wetlands, with maps of their locations?	<b>5</b>	<b>0</b>	<b>0</b>
Does it identify and map groundwater recharge areas?	<b>4</b>	<b>0</b>	<b>1</b>
Does the jurisdiction's Master Plan have a specific and focused goal or statement of intent to protect water resources? If yes, note it in Comments section.	<b>5</b>	<b>0</b>	<b>0</b>

Does the Master Plan include goals for community acquisition or conservation of Open Space to protect surface water, ground water, and wetlands?	4	1	0
Does the Master Plan identify stormwater management as an important community policy?	4	1	0
Does the Master Plan call for minimizing impervious surfaces in new construction and redevelopment projects to reduce stormwater runoff and improve infiltration?	3	0	2
Does the Master Plan include identification and protection of Wildlife corridors?	4	1	0
Does the Master Plan identify and call for preservation of undisturbed Natural Areas and/or Natural River designations for surface water and ground water?	5	0	0
Does the plan acknowledge the importance of well-constructed and maintained road stream crossings on the quality of stream and water resources?	1	1	3
<b>Master Plan Review – Section 2</b>			
Does the master plan provide information on the forest resources in the community?	5	0	0
Does the master plan provide information on the wildlife resources in the community?	5	0	0
Does the master plan provide information on threatened and endangered species?	3	0	2
Does the master plan provide information on the soils and soils constraints?	5	0	0
Does the master plan address forest and wildlife resources in the goals and objectives section?	4	1	0
Does the master plan address forest and wildlife resources in the future land use section?	4	0	1
Does the master plan address groundwater protection in the goals and objectives section?	3	0	2
Does the plan address retention or restoration of waterside greenbelts or buffers in the goals and objectives section?	4	1	0
Does the plan address use of conservation easement to protect open space in the goals and objectives section?	2	2	1
Does the plan address Septic Systems maintenance in the goals and objectives section?	3	1	1
Does the plan address Wetland Protection and Restoration in the goals and objectives section?	3	2	0
Does the plan address Floodplain Protection in the goals and objectives section?	0	0	5
Total:	85	12	18



## Allis Township

Master Plan Adopted: February 2, 2011

**Master Plan Review Score: 36/46**

The Allis Township, Presque Isle County, Michigan Master Plan is strong in most areas concerned in the evaluation form. The master plan has been rated "Very Good" or "Satisfactory" in the majority of categories for the evaluation. Resources rated "Satisfactory" can still be improved by strengthening the master plan in regards to listing of threatened/endangered species. The areas of concern for this plan are identification and mapping of groundwater recharge areas. The master plan is reviewed and adopted every five years. At the next review, areas in the "Needs Work" category should be considered for updating to protect the well-being of the watershed.

Resource	Very Good	Satisfactory	Needs Work
Forests	X		
Future Land Use	X		
Groundwater			X
Impervious Surface Reduction	X		
Inventory of Water Bodies	X		
Open Space	X		
Soils	X		
Statement(s) of Intent	X		
Stormwater	X		
Water Resources	X		
Wetlands	X		
Wildlife		X	
Undisturbed Natural Areas	X		

## Krakow Township

Master Plan Adopted: February 20, 2014

**Master Plan Review Score: 40/46**

The Krakow Township 2014 Master Plan is strong in most areas concerned in the evaluation form. The master plan has been rated "Very Good" or "Satisfactory" in the majority of categories for the evaluation. Resources rated "Satisfactory" can still be improved by strengthening the master plan in regards to road/stream crossings, impervious surfaces and floodplains. The master plan is reviewed and adopted every five years. At the next review, areas in the "Needs Work" category should be considered for updating to protect the well-being of the watershed.

Resource	Very Good	Satisfactory	Needs Work
Forests	X		
Future Land Use	X		
Groundwater	X		
Impervious Surface Reduction		X	
Inventory of Water Bodies	X		
Open Space	X		
Soils	X		
Statement(s) of Intent	X		
Stormwater	X		
Water Resources		X	
Wetlands	X		
Wildlife	X		
Undisturbed Natural Areas	X		

## Presque Isle Township

Master Plan Adopted: In process 2014

**Master Plan Review Score: 40/46**

The Presque Isle Township 2014 Master Plan is strong in most areas concerned in the evaluation form. The master plan has been rated "Very Good" or "Satisfactory" in the majority of categories for the evaluation. Resources rated "Satisfactory" can still be improved by strengthening the master plan in regards to road/stream crossings, and floodplain protection. The areas of concern for this plan are reduction of impervious surfaces. The master plan is reviewed and adopted every five years. At the next review, areas in the "Needs Work" category should be considered for updating to protect the well-being of the watershed.

Resource	Very Good	Satisfactory	Needs Work
Forests	X		
Future Land Use	X		
Groundwater	X		
Impervious Surface Reduction			X
Inventory of Water Bodies	X		
Open Space	X		
Soils	X		
Statement(s) of Intent	X		
Stormwater	X		
Water Resources		X	
Wetlands	X		
Wildlife	X		
Undisturbed Natural Areas	X		

## Rogers City

Master Plan Adopted: February 24, 2014

**Master Plan Review Score: 30/46**

The City of Rogers City Comprehensive Plan is strong in many areas concerned in the evaluation form. The master plan has been rated "Very Good" or "Satisfactory" in many of categories for the evaluation. Resources rated "Satisfactory" can still be improved by strengthening the master plans goals and future land use in regards to stormwater management, soil constraints, forests, water resources and wildlife. The areas of concern for this plan are forest, wildlife and water resources in future land use, impervious surface reduction and threatened/endangered species. The master plan is reviewed and adopted every five years. At the next review, areas in the "Needs Work" category should be considered for updating to protect the well-being of the watershed.

Resource	Very Good	Satisfactory	Needs Work
Forests	X		
Future Land Use			X
Groundwater	X		
Impervious Surface Reduction			X
Inventory of Water Bodies	X		
Open Space	X		
Soils		X	
Statement(s) of Intent	X		
Stormwater		X	
Water Resources		X	
Wetlands	X		
Wildlife		X	
Undisturbed Natural Areas	X		

## Presque Isle County

Master Plan Adopted: December 22, 2004

**Master Plan Review Score: 35/46**

The Presque Isle County Master Plan is strong in most areas concerned in the evaluation form. The master plan has been rated “Very Good” or “Satisfactory” in the majority of categories for the evaluation. Resources rated “Satisfactory” can still be improved by strengthening the master plan in regards to using conservation easements to protect open space. The areas of concern for this plan are groundwater protection, and reduction of impervious surfaces. The master plan is reviewed and adopted every five years. At the next review, areas in the “Needs Work” category should be considered for updating to protect the well-being of the watershed.

Resource	Very Good	Satisfactory	Needs Work
Forests	X		
Future Land Use	X		
Groundwater			X
Impervious Surface Reduction			X
Inventory of Water Bodies	X		
Open Space		X	
Soils	X		
Statement(s) of Intent	X		
Stormwater	X		
Water Resources	X		
Wetlands	X		
Wildlife	X		
Undisturbed Natural Areas	X		



## Section 2

# Zoning Ordinance Reviews



*Promoting collaboration between citizens, organizations, communities, & agencies within the Watershed.*

### Community Zoning Ordinances

Zoning ordinances were reviewed using criteria related to water resource and natural resources protection. The following table shows the criteria and includes a tally of scores for all of the zoning ordinances reviewed. For example, for question 2, nine of the communities have fee systems to cover all costs associated with the review of proposal applications or appeals, including any professional reviews.

Individual community score sheets can be found in the appendix.

<b>Zoning Reviews - Communities in Presque Isle County</b>			
<b>Criteria</b>	<b>Present</b>	<b>Minimal</b>	<b>Absent</b>
<b>Zoning Ordinance: Administrative</b>	<b>Number of Communities</b>	<b>Number of Communities</b>	<b>Number of Communities</b>
1. Does Zoning Ordinance have a statement of purpose or intent that includes protection of water and/or natural resources?	2	3	0
2. Does it include a fee system to cover costs to the community for review of proposal applications or appeals, including any professional reviews?	5	0	0
3. Does the Zoning Ordinance have methods in place for enforcement, including a clearly defined process for inspections and correction of violations?"	5	0	0
4. Is the Zoning Ordinance proposal review process coordinated with the receipt of other applicable County, State, and/or Federal permits?	2	2	1
5. Does it require a pre-application or pre-construction meeting for new development or redevelopment proposals?	5	0	0
6. Does the Zoning Ordinance include requirements for environmental assessment, at the expense of the applicant, for proposals that include a land area of five acres or more, or building over 50,000 sq. ft.?	1	0	4
<b>Zoning Ordinance: Site Plan Review</b>			
7. Does the Zoning Ordinance require Site Plan Review?	5	0	0
8. Is the Site Plan required to indicate all existing natural features?	5	0	0
9. Does the Site Plan Review process require a Soil Erosion and Sedimentation Control Plan, or coordination with County regulations?	2	0	3
10. Does the Zoning Ordinance prohibit land clearing or soil stripping prior to site plan review	1	1	3
<b>Zoning Ordinance: PUD</b>			
11. Does ordinance include Planned Unit Development (PUD) provisions?	5	0	0
12. Do PUDs require inclusion of a minimum open space threshold?	5	0	0
<b>Zoning Ordinance: Open Space</b>			

13. Are flexible site design criteria or incentives available to encourage developers to include open space or cluster design provisions?	5	0	0
14. Does the open space have to be managed in a natural condition?	2	2	1
15. Are allowable uses in the open space restricted to low impact uses?	1	4	0
16. Is open space required to be protected through a conservation easement or other similar mechanism?	5	0	0
<b>Zoning Ordinance: Special Districts</b>			
17. Districts specifically designated to protect natural resources such as Resource Conservation or Forest Resource Management	5	0	0
18. Overlay districts for resource protection such as waterfront or wetlands.	0	0	5
<b>Shorelines: Setbacks Great Lakes Shoreline</b>			
19. If the community has a Great Lakes Shoreline, does it use an Overlay District, or other tools, to protect the shoreline with setbacks? SCORE: 100' or greater = 2 50' to 99' = 1 Less than 50' = 0	0	4	0
20. For a Great Lakes Shoreline, does the Zoning Ordinance delineate a separate minimum setback and/or other protection measures for dunes and high risk erosion areas?	0	1	3
<b>Shorelines: Setbacks Inland Lakes</b>			
21. Does the Zoning Ordinance require a minimum shoreline setback for inland lakes? SCORE: 75' = 2 25-74' = 1 less than 25' = 0	1	4	0
<b>Shorelines: Setbacks Streams</b>			
22. Does the Zoning Ordinance require a minimum shoreline setback for streams? SCORE: 75' = 2 25-74' = 1 less than 25' = 0	1	4	0
<b>Shorelines: Protection strips</b>			
23. Does Zoning Ordinance require riparian buffers or greenbelts, a minimum of 30' deep, on Inland Lakes?	4	1	0
24. Does Zoning Ordinance require riparian buffers or greenbelts, a minimum of 30' deep, on Streams?	4	1	0
25. Does Zoning Ordinance specify the degree of vegetation which may be removed in the riparian buffer zone or greenbelt?	3	1	1
26. Does it specify the use of native plant species in the riparian buffer zone?	0	2	3
27. Are invasive and exotic plants prohibited from	0	0	5

being used?			
<b>Shorelines: Density</b>			
28. Does Zoning Ordinance regulate the width of waterfront lots? 100' or more = 2 75'-99' = 1 Less than 75' = 0	3	2	0
<b>Shorelines: Keyhole/Funneling</b>			
29. Does the Zoning Ordinance include keyhole prevention provisions by placing restrictions on the size and type of multi-boat launch and docking sites?	1	0	4
<b>Road Ends</b>			
30. Does the Zoning Ordinance regulate Road Ends terminating at the edge of navigable waters, to ensure the right of public access does not include: the ability to install private docks or boat hoists for the overnight mooring of boats?	0	0	5
<b>Shorelines: Marinas</b>			
31. Does the community regulate marinas by using special land use provisions or other tools?	1	3	1
<b>Stormwater: Construction and Redevelopment</b>			
32. Does the community regulate stormwater as part of the Zoning Ordinance?	4	0	1
33. Are stormwater management areas and facilities whether on-site or off-site, required to be designed, constructed, and maintained to prevent flooding and protect surface and ground water quality?	4	0	1
34. Is the design of any stormwater management system required to be based upon a 25-year frequency, 24-hour duration storm event	2	0	3
35. Does the stormwater require runoff leaving the site to be controlled to a non-erosive velocity, both during and after construction?	1	0	4
36. Does ordinance require that all stormwater management systems be regularly evaluated and maintained?	1	0	4
<b>Septic Systems</b>			
37. Does the Zoning Ordinance require an inspection of septic tanks by an authorized inspector? Is there a point of sale inspection requirement?	0	0	5
38. Are regulations that pertain to septic systems coordinated with the County Health Department regulations?	3	1	1
<b>Groundwater Protection</b>			
39. Does the Zoning Ordinance have groundwater protection standards for commercial, industrial or other uses that may cause groundwater contamination?	1	0	4
40. Is Site Plan Review used to ensure there are no unnecessary threats posed to groundwater by	1	0	4

new or redevelopment proposals?			
41. Does the Zoning Ordinance prohibit both direct and indirect discharge of hazardous substances to groundwater without appropriate approvals/permits?	1	0	4
<b>Impervious Surface Reduction: Lot Coverage</b>			
42. Does the Zoning Ordinance contain impervious surface area regulations or guidelines for individual lots?	5	0	0
43. Does Zoning Ordinance allow location of bio-retention, rain gardens, filter strips and swales in required setback areas and common areas?	0	0	5
44. Does Zoning Ordinance allow flexibility to reduce the number of parking spaces constructed, if warranted by the proposed development?	2	0	3
45. Does the Zoning Ordinance require/encourage shared use of parking between adjacent land uses? In what districts?	2	0	3
46. Does the Zoning Ordinance require minimum landscaping standards in parking lots?	1	2	2
47. Does the Zoning Ordinance allow for shared driveways and in what instances and in what districts?	1	0	4
<b>Floodplains</b>			
48. If FEMA floodplain mapping has been completed, does community participate in the National Flood Insurance Program?	0	0	5
49. If yes, does is there ordinance language that regulates floodplain development?	0	0	5
50. Does the community coordinate their efforts to protect the floodplain with adjoining communities and the county?	0	0	5
51. Does the Zoning Ordinance require floodplains to be identified on site plans?	3	0	2
<b>TOTAL</b>	<b>111</b>	<b>38</b>	<b>99</b>



# Appendix A

## Community Master Plan Review Sheets

## Allis Township

### Master Plan Assessment

Date Completed: November 12, 2013

Name of Reviewer: Ryan Axon, Kyle Robinson

Master plan Title: Allis Township, Presque Isle County, Michigan Master Plan

Creation date: 2/2/2011

<b>Master Plan Review – Section 1</b>		
<b>2=Yes; 1=Yes, minimally with comments; 0=missing</b>		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
Does Master Plan exist? (If yes, note when scheduled for review again in Comments section) OR	Yes. 53	2
Does the Master Plan specifically identify the watershed(s) in which the community is located?	Yes. Black Lake Watershed	2
Does the Master Plan have a complete inventory of lakes, rivers, and wetlands, with maps of their locations?	Yes. 34	2
Does it identify and map groundwater recharge areas?	No	0
Does the jurisdiction's Master Plan have a specific and focused goal or statement of intent to protect water resources? If yes, note it in Comments section.	Yes. 35 Black Lake Watershed Nonpoint Source Management Plan	2
Does the Master Plan include goals for community acquisition or conservation of Open Space to protect surface water, ground water, and wetlands?	Yes. 46	2
Does the Master Plan identify stormwater management as an important community policy?	Yes. 31	2
Does the Master Plan call for minimizing impervious surfaces in new construction and redevelopment projects to reduce stormwater runoff and improve infiltration?	Yes. 45	2
Does the Master Plan include identification and protection of Wildlife corridors?	Yes. 41, 47	2
Does the Master Plan identify and call for preservation of undisturbed Natural Areas and/or Natural River designations for surface water and ground water?	Yes. 55 Want to preserve natural areas in future	2
Does the plan acknowledge the importance of well-constructed and maintained road stream crossings on the quality of stream and water resources?	Yes. 35	2
<b>TOTAL POINTS THIS SECTION</b>		<b>20</b>

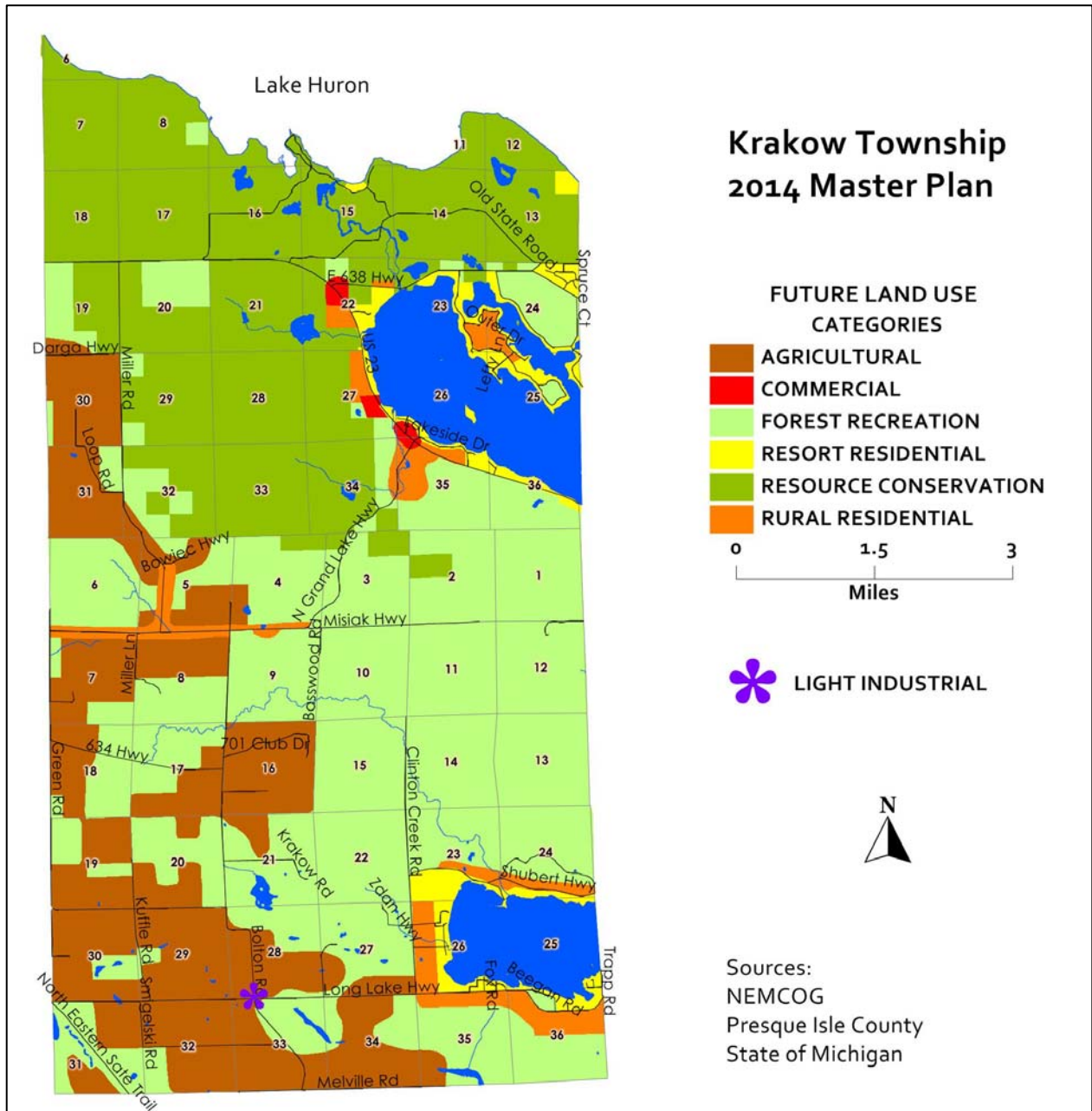
<b>Master Plan Review – Section 2</b> <b>2=Yes; 1=Yes, minimally with comments; 0=missing</b>		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
Does the master plan provide information on the forest resources in the community?	Yes. 4.7	2
Does the master plan provide information on the wildlife resources in the community?	Yes. 4.8	2
Does the master plan provide information on threatened and endangered species?	Mention of TB infected deer	0
Does the master plan provide information on the soils and soils constraints?	Yes. 4.4	2
Does the master plan address forest and wildlife resources in the goals and objectives section?	Yes. 45-46	2
Does the master plan address forest and wildlife resources in the future land use section?	Yes forest resources. 48-50	2
Does the master plan address groundwater protection in the goals and objectives section?	No	0
Does the plan address retention or restoration of waterside greenbelts or buffers in the goals and objectives section?	Yes. 45	2
Does the plan address use of conservation easement to protect open space in the goals and objectives section?	yes	1
Does the plan address Septic Systems maintenance in the goals and objectives section?	yes	1
Does the plan address Wetland Protection and Restoration in the goals and objectives section?	Yes. 45	2
Does the plan address Floodplain Protection in the goals and objectives section?	No	0
	Total this section:	16
<b>TOTAL SCORE</b>	<b>36 of 46 (78%)</b>	

# Krakov Township Master Plan Assessment

Name of Reviewer: Kyle Robinson and Richard Deuell

Master plan Title: Krakow Township 2014 Master Plan

Creation date: Adoption in 2014



**Master Plan Review – Section 1**

2=Yes, Criteria Met

1=Yes, Criteria Minimally Addressed

0=missing

<b>Criteria</b>	<b>Citation and Comments</b> note any comments and citation	<b>Points</b>
Does Master Plan exist? (If yes, note when scheduled for review again in Comments section)	Yes. 12/1/2017	2
Does the Master Plan specifically identify the watershed(s) in which the community is located?	Yes. Pg. 4-14	2
Does the Master Plan have a complete inventory of lakes, rivers, and wetlands, with maps of their locations?	Yes. Pg. 4-13 thru 4-18; 4-26	2
Does it identify and map groundwater recharge areas?	Yes. Pg. 4-12, 4-13, 4-26	2
Does the jurisdiction's Master Plan have a specific and focused goal or statement of intent to protect water resources? If yes, note it in Comments section.	Yes. Karst Aquifer Protection Plan. Pg. 6-8	2
Does the Master Plan include goals for community acquisition or conservation of Open Space to protect surface water, ground water, and wetlands?	Yes. Pg. 6-2	2
Does the Master Plan identify stormwater management as an important community policy?	Yes. Pg. 6-7, 6-10, 6-12	2
Does the Master Plan call for minimizing impervious surfaces in new construction and redevelopment projects to reduce stormwater runoff and improve infiltration?	No.	0
Does the Master Plan include identification and protection of Wildlife corridors?	Yes. Protection. Pg. 6-10 and 6-11	2
Does the Master Plan identify and call for preservation of undisturbed Natural Areas and/or Natural River designations for surface water and ground water?	Yes. Pg. 6-7, 6-11	2
Does the plan acknowledge the importance of well-constructed and maintained road stream crossings on the quality of stream and water resources?	No.	0
<b>Total</b>		<b>18</b>



**Master Plan Review – Section 2**

2=Yes, Criteria Met

1=Yes, Criteria Minimally Addressed

0=missing

<b>Criteria</b>	<b>Citation and Comments</b> note any comments and citation	<b>Points</b>
Does the master plan provide information on the forest resources in the community?	Yes. Pg. 4-25	2
Does the master plan provide information on the wildlife resources in the community?	Yes.	2
Does the master plan provide information on threatened and endangered species?	Yes. Pg. 4-23, 4-24	2
Does the master plan provide information on the soils and soils constraints?	Yes. Pg. 4-5 thru 4-11	2
Does the master plan address forest and wildlife resources in the goals and objectives section?	Yes. Pg. 6-9	2
Does the master plan address forest and wildlife resources in the future land use section?	Yes. Forest. Pg. 7-4	2
Does the master plan address groundwater protection in the goals and objectives section?	Yes. Pg. 6-11	2
Does the plan address retention or restoration of waterside greenbelts or buffers in the goals and objectives section?	Yes. Pg. 6-2, 6-11	2
Does the plan address use of conservation easement to protect open space in the goals and objectives section?	Yes. Pg. 6-6	2
Does the plan address Septic Systems maintenance in the goals and objectives section?	Yes. Pg. 6-12	2
Does the plan address Wetland Protection and Restoration in the goals and objectives section?	Yes. Pg. 6-2	2
Does the plan address Floodplain Protection in the goals and objectives section?	No.	0
		<b>Total: 22</b>
<b>TOTAL POINTS</b>		<b>40 of 46 (87%)</b>

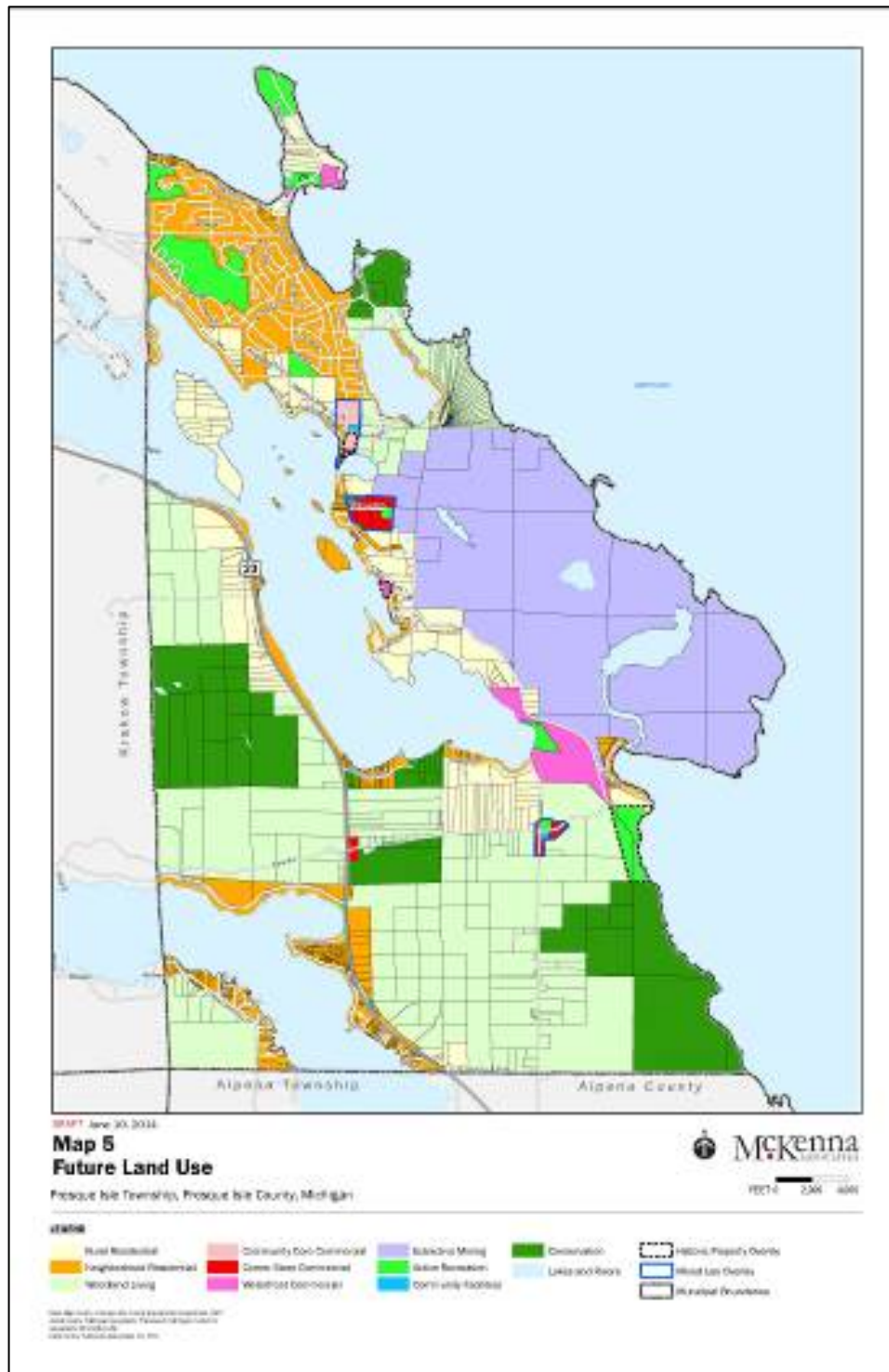
# Presque Isle Township Master Plan Assessment

Date Completed: Adoption in 2014

Name of Reviewer: Kyle Robinson and Richard Deuell

Master plan Title: Presque Isle Township Master Plan

Creation date: Adoption in 2014



**Master Plan Review – Section 1**

2=Yes, Criteria Met

1=Yes, Criteria Minimally Addressed

0=missing

<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
Does Master Plan exist? (If yes, note when scheduled for review again in Comments section) OR	In process up adoption of updated plan reviewed for this report	2
Does the Master Plan specifically identify the watershed(s) in which the community is located?	Yes. Pg. 88	2
Does the Master Plan have a complete inventory of lakes, rivers, and wetlands, with maps of their locations?	Yes. Pg. 88-99	2
Does it identify and map groundwater recharge areas?	Yes. Pg. 88	2
Does the jurisdiction's Master Plan have a specific and focused goal or statement of intent to protect water resources? If yes, note it in Comments section.	Yes. Northeast Michigan Karst Aquifer Protection Plan	2
Does the Master Plan include goals for community acquisition or conservation of Open Space to protect surface water, ground water, and wetlands?	Yes. Pg. 37	2
Does the Master Plan identify stormwater management as an important community policy?	Yes. Pg. 35-37	2
Does the Master Plan call for minimizing impervious surfaces in new construction and redevelopment projects to reduce stormwater runoff and improve infiltration??	No	0
Does the Master Plan include identification and protection of Wildlife corridors?	Yes, natural resource, goals and future land use sections	2
Does the Master Plan identify and call for preservation of undisturbed Natural Areas and/or Natural River designations for surface water and ground water?	Yes. Goals and future land use	2
Does the plan acknowledge the importance of well-constructed and maintained road stream crossings on the quality of stream and water resources?	No	0
Total		18

**Master Plan Review – Section 2**

2=Yes, Criteria Met

1=Yes, Criteria Minimally Addressed

0=missing

Criteria	Citation and Comments	Points
Does the master plan provide information on the forest resources in the community?	Yes. Pg. 99	2
Does the master plan provide information on the wildlife resources in the community?	Yes. Pg. 93	2
Does the master plan provide information on threatened and endangered species?	Yes. 97	2
Does the master plan provide information on the soils and soils constraints?	Yes. Pg. 85	2
Does the master plan address forest and wildlife resources in the goals and objectives section?	Yes, under Environmental goal Pg. 35	2
Does the master plan address forest and wildlife resources in the future land use section?	Conservation, Woodland Living and Rural Residential Future Land Use categories	2
Does the master plan address groundwater protection in the goals and objectives section?	Yes, under Environmental goal Pg. 35	2
Does the plan address retention or restoration of waterside greenbelts or buffers in the goals and objectives section?	Yes, under Environmental goal Pg. 35	2
Does the plan address use of conservation easement to protect open space in the goals and objectives section?	Yes, under Environmental goal Pg. 35	2
Does the plan address Septic Systems maintenance in the goals and objectives section?	Yes, under Environmental goal Pg. 35	2
Does the plan address Wetland Protection and Restoration in the goals and objectives section?	Yes, under Environmental goal Pg. 35	2
Does the plan address Floodplain Protection in the goals and objectives section?	No.	0
		<b>Total: 22</b>
<b>TOTAL POINTS 40 of 46 (87%)</b>		

## Rogers City MASTER PLAN ASSESSMENT

Name of Reviewer: Kyle Robinson and Richard Deuell

Master plan Title: City of Rogers City Comprehensive Plan

Creation date: February 24, 2014

Prepared by: NEMCOG

<b>Master Plan Review – Section 1</b>		
<b>2=Yes; 1=Yes, minimally with comments; 0=missing</b>		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
Does Master Plan exist? (If yes, note when scheduled for review again in Comments section) OR	Yes.	2
Does the Master Plan specifically identify the watershed(s) in which the community is located?	Pages 4-6 to 4-9	2
Does the Master Plan have a complete inventory of lakes, rivers, and wetlands, with maps of their locations?	Pages 4-6 to 4-9	2
Does it identify and map groundwater recharge areas?	Wellhead Protection Plan	2
Does the jurisdiction's Master Plan have a specific and focused goal or statement of intent to protect water resources? If yes, note it in Comments section.	Conserve, protect and maintain environmental resources for the enjoyment of residents and visitors and for future generations.	2
Does the Master Plan include goals for community acquisition or conservation of Open Space to protect surface water, ground water, and wetlands?	Goal for Natural, Cultural and Recreation Resources has objectives that address these	2
Does the Master Plan identify stormwater management as an important community policy?	Encourage county government officials to effectively administer and enforce regulations such as soil erosion and sedimentation control and adopt needed ordinances such as storm water control.	1
Does the Master Plan call for minimizing impervious surfaces in new construction and redevelopment projects to reduce stormwater runoff and improve infiltration?	no	0
Does the Master Plan include identification and protection of Wildlife corridors?	Natural resource, goals and future land use sections	2
Does the Master Plan identify and call for preservation of undisturbed Natural Areas and/or Natural River designations for surface water and ground water?	goals and future land use sections	2
Does the plan acknowledge the importance of well-constructed and maintained road stream crossings on the quality of stream and water resources?	No	0
<b>TOTAL POINTS SECTION 17</b>		



<b>Master Plan Review – Section 2</b> <b>2=Yes; 1=Yes, minimally with comments; 0=missing</b>		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
Does the master plan provide information on the forest resources in the community?	Yes.	2
Does the master plan provide information on the wildlife resources in the community?	Yes	2
Does the master plan provide information on threatened and endangered species?	No.	0
Does the master plan provide information on the soils and soils constraints?	Hydric Soils	1
Does the master plan address forest and wildlife resources in the goals and objectives section?	Yes.	2
Does the master plan address forest and wildlife resources in the future land use section?	No	0
Does the master plan address groundwater protection in the goals and objectives section?	Yes, plus wellhead protection plan	2
Does the plan address retention or restoration of waterside greenbelts or buffers in the goals and objectives section?	no	0
Does the plan address use of conservation easement to protect open space in the goals and objectives section?	Yes.	2
Does the plan address Septic Systems maintenance in the goals and objectives section?	No.	0
Does the plan address Wetland Protection and Restoration in the goals and objectives section?	As environmentally sensitive areas	2
Does the plan address Floodplain Protection in the goals and objectives section?	No.	0
		Total: 13
<b>TOTAL POINTS 30 of 46 (65%)</b>		

# Presque Isle County

## Master Plan Assessment

Date Completed: 12/13/2013  
 Name of Reviewer: Ryan Axon, Kyle Robinson  
 Master plan Title: Presque Isle County Master Plan  
 Creation date: 12/22/2004  
 Last updated: 2013

<b>Master Plan Review – Section 1</b>		
<b>2=Yes; 1=Yes, minimally with comments; 0=missing</b>		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
Does Master Plan exist? (If yes, note when scheduled for review again in Comments section) OR	Yes. 12/22/2009	2
Does the Master Plan specifically identify the watershed(s) in which the community is located?	Yes. (4-12) Under surface water section.	2
Does the Master Plan have a complete inventory of lakes, rivers, and wetlands, with maps of their locations?	Yes. (4-12) Surface Water. Fig 5-1	2
Does it identify and map groundwater recharge areas?	Yes. (4-11) Groundwater	2
Does the jurisdiction's Master Plan have a specific and focused goal or statement of intent to protect water resources? If yes, note it in Comments section.	Yes. (7-4) "Assets to Preserve" (7-11) #7 and 10	2
Does the Master Plan include goals for community acquisition or conservation of Open Space to protect surface water, ground water, and wetlands?	Yes. (7-4) "Assets to preserve" (7-6) "Preserve Open Space" (9-1) Briefly mentioned No mention of community acquisition.	1
Does the Master Plan identify stormwater management as an important community policy?	Yes. (4-6) and (8-4)	2
Does the Master Plan call for minimizing impervious surfaces in new construction and redevelopment projects to reduce stormwater runoff and improve infiltration?	No.	0
Does the Master Plan include identification and protection of Wildlife corridors?	(7-2) Assets to Preserve (7-11) #8	2
Does the Master Plan identify and call for preservation of undisturbed Natural Areas and/or Natural River designations for surface water and ground water?	(4-6) (4-11) Wellhead Protection Plan	2
Does the plan acknowledge the importance of well-constructed and maintained road stream crossings on the quality of stream and water resources?	(6-1) Very briefly mentioned.	1
<b>TOTAL POINTS SECTION</b>		<b>18</b>

<b>Master Plan Review – Section 2</b> <b>2=Yes; 1=Yes, minimally with comments; 0=missing</b>		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
Does the master plan provide information on the forest resources in the community?	(4-16) Fig 4-10	2
Does the master plan provide information on the wildlife resources in the community?	(4-13)	2
Does the master plan provide information on threatened and endangered species?	(4-14) and (4-15)	2
Does the master plan provide information on the soils and soils constraints?	(4-6) through (4-10)	2
Does the master plan address forest and wildlife resources in the goals and objectives section?	(7-11) #8,10, and 5	2
Does the master plan address forest and wildlife resources in the future land use section?	(8-4)	2
Does the master plan address groundwater protection in the goals and objectives section?	No	0
Does the plan address retention or restoration of waterside greenbelts or buffers in the goals and objectives section?	Yes. 7-11	2
Does the plan address use of conservation easement to protect open space in the goals and objectives section?	No	0
Does the plan address Septic Systems maintenance in the goals and objectives section?	Yes. 7-11	2
Does the plan address Wetland Protection and Restoration in the goals and objectives section?	Yes. Regulation	1
Does the plan address Floodplain Protection in the goals and objectives section?	No	0
		Total: 17
<b>TOTAL POINTS POSSIBLE</b>		<b>35/46 (76%)</b>

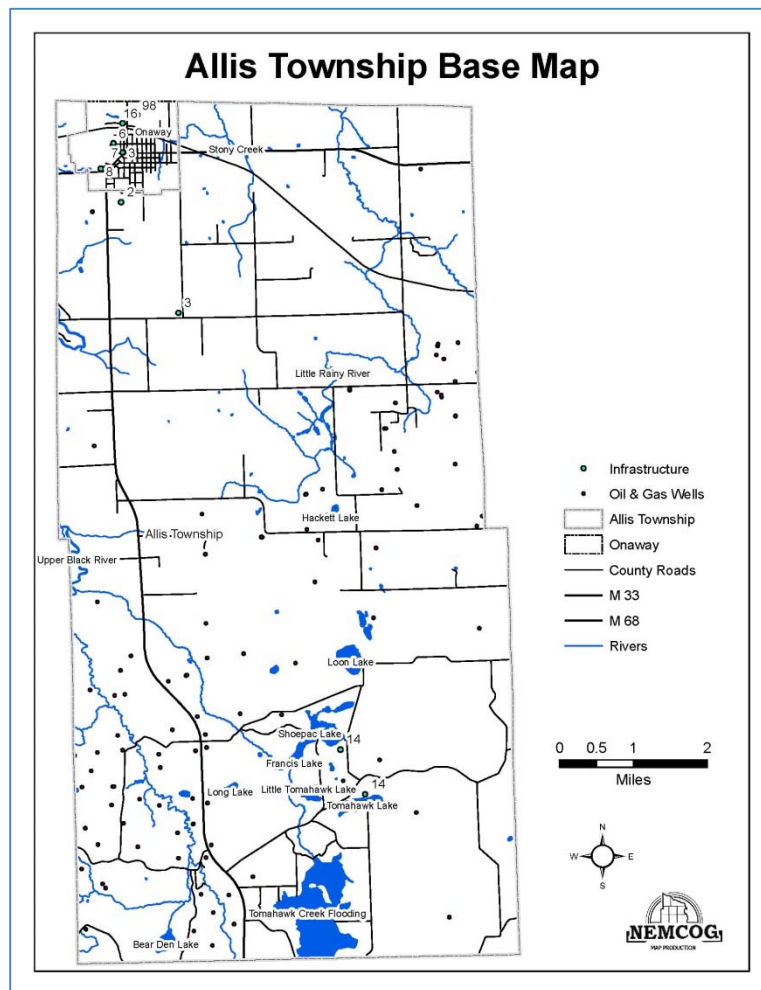
## **Appendix B**

### **Community Zoning Ordinance Review Sheets**

# Allis Township

## Zoning Assessment

### Lake Huron Watershed Community Collaboration



Name of Jurisdiction: Allis Township

Date Completed: 3-28-14

Name of Reviewer: R. L. Deuell

Zoning Ordinance Title:

Creation date:

Last amended:

Prepared by:

*Funding provided by Great Lakes Restoration Initiative, USEPA*

As a part of a Lake Huron Watershed Project, we have completed a water resource protection review of your community's zoning ordinance. The review is based on a list of zoning standards related to surface and ground water quality protection. The results provide communities an opportunity to compare their current standards with recommended water quality protection approaches. While it is understood each community is unique, both its resource and its constituent base; there are several key "common ground" zoning approaches, that if adopted by all communities within a watershed, will support long term water and natural resource protection. We are hopeful your community will review the information and consider amending your ordinance to enhance water quality and natural resource protection.

Questions used in the evaluation were derived from several sources, which included Tip of the Mitt Watershed Council, Land Policy Institute and NEMCOG. The questions are grouped into the following categories: 1) basic zoning elements, 2) shorelines, 3) stormwater management, 4) sewer/septic systems, 5) groundwater and wellhead protection, and 6) impervious surface reduction. Each question was scored based on how the ordinance met the criteria. A score of **2** means "Yes, Criteria Was Met," **1** means "Minimally with Comments," and **0** means "Missing." The values for each question were totaled under each category, which was classified as **strong, adequate or lacking**.

#### Summary of Zoning Review

I. Basic Zoning Elements - **Adequate**

II. Shorelines - **Adequate**

III. Stormwater Management - **Adequate**

IV. Sewer/Septic - **Adequate**

V. Groundwater and Wellhead Protection - **Lacking**

VI. Impervious Surface Reduction - **Adequate**

I. Basic Zoning Elements 2=Yes; 1=Yes, minimally with comments; 0=missing		
Criteria	Citation and Comments	Points
<b>Zoning Ordinance: Administrative</b>		
1. Does Zoning Ordinance have a statement of purpose or intent that includes protection of water and/or natural resources?		<b>1</b>
2. Does it include a fee system to cover costs to the community for review of proposal applications or appeals, including any professional reviews?	Section 14.11 Administrative Fees	<b>2</b>
3. Does the Zoning Ordinance have methods in place for enforcement, including a clearly defined process for inspections and correction of violations?"	Section 20.03 Enforcement Section 20.04 Violations, Corrections and Penalties	<b>2</b>
4. Is the Zoning Ordinance proposal review process coordinated with the receipt of other applicable County, State, and/or Federal permits?	PUD - Where activities on regulated wetlands are planned, the applicant shall be required to contact DEQ to obtain a permit, if required. Section 4.15 Water Supply and Sewage Disposal	<b>1</b>

	Facilities	
5. Does it require a pre-application or pre-construction meeting for new development or redevelopment proposals?	The procedure of application and approval of a PUD permit shall include one or more informal conferences between the applicant and the Zoning Administrator, who may request representatives from appropriate agencies	2
6. Does the Zoning Ordinance include requirements for environmental assessment, at the expense of the applicant, for proposals that include a land area of five acres or more, or building over 50,000 sq. ft.?		0
<b>Zoning Ordinance: Site Plan Review</b>		
7. Does the Zoning Ordinance require Site Plan Review?	Article XIV: Special Use Permits And Site Plan Review	2
8. Is the Site Plan required to indicate all existing natural features?	The location of unusual environmental features, such as streams, wetlands, shorelines, etc. Where activities on regulated wetlands are planned, the applicant shall be required to contact DEQ to obtain a permit, if required.	2
9. Does the Site Plan Review process require a Soil Erosion and Sedimentation Control Plan, or coordination with County regulations?		0
10. Does the Zoning Ordinance prohibit land clearing or soil stripping prior to site plan review?		0
<b>Zoning Ordinance: PUD</b>		
11. Does ordinance include Planned Unit Development (PUD) provisions?	Article XVIII Planned Unit Development	2
12. Do PUDs require inclusion of a minimum open space threshold?	Required open space shall comprise at lease forty percent (40%) of the total gross area. Not less than fifty percent (50%) of the net area of the property shall be open space devoted to planting, patios, walkways and recreational uses,	2
<b>Zoning Ordinance: Open Space</b>		
13. Are flexible site design criteria or incentives available to encourage developers to include open space or cluster design provisions?	The purpose of a Planned Unit Development (PUD) is to permit and encourage design flexibility and mixed uses on the same parcel within the existing R-1 and R-2 districts, using the special use permit procedure. Density increases can be allowed for Planned Unit Development over and above those allowed in the original R-1 or R-2 zones.	2
14. Does the open space have to be managed in a natural condition?	The Planning Commission shall require the following in accordance with applicable provisions of this Ordinance: the preservation of existing trees, predominant shrubbery, waterways, scenic viewing areas, historic points, flood plain preservations and the planting of vegetation or placement of protective cover on slopes of twenty (20%) or greater to minimize hillside erosion resulting from residential development and consequent streets and walkways.	1
15. Are allowable uses in the open space restricted to low impact uses?	Common open space shall comprise at least twenty-five percent (25%) of the gross area of the PUD and be used for recreational, park or environmental amenity	1
16. Is open space required to be protected through a conservation easement or other similar	the Register of Deeds shall accept and record the site maps and plans, dedicated streets, properties	2

mechanism?	and open spaces, rights-of-way and additional dedications within the development.	
<b>Zoning Ordinance: Special Districts</b>		
17. Does the Zoning Ordinance have districts specifically designated to protect natural resources such as Resource Conservation or Forest Resource Management?	ARTICLE VIII: Forest/Recreation District (FR)	<b>2</b>
18. Does the Zoning Ordinance have overlay districts for resource protection such as waterfront or wetlands?		<b>0</b>
<b>TOTAL POINTS SECTION I</b>		<b>24</b>
<b>TOTAL POSSIBLE POINTS:</b>		<b>36</b>



<b>II. Shorelines</b> <b>2=Yes; 1=Yes, minimally with comments; 0=missing</b>		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Shorelines: Setbacks Inland Lakes</b>		
1. Does the Zoning Ordinance require a minimum shoreline setback for inland lakes? SCORE: 75' = 2 25-74' = 1 less than 25' = 0	30' for R-1 & R-2 40" for FR & AR	<b>1</b>
<b>Shorelines: Setbacks Streams</b>		
2. Does the Zoning Ordinance require a minimum shoreline setback for streams? SCORE: 75' = 2 25-74' = 1 less than 25' = 0	30' for R-1 & R-2 40" for FR & AR 1	<b>1</b>
<b>Shorelines: Protection strips</b>		
3. Does Zoning Ordinance require riparian buffers or greenbelts, a minimum of 30' deep, on Inland Lakes?	To preserve natural resources, water quality and community scenic and recreational values, a greenbelt shall be established and maintained on all waterfront property. The greenbelt shall include all the land area located within thirty-five (35') feet of the ordinary high water mark of a lake or a stream.	<b>2</b>
4. Does Zoning Ordinance require riparian buffers or greenbelts, a minimum of 30' deep, on Streams?	Same	<b>2</b>
5. Does Zoning Ordinance specify the degree of vegetation which may be removed in the riparian buffer zone or greenbelt?	Vegetation cover, including trees, shrubs or grass shall be maintained on a least sixty percent (60%) of the lake or stream frontage within the greenbelt. Beach sand, gravel, cobblestone or rock may be substituted for vegetated areas where these materials naturally exist.	<b>2</b>
6. Does it specify the use of native plant species in the riparian buffer zone?		<b>0</b>
7. Are invasive and exotic plants prohibited from being used?		<b>0</b>
<b>Shorelines: Density</b>		
8. Does Zoning Ordinance regulate the width of waterfront lots? 100' or more = 2 75'-99' = 1 Less than 75' = 0		<b>2</b>
<b>Shorelines: Private Shared Lake Access; Keyhole/Funneling</b>		
9. Does the Zoning Ordinance include Private Shared Lake Access provisions that regulate number of back lots using the shared waterfront lot, development of shared lot, and docks?		<b>0</b>
<b>Shorelines: Road Ends</b>		
10. Does the Zoning Ordinance regulate Road Ends terminating at the edge of navigable waters, to ensure the right of public access does not include: the ability to		<b>0</b>

install private docks or boat hoists for the overnight mooring of boats?		
<b>Shorelines: Marinas</b>		
11. Does the community regulate marinas by using special land use provisions or other tools?	Limited environmental standards	<b>1</b>
<b>TOTAL POINTS SECTION II</b>		<b>11</b>
<b>TOTAL POINTS POSSIBLE</b>		<b>22</b>

<b>III. Stormwater Management</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Stormwater: Construction and Redevelopment</b>		
1. Does the community regulate stormwater as part of the Zoning Ordinance?	Section 4.16 Stormwater Retention	<b>2</b>
2. Are stormwater management areas and facilities whether on-site or off-site, required to be designed, constructed, and maintained to prevent flooding and protect surface and ground water quality?	Stormwater drainage in excess of natural conditions shall be retained on site. This provision may require stormwater retention ponds where appropriate. Written approval from the Michigan Department of Transportation (MDOT) shall be required for any additional site run-off directed into a state trunkline ditch, i.e. M-68 and M-33.	<b>2</b>
3. Is the design of any stormwater management system required to be based upon a 25-year frequency, 24-hour duration storm event	<b>No guidelines</b>	<b>0</b>
4. Does the stormwater require runoff leaving the site to be controlled to a non-erosive velocity, both during and after construction?		<b>0</b>
5. Does ordinance require that all stormwater management systems be regularly evaluated and maintained?		<b>0</b>
TOTAL POINTS SECTION III		<b>4</b>
TOTAL POINTS POSSIBLE		<b>10</b>

<b>IV. Sewer/Septic</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Septic Systems</b>		
1. Does the Zoning Ordinance require an inspection of septic tanks by an authorized inspector? Is there a point of sale inspection requirement?		<b>0</b>
2. Are regulations that pertain to septic systems coordinated with the County Health Department regulations?		<b>2</b>
TOTAL POINTS SECTION IV		<b>2</b>
TOTAL POINTS POSSIBLE		<b>4</b>

<b>V. Groundwater and Wellhead Protection</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Groundwater Protection</b>		
1. Does the Zoning Ordinance have groundwater protection standards for commercial, industrial or other uses that may cause groundwater contamination?		<b>0</b>
2. Is Site Plan Review used to ensure there are no unnecessary threats posed to groundwater by new or redevelopment proposals?		<b>0</b>
3. Does the Zoning Ordinance prohibit both direct and indirect discharge of hazardous substances to groundwater without appropriate approvals/permits?		<b>0</b>
TOTAL POINTS SECTION V		<b>0</b>
TOTAL POINTS POSSIBLE		<b>6</b>

<b>VI. Impervious Surface Reduction</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Impervious Surface Reduction: Lot Coverage</b>		
1. Does the Zoning Ordinance contain impervious surface area regulations or guidelines for individual lots?		<b>2</b>
<b>Impervious Surface Reduction: Parking Lots</b>		
2. Does Zoning Ordinance allow flexibility to reduce the number of parking spaces constructed, if warranted by the proposed development?		<b>0</b>
3. Does the Zoning Ordinance require/encourage shared use of parking between adjacent land uses? In what districts?		<b>0</b>
4. Does the Zoning Ordinance require minimum landscaping standards in parking lots?	PUD standards - No more than fifteen (15) parking spaces shall be permitted in a continuous row without being interrupted by landscaping;	<b>1</b>
5. Does the Zoning Ordinance allow for shared driveways and in what instances and in what districts?		<b>0</b>
TOTAL POINTS SECTION VI		<b>4</b>
TOTAL POINTS POSSIBLE		<b>10</b>

VII. Other Relevant Elements		
2=Yes; 1=Yes, minimally with comments; 0=missing		
Criteria	Citation and Comments	Points
<b>Floodplains</b>		
1. If FEMA floodplain mapping has been completed, does community participate in the National Flood Insurance Program?	No mapping Subtract 2 from total possible points	-2
2. If yes, does is there ordinance language that regulates floodplain development?	No mapping Subtract 2 from total possible points	-2
3. Does the community coordinate their efforts to protect the floodplain with adjoining communities and the county?		0
4. Does the Zoning Ordinance require floodplains to be identified on site plans?		0
TOTAL POINTS SECTION VII		1
TOTAL POINTS POSSIBLE		4

46

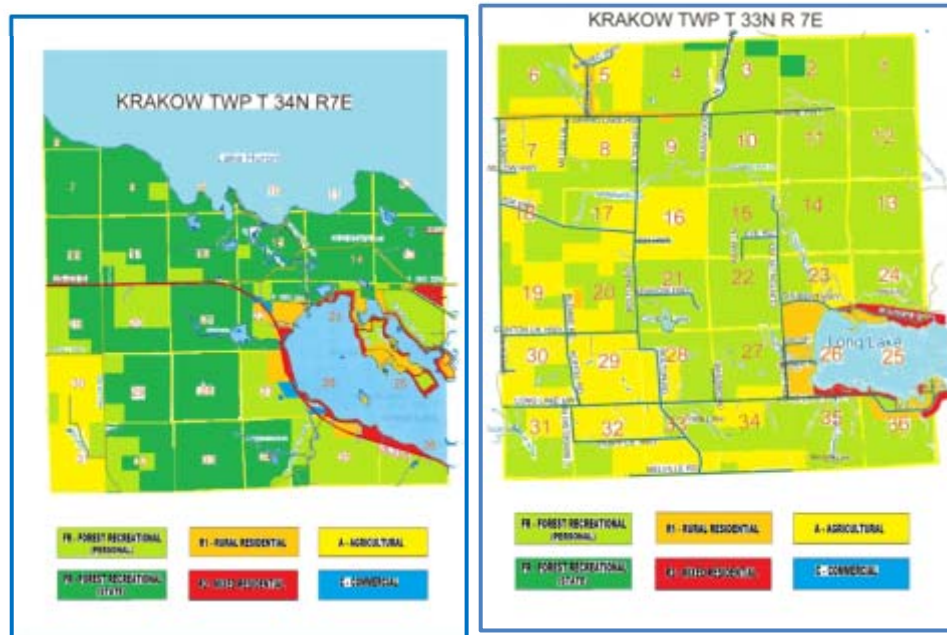
92

50%

# Krakow Township

## Zoning Assessment

### Lake Huron Watershed Community Collaboration



*Name of Jurisdiction:* Krakow Township

*Date Completed:* 1/20/2014

*Name of Reviewer:* Richard Deuell

*Zoning Ordinance Title:* Krakow Township Zoning Ordinance

*Creation date:* December 8, 1998,

*Last amended:* January 11, 2011

*Prepared by:* Planning Commission

***Funding provided by Great Lakes Restoration Initiative, USEPA***

As a part of a Lake Huron Watershed Project, we have completed a water resource protection review of your community's zoning ordinance. The review is based on a list of zoning standards related to surface and ground water quality protection. The results provide communities an opportunity to compare their current standards with recommended water quality protection approaches. While it is understood each community is unique, both its resource and its constituent base; there are several key "common ground" zoning approaches, that if adopted by all communities within a watershed, will support long term water and natural resource protection. We are

hopeful your community will review the information and consider amending your ordinance to enhance water quality and natural resource protection.

Questions used in the evaluation were derived from several sources, which included Tip of the Mitt Watershed Council, Land Policy Institute and NEMCOG. The questions are grouped into the following categories: 1) basic zoning elements, 2) shorelines, 3) stormwater management, 4) sewer/septic systems, 5) groundwater and wellhead protection, and 6) impervious surface reduction. Each question was scored based on how the ordinance met the criteria. A score of **2** means "Yes, Criteria Was Met," **1** means "Minimally with Comments," and **0** means "Missing." The values for each question were totaled under each category, which was classified as strong, adequate or lacking.

#### Summary of Zoning Review

- I. Basic Zoning Elements - **Adequate**
- II. Shorelines - **Adequate**
- III. Stormwater Management - **Lacking**
- IV. Sewer/Septic - **Lacking**
- V. Groundwater and Wellhead Protection - **Lacking**
- VI. Impervious Surface Reduction - **Lacking**

<b>I. Basic Zoning Elements</b> <b>2=Yes; 1=Yes, minimally with comments; 0=missing</b>		
Criteria	Citation and Comments note any comments and citation	Points
<b>Zoning Ordinance: Administrative</b>		
1. Does Zoning Ordinance have a statement of purpose or intent that includes protection of water and/or natural resources'	Pg 1	2
2. Does it include a fee system to cover costs to the community for review of proposal applications or appeals, including any professional reviews?	<b>Section 12.8 Fees:</b> Accompanying the request for approval of a site plan, a fee, to be determined by the Township Board, shall be submitted. Said fee is for the purpose of defraying administrative costs in processing the request for approval. Additional fee will be charged for reimbursing another party retained by Krakow Township for expert consultation relative to the application, as determined or required in the sole discretion of the Planning Commission.	2
3. Does the Zoning Ordinance have methods in place for enforcement, including a clearly defined process for inspections and correction of violations?"	Article 24.3	2
4. Is the Zoning Ordinance proposal review process coordinated with the receipt of other applicable County, State, and/or Federal permits'		0
5. Does it require a pre-application or pre-construction meeting for new development or redevelopment proposals?	Section 19.3 Concept Plan Requirements:	2
6. Does the Zoning Ordinance include requirements for environmental assessment, at the expense of the applicant, for proposals that include a land area of five acres or more, or building over 50,000 sq. ft.?		0
<b>Zoning Ordinance: Site Plan Review</b>		
7. Does the Zoning Ordinance require Site Plan Review?	Article XII Site Plan Review Requirements	2
8. Is the Site Plan required to indicate all existing natural features'	The location of unusual environmental features, such as streams, wetlands, shorelines, flood plains, etc.	2
9. Does the Site Plan Review process require a Soil Erosion and Sedimentation Control Plan, or coordination with County regulations?		0
10. Does the Zoning Ordinance prohibit land clearing or soil stripping prior to site plan review		0
<b>Zoning Ordinance: PUD</b>		
11. 12. Does ordinance include Planned Unit Development (PUD) provisions?	Article XIX Planned Unit Development	2
12. 13. Do PUDs require inclusion of a	Article XIX	2



minimum open space threshold?	Planned Unit Development	
<b>Zoning Ordinance: Open Space</b>		
13. Are flexible site design criteria or incentives available to encourage developers to include open space or cluster design provisions?	Article XIX Planned Unit Development Article XX (Mobile Home Park Regulations)	<b>2</b>
14. Does the open space have to be managed in a natural condition?'	No option for improved or unimproved	<b>0</b>
15. Are allowable uses in the open space restricted to low impact uses?	Depends upon the situation, floodplain yes	<b>1</b>
16. Is open space required to be protected through a conservation easement or other similar mechanism?	must file a restrictive covenant with the Register of Deeds	<b>2</b>
<b>Zoning Ordinance: Special Districts</b>		
17. Does the Zoning Ordinance have districts specifically designated to protect natural resources such as Resource Conservation or Forest Resource Management	Article XVII Flood Hazard, Floodway, Flood Plain	<b>2</b>
18. Does the Zoning Ordinance have overlay districts for resource protection such as waterfront or wetlands.		<b>0</b>
<b>TOTAL POINTS SECTION II</b>		<b>23</b>
<b>TOTAL POSSIBLE POINTS:</b>		<b>36</b>

II. Shorelines 2=Yes; 1=Yes, minimally with comments; 0=missing		
Criteria	Citation and Comments note any comments & citation	Points
<b>Shorelines: Setbacks Great Lakes Shoreline</b>		
1. If the community has a Great Lakes Shoreline, does it use an Overlay District, or other tools, to protect the shoreline with setbacks? SCORE: 100' or greater = 2 50' to 99' = 1 Less than 50' = 0	Waterfront setback of 75' All waterfronts treated same	1
2. For a Great Lakes Shoreline, does the Zoning Ordinance delineate a separate minimum setback and/or other protection measures for dunes and high risk erosion areas?		0
<b>Shorelines: Setbacks Inland Lakes</b>		
3. Does the Zoning Ordinance require a minimum shoreline setback for inland lakes? SCORE: 75' = 2 25-74' = 1 less than 25' = 0	Minimum front yard setback on waterfront lots shall be seventy-five feet (75') from the mean high water mark, but not less than forty feet (40'), if the line of sight provision applies.	2
<b>Shorelines: Setbacks Streams</b>		
4. Does the Zoning Ordinance require a minimum shoreline setback for streams? SCORE: 75' = 2 25-74' = 1 less than 25' = 0	Minimum front yard setback on waterfront lots shall be seventy-five feet (75') from the mean high water mark, but not less than forty feet (40'), if the line of sight provision applies.	2
<b>Shorelines: Protection strips</b>		
5. Does Zoning Ordinance require riparian buffers or greenbelts, a minimum of 30' deep, on Inland Lakes?	40' All waterfront lots shall be subject to greenbelt requirements.	2
6. Does Zoning Ordinance require riparian buffers or greenbelts, a minimum of 30' deep, on Streams?	40' All waterfront lots shall be subject to greenbelt requirements.	2
7. Does Zoning Ordinance specify the degree of vegetation which may be removed in the riparian buffer zone or greenbelt?		0
8. Does it specify the use of native plant species in the riparian buffer zone?		0
9. Are invasive and exotic plants prohibited from being used?		0
<b>Shorelines: Density</b>		
10. Does Zoning Ordinance regulate the width of waterfront lots? 100' or more = 2 75'-99' = 1 Less than 75' = 0	75'	1
<b>Shorelines: Keyhole/Funneling</b>		

11. Does the Zoning Ordinance include keyhole prevention provisions by placing restrictions on the size and type of multi-boat launch and docking sites?	<b>Section 4.34 Riparian Access:</b> eff. 5/7/05 The following restrictions are intended to limit the number of dwelling units having access	<b>2</b>
<b>Shorelines: Road Ends</b>		
12. Does the Zoning Ordinance regulate Road Ends terminating at the edge of navigable waters, to ensure the right of public access does not include: the ability to install private docks or boat hoists for the overnight mooring of boats?		<b>0</b>
<b>Shorelines: Marinas</b>		
13. Does the community regulate marinas by using special land use provisions or other tools?	Special Use and development standards	<b>2</b>
<b>TOTAL POINTS SECTION III</b>		<b>15</b>
<b>TOTAL POINTS POSSIBLE</b>		<b>26</b>

<b>III. Stormwater Management</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b> note any comments and citation	<b>Points</b>
<b>Stormwater: Construction and Redevelopment</b>		
1. Does the community regulate stormwater as part of the Zoning Ordinance?		<b>0</b>
2. Are stormwater management areas and facilities whether on-site or off-site, required to be designed, constructed, and maintained to prevent flooding and protect surface and ground water quality?		<b>0</b>
3. Is the design of any stormwater management system required to be based upon a 25-year frequency, 24-hour duration storm event		<b>0</b>
4. Does the stormwater require runoff leaving the site to be controlled to a non-erosive velocity, both during and after construction?		<b>0</b>
5. Does ordinance require that all stormwater management systems be regularly evaluated and maintained?		<b>0</b>
TOTAL POINTS SECTION V		<b>0</b>
TOTAL POINTS POSSIBLE		<b>10</b>

<b>IV. Sewer/Septic</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Septic Systems</b>		
1. Does the Zoning Ordinance require an inspection of septic tanks by an authorized inspector? Is there a point of sale inspection requirement?		<b>0</b>
2. Are regulations that pertain to septic systems coordinated with the County Health Department regulations?		<b>0</b>
TOTAL POINTS SECTION VII		<b>0</b>
TOTAL POINTS POSSIBLE		<b>4</b>

<b>V. Groundwater and Wellhead Protection</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments note any comments and citation</b>	<b>Points</b>
<b>Groundwater Protection</b>		
1. Does the Zoning Ordinance have groundwater protection standards for commercial, industrial or other uses that may cause groundwater contamination?		0
2. Is Site Plan Review used to ensure there are no unnecessary threats posed to groundwater by new or redevelopment proposals?		0
3. Does the Zoning Ordinance prohibit both direct and indirect discharge of hazardous substances to groundwater without appropriate approvals/permits?		0
TOTAL POINTS SECTION IX		0
TOTAL POINTS POSSIBLE		6

<b>VI. Impervious Surface Reduction</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments note any comments and citation</b>	<b>Points</b>
<b>Impervious Surface Reduction: Lot Coverage</b>		
1. Does the Zoning Ordinance contain impervious surface area regulations or guidelines for individual lots?	Standard in schedule of regulations	2
<b>Impervious Surface Reduction: Parking Lots</b>		
2. Does Zoning Ordinance allow flexibility to reduce the number of parking spaces constructed, if warranted by the proposed development?	No access management or shared parking features	0
3. Does the Zoning Ordinance require/encourage shared use of parking between adjacent land uses? In what districts?		0
4. Does the Zoning Ordinance require minimum landscaping standards in parking lots?		0
5. Does the Zoning Ordinance allow for shared driveways and in what instances and in what districts?		0
TOTAL POINTS SECTION IV		2
TOTAL POINTS POSSIBLE		10

VII. Other Relevant Elements 2=Yes; 1=Yes, minimally with comments; 0=missing		
Criteria	Citation and Comments note any comments and citation	Points
<b>Floodplains</b>		
1. Does the community coordinate their efforts to protect the floodplain with adjoining communities and the county?		0
2. Does the Zoning Ordinance require floodplains to be identified on site plans?		2
TOTAL POINTS SECTION X		2
TOTAL POINTS POSSIBLE		4

Scoring:

**42/96**

**44% of total possible points**

# Presque Isle Township

## Zoning Assessment

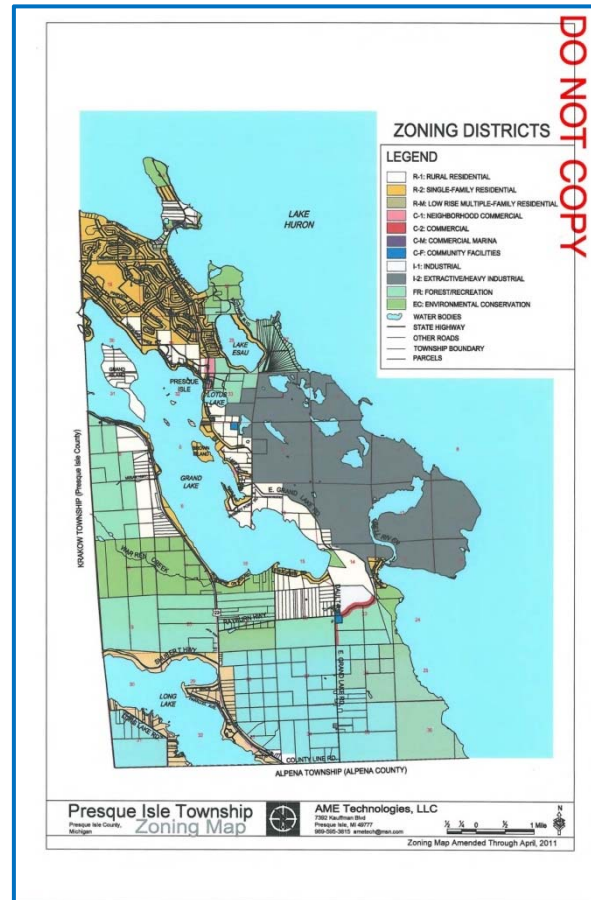
### Lake Huron Watershed Community Collaboration

Jurisdiction: Presque Isle Township  
 Date Completed: 3/10/14  
 Reviewer: R. L. Deuell, AICP  
 Presque Isle Township Zoning Ordinance  
 Creation date: 1981, last amended 2012

***Funding provided by Great Lakes  
 Restoration Initiative, USEPA***

As a part of a Lake Huron Watershed Project, we have completed a water resource protection review of your community's zoning ordinance. The review is based on a list of zoning standards related to surface and ground water quality protection. The results provide communities an opportunity to compare their current standards with recommended water quality protection approaches. While it is understood each community is unique, both its resource and its constituent base; there are several key "common ground" zoning approaches, that if adopted by all communities within a watershed, will support long term water and natural resource protection. We are hopeful your community will review the information and consider amending your ordinance to enhance water quality and natural resource protection.

Questions used in the evaluation were derived from several sources, which included Tip of the Mitt Watershed Council, Land Policy Institute and NEMCOG. The questions are grouped into the following categories: 1) basic zoning elements, 2) shorelines, 3) stormwater management, 4) sewer/septic systems, 5) groundwater and wellhead protection, and 6) impervious surface reduction. Each question was scored based on how the ordinance met the criteria. A score of **2** means "Yes, Criteria Was Met," **1** means "Minimally with Comments," and **0** means "Missing." The values for each question were totaled under each category, which was classified as strong, adequate or lacking.



## Summary of Zoning Review

I. Basic Zoning Elements - **Strong**

II. Shorelines - **Adequate**

III. Stormwater Management - **Adequate**

IV. Sewer/Septic - **Adequate**

V. Groundwater and Wellhead Protection - **Lacking**

VI. Impervious Surface Reduction - **Lacking**

<b>I. Basic Zoning Elements</b>		
<b>2=Yes; 1=Yes, minimally with comments; 0=missing</b>		
<b>Criteria</b>	<b>Citation and Comments note any comments and citation</b>	<b>Points</b>
<b>Zoning Ordinance: Administrative</b>		
1. Does Zoning Ordinance have a statement of purpose or intent that includes protection of water and/or natural resources'	Section 1.2	<b>2</b>
2. Does it include a fee system to cover costs to the community for review of proposal applications or appeals, including any professional reviews?	17.11	<b>2</b>
3. Does the Zoning Ordinance have methods in place for enforcement, including a clearly defined process for inspections and correction of violations?"	28.3 Violation-Penalty	<b>2</b>
4. Is the Zoning Ordinance proposal review process coordinated with the receipt of other applicable County, State, and/or Federal permits'	Outside Agency Approvals. Prior to approval of a Comprehensive Site Plan,.....	<b>2</b>
5. Does it require a pre-application or pre-construction meeting for new development or redevelopment proposals?	Section 17.4 Review Procedure	<b>2</b>
6. Does the Zoning Ordinance include requirements for environmental assessment, at the expense of the applicant, for proposals that include a land area of five acres or more, or building over 50,000 sq. ft.?	Comprehensive Site Plan Section	<b>2</b>
<b>Zoning Ordinance: Site Plan Review</b>		
7. Does the Zoning Ordinance require Site Plan Review?		<b>2</b>
8. Is the Site Plan required to indicate all existing natural features'	General location and information regarding significant natural features existing on the site. Significant natural features and other natural characteristics, iii. All natural features such as woodlots, trees of more than 2 foot in diameter, streams, lakes, ponds, State-regulated wetlands, critical dune areas, and floodplains. The total area of any submerged areas or wetlands within the lot should be provided. Also, areas to be preserved and areas to be cleared should be noted.	<b>2</b>
9. Does the Site Plan Review process require a Soil Erosion and Sedimentation Control Plan, or		<b>2</b>



coordination with County regulations?		
10. Does the Zoning Ordinance prohibit land clearing or soil stripping prior to site plan review	The applicable requirements of Township, County, and State agencies are met regarding grading and surface drainage and	<b>2</b>
<b>Zoning Ordinance: PUD</b>		
11. 12. Does ordinance include Planned Unit Development (PUD) provisions?		<b>2</b>
12. 13. Do PUDs require inclusion of a minimum open space threshold?		<b>2</b>
<b>Zoning Ordinance: Open Space</b>		
13. Are flexible site design criteria or incentives available to encourage developers to include open space or cluster design provisions?		<b>2</b>
14. Does the open space have to be managed in a natural condition?'	Any portions of the PUD site, if deemed environmentally significant, may, upon review by the Planning Commission, be preserved in their natural state.	<b>2</b>
15. Are allowable uses in the open space restricted to low impact uses?	Depends upon site conditions	<b>1</b>
16. Is open space required to be protected through a conservation easement or other similar mechanism?	file a restrictive covenant with the Register of Deeds	<b>2</b>
<b>Zoning Ordinance: Special Districts</b>		
17. Does the Zoning Ordinance have districts specifically designated to protect natural resources such as Resource Conservation or Forest Resource Management?	Environmental Conservation Forest/Recreation	<b>2</b>
18. Does the Zoning Ordinance have overlay districts for resource protection such as waterfront or wetlands?		<b>0</b>
<b>TOTAL POINTS SECTION I</b>		<b>33</b>
<b>TOTAL POSSIBLE POINTS:</b>		<b>36</b>

<b>II. Shorelines</b> <b>2=Yes; 1=Yes, minimally with comments; 0=missing</b>		
<b>Criteria</b>	<b>Citation and Comments note any comments &amp; citation</b>	<b>Points</b>
<b>Shorelines: Setbacks Great Lakes Shoreline</b>		
1. If the community has a Great Lakes Shoreline, does it use an Overlay District, or other tools, to protect the shoreline with setbacks? SCORE: 100' or greater = 2 50' to 99' = 1 Less than 50' = 0	Lake Huron waterfront lots which shall be sixty (60) feet.	<b>1</b>
2. For a Great Lakes Shoreline, does the Zoning Ordinance delineate a separate minimum setback and/or other protection measures for dunes and high risk erosion areas?	Within EC District	<b>1</b>
<b>Shorelines: Setbacks Inland Lakes</b>		
3. Does the Zoning Ordinance require a minimum shoreline setback for inland lakes? SCORE: 75' = 2 25-74' = 1 less than 25' = 0	Minimum front yard setback on waterfront lots shall be fifty (50) feet from the ordinary high water mark, except for Lake Huron waterfront lots which shall be sixty (60) feet.	<b>1</b>
<b>Shorelines: Setbacks Streams</b>		
4. Does the Zoning Ordinance require a minimum shoreline setback for streams? SCORE: 75' = 2 25-74' = 1 less than 25' = 0	Minimum front yard setback on waterfront lots shall be fifty (50) feet from the ordinary high water mark, except for Lake Huron waterfront lots which shall be sixty (60) feet.	<b>1</b>
<b>Shorelines: Protection strips</b>		
5. Does Zoning Ordinance require riparian buffers or greenbelts, a minimum of 30' deep, on Inland Lakes?	To preserve natural resources, water quality and community scenic and recreational values, a greenbelt shall be established and maintained on all property located within thirty (30) feet of the ordinary high water mark of a lake or a stream.	<b>2</b>
6. Does Zoning Ordinance require riparian buffers or greenbelts, a minimum of 30' deep, on Streams?	All waterfront lots shall be subject to the greenbelt requirements of Section 4.31.(Effective Date: March 1, 2006)	<b>2</b>
7. Does Zoning Ordinance specify the degree of vegetation which may be removed in the riparian buffer zone or greenbelt?	Natural vegetation cover, including trees, shrubs or herbaceous plants shall be maintained on a least sixty percent (60%) of the lake or stream frontage within the greenbelt.	<b>2</b>
8. Does it specify the use of native plant species in the riparian buffer zone?	Natural vegetation not native	<b>1</b>
9. Are invasive and exotic plants prohibited from being used?		<b>0</b>
<b>Shorelines: Density</b>		
10. Does Zoning Ordinance regulate the width of waterfront lots? 100' or more = 2 75'-99' = 1 Less than 75' = 0	F. For waterfront lots created after the effective date of this amendment, the minimum lot width shall be one hundred (100) feet. (Effective Date: August 21, 2002)	<b>2</b>

<b>Shorelines: Keyhole/Funneling</b>		
11. Does the Zoning Ordinance include keyhole prevention provisions by placing restrictions on the size and type of multi-boat launch and docking sites?		<b>0</b>
<b>Shorelines: Road Ends</b>		
12. Does the Zoning Ordinance regulate Road Ends terminating at the edge of navigable waters, to ensure the right of public access does not include: the ability to install private docks or boat hoists for the overnight mooring of boats?		<b>0</b>
<b>Shorelines: Marinas</b>		
13. Does the community regulate marinas by using special land use provisions or other tools?	Section 20.25 Marinas	<b>1</b>
TOTAL POINTS SECTION II		<b>14</b>
TOTAL POINTS POSSIBLE		<b>26</b>

<b>III. Stormwater Management</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b> note any comments and citation	<b>Points</b>
<b>Stormwater: Construction and Redevelopment</b>		
1. Does the community regulate stormwater as part of the Zoning Ordinance?	Site Plan Review	<b>2</b>
2. Are stormwater management areas and facilities whether on-site or off-site, required to be designed, constructed, and maintained to prevent flooding and protect surface and ground water quality?	xii. A drainage plan prepared and sealed by a licensed professional engineer, identifying measures to be used for control and disposal of storm water runoff from the site. The drainage plan shall identify sizes and dimensions of all drainage structures, and the method, assumptions, and calculations used in the design of drainage facilities and control of runoff.	<b>2</b>
3. Is the design of any stormwater management system required to be based upon a 25-year frequency, 24-hour duration storm event		<b>0</b>
4. Do the stormwater standards require runoff leaving the site to be controlled to a non-erosive velocity, both during and after construction?		<b>0</b>
5. Does the ordinance require that all stormwater management systems be regularly evaluated and maintained?		<b>0</b>
TOTAL POINTS SECTION III		<b>4</b>
TOTAL POINTS POSSIBLE		<b>10</b>

<b>IV. Sewer/Septic</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Septic Systems</b>		
1. Does the Zoning Ordinance require an inspection of septic tanks by an authorized inspector? Is there a point of sale inspection requirement?		<b>0</b>
2. Are regulations that pertain to septic systems coordinated with the County Health Department regulations?	Can't be located in greenbelts	<b>2</b>
TOTAL POINTS SECTION IV		<b>2</b>
TOTAL POINTS POSSIBLE		<b>4</b>

<b>V. Groundwater and Wellhead Protection</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments note any comments and citation</b>	<b>Points</b>
<b>Groundwater Protection</b>		
1. Does the Zoning Ordinance have groundwater protection standards for commercial, industrial or other uses that may cause groundwater contamination?		<b>0</b>
2. Is Site Plan Review used to ensure there are no unnecessary threats posed to groundwater by new or redevelopment proposals?		<b>0</b>
3. Does the Zoning Ordinance prohibit both direct and indirect discharge of hazardous substances to groundwater without appropriate approvals/permits?		<b>0</b>
TOTAL POINTS SECTION V		<b>0</b>
TOTAL POINTS POSSIBLE		<b>6</b>

<b>VI. Impervious Surface Reduction</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments note any comments and citation</b>	<b>Points</b>
<b>Impervious Surface Reduction: Lot Coverage</b>		
1. Does the Zoning Ordinance contain impervious surface area regulations or guidelines for individual lots?		<b>2</b>
<b>Impervious Surface Reduction: Parking Lots</b>		
2. Does Zoning Ordinance allow flexibility to reduce the number of parking spaces constructed, if warranted by the proposed development?		<b>0</b>
3. Does the Zoning Ordinance require/encourage shared use of parking between adjacent land uses? In what districts?		<b>0</b>
4. Does the Zoning Ordinance require minimum landscaping standards in parking lots?		<b>0</b>
5. Does the Zoning Ordinance allow for shared driveways and in what instances and in what districts?		<b>0</b>
TOTAL POINTS SECTION VI		<b>2</b>
TOTAL POINTS POSSIBLE		<b>10</b>

VII. Other Relevant Elements 2=Yes; 1=Yes, minimally with comments; 0=missing		
Criteria	Citation and Comments note any comments and citation	Points
<b>Floodplains</b>		
1. If FEMA floodplain mapping has been completed, does community participate in the National Flood Insurance Program?	Subtract 2 points from total	
2. If yes, does is there ordinance language that regulates floodplain development?	Subtract 2 points from total	
3. Does the community coordinate their efforts to protect the floodplain with adjoining communities and the county?		0
4. Does the Zoning Ordinance require floodplains to be identified on site plans?		2
TOTAL POINTS SECTION VII		2
TOTAL POINTS POSSIBLE		4

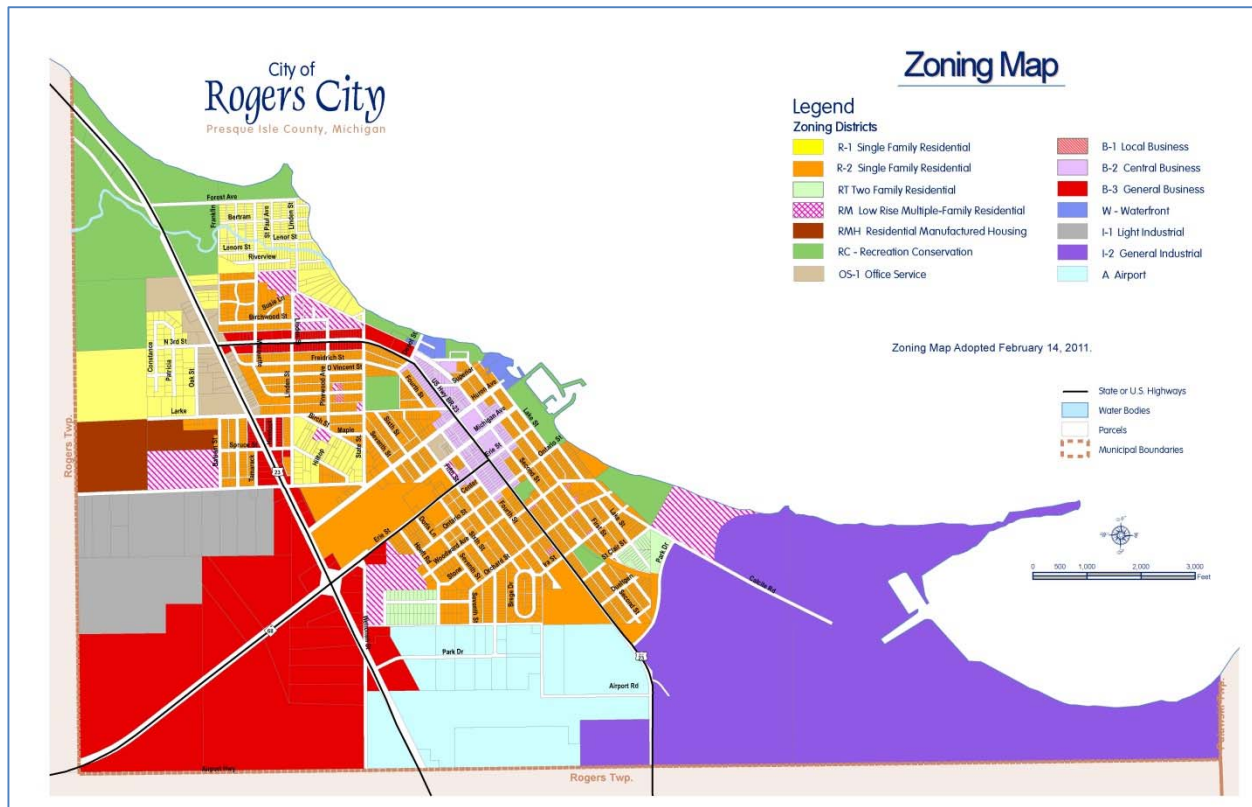
**57/96**

**59%**

# Rogers City

## Zoning Assessment

### Lake Huron Watershed Community Collaboration



Name of Jurisdiction: Rogers City

Name of Reviewer: R. L. Deuell

Zoning Ordinance Title: City of Rogers City Zoning Ordinance

Last amended: 2/14/2011

Prepared by: NEMCOG

*Funding provided by Great Lakes Restoration Initiative, USEPA*

As a part of a Lake Huron Watershed Project, we have completed a water resource protection review of your community's zoning ordinance. The review is based on a list of zoning standards related to surface and ground water quality protection. The results provide communities an opportunity to compare their current standards with recommended water quality protection approaches. While it is understood each community is unique, both its resource and its constituent base; there are several key "common ground" zoning approaches, that if adopted by all communities within a watershed, will support long term water and natural resource protection. We are hopeful your community will review the information and consider amending your ordinance to enhance water quality and natural resource protection.

Questions used in the evaluation were derived from several sources, which included Tip of the Mitt Watershed Council, Land Policy Institute and NEMCOG. The questions are grouped into the following categories: 1) basic zoning elements, 2) shorelines, 3) stormwater management, 4) sewer/septic systems, 5) groundwater and wellhead protection, and 6) impervious surface reduction. Each question was scored based on how the ordinance met the criteria. A score of **2** means "Yes, Criteria Was Met," **1** means "Minimally with Comments," and **0** means "Missing." The values for each question were totaled under each category, which was classified as **strong, adequate or lacking.**

#### Summary of Zoning Review

- I. Basic Zoning Elements - **Strong**
- II. Shorelines - **Lacking**
- III. Stormwater Management - **Strong**
- IV. Sewer/Septic - **Lacking**
- V. Groundwater and Wellhead Protection - **Strong**
- VI. Impervious Surface Reduction - **Strong**

I. Basic Zoning Elements 2=Yes; 1=Yes, minimally with comments; 0=missing		
Criteria	Citation and Comments	Points
<b>Zoning Ordinance: Administrative</b>		
1. Does Zoning Ordinance have a statement of purpose or intent that includes protection of water and/or natural resources?		<b>1</b>
2. Does it include a fee system to cover costs to the community for review of proposal applications or appeals, including any professional reviews?	The amount of these zoning fees shall cover the costs associated with the review of the application or appeal,	<b>2</b>
3. Does the Zoning Ordinance have methods in place for enforcement, including a clearly defined process for inspections and correction of violations?"	Section 32-317 Violations	<b>2</b>
4. Is the Zoning Ordinance proposal review	In addition to the above data required on the site	<b>2</b>



process coordinated with the receipt of other applicable County, State, and/or Federal permits?	plan, the following shall also be required: Submissions of the "State/County Environmental Permits Checklist". The plan should reflect the proposed development of the property which is already in compliance with the other state and county requirements, as reflected by permits for the development which have already been issued, or by letters of concurrent approval of those permits with the zoning permit.	
5. Does it require a pre-application or pre-construction meeting for new development or redevelopment proposals?	32-224 Pre-Application Conference Staff shall have the authority to conduct a pre-application meeting with the applicant/developer.... Except for Planned Unit Developments, this conference is not mandatory,	2
6. Does the Zoning Ordinance include requirements for environmental assessment, at the expense of the applicant, for proposals that include a land area of five acres or more, or building over 50,000 sq. ft.?		0
<b>Zoning Ordinance: Site Plan Review</b>		
7. Does the Zoning Ordinance require Site Plan Review?	Section 20 - Plot Plans, Site Plans, and Special Land Uses	2
8. Is the Site Plan required to indicate all existing natural features'	Natural Features: Boundary dimensions of natural features such as existing trees and vegetation, forests, water bodies, wetlands, floodplains, high risk erosion areas, slopes over ten (10) percent, drainage and other similar features.	2
9. Does the Site Plan Review process require a Soil Erosion and Sedimentation Control Plan, or coordination with County regulations?	Documentation of Compliance with Soil Erosion and Stormwater Standards: All site plans shall comply with the terms of the Presque Isle County Soil Erosion and Sedimentation Control Standards and Rogers City Stormwater Management Requirements of §32-38. It shall be the applicant's responsibility to provide documentation of compliance with these standards.	2
10. Does the Zoning Ordinance prohibit land clearing or soil stripping prior to site plan review	From and after the effective date of this Ordinance, it shall be unlawful for any person, firm, corporation, partnership or any other organization or entity to clear cut, strip any topsoil, sand, clay, gravel, or similar material, or to use lands for filling within the area of the City without first obtaining written permission from the Zoning Administrator.	1
<b>Zoning Ordinance: PUD</b>		
11. Does ordinance include Planned Unit Development (PUD) provisions?	Section 32-274 Planned Unit Developments	2
12. Do PUDs require inclusion of a minimum open space threshold?	Common Open Space: A minimum of twenty (20) percent of the land developed in any planned unit development project shall be reserved for common open space and recreational facilities .....	2
<b>Zoning Ordinance: Open Space</b>		
13. Are flexible site design criteria or incentives available to encourage developers to include	Land zoned for residential development may be developed at the option of the landowner, with the	2

open space or cluster design provisions?	same number of dwelling units on a portion of the land as would be allowed for the buildable portion of the entire parcel.	
14. Does the open space have to be managed in a natural condition?'	"Undeveloped state" means a natural state preserving natural resources, natural features, or scenic woodlands; agricultural use; open space; or similar use or condition. This term does not include golf course, but may include a recreational trail, picnic area, children's play area, greenway, or linear park.	<b>2</b>
15. Are allowable uses in the open space restricted to low impact uses?		<b>2</b>
16. Is open space required to be protected through a conservation easement or other similar mechanism?	will remain perpetually in an undeveloped state by means of a conservation easement, plat dedication, restrictive covenant, or other legal means that runs with the land.	<b>2</b>
<b>Zoning Ordinance: Special Districts</b>		
17. Does the Zoning Ordinance have districts specifically designated to protect natural resources such as Resource Conservation or Forest Resource Management	The RC-Recreation Conservation District is intended to protect and enhance areas of the City designated as open space, woodlands, wetlands, recreation and resource conservation and which are one acre or greater.	<b>2</b>
18. Does the Zoning Ordinance have overlay districts for resource protection such as waterfront or wetlands?		<b>0</b>
<b>TOTAL POINTS SECTION I</b>		<b>30</b>
<b>TOTAL POSSIBLE POINTS:</b>		<b>36</b>

II. Shorelines 2=Yes; 1=Yes, minimally with comments; 0=missing		
Criteria	Citation and Comments	Points
<b>Shorelines: Setbacks Great Lakes Shoreline</b>		
1. If the community has a Great Lakes Shoreline, does it use an Overlay District, or other tools, to protect the shoreline with setbacks? SCORE: 100' or greater = 2 50' to 99' = 1 Less than 50' = 0	<b>SETBACK:</b> All structures proposed to be built upon property bordering Lake Huron shall be set back fifty (50) feet from the ordinary high water mark, except for the following uses: pump houses, recreational docks, boat ramps, marinas, storm water and erosion control devices, picnic tables, benches, recreational watercraft, stairways and walkways. In waterfront zoning district the set back is 35'	<b>1</b>
2. For a Great Lakes Shoreline, does the Zoning Ordinance delineate a separate minimum setback and/or other protection measures for dunes and high risk erosion areas?		<b>0</b>
<b>Shorelines: Setbacks Inland Lakes</b>		
3. Does the Zoning Ordinance require a minimum shoreline setback for inland lakes? SCORE: 75' = 2 25-74' = 1 less than 25' = 0	waterfront setback of fifty (50) feet	<b>1</b>
<b>Shorelines: Setbacks Streams</b>		
4. Does the Zoning Ordinance require a minimum shoreline setback for streams? SCORE: 75' = 2 25-74' = 1 less than 25' = 0	. waterfront setback of fifty (50) feet	<b>1</b>
<b>Shorelines: Protection strips</b>		
5. Does Zoning Ordinance require riparian buffers or greenbelts, a minimum of 30' deep, on Inland Lakes?	Within twenty-five (25) feet of the ordinary high water mark, a natural vegetation strip shall be established or maintained on at least seventy percent (70%) of the width of the lake frontage for any new construction or any renovation that results in an increase of the structure footprint by five hundred (500) square feet or greater.	<b>1</b>
6. Does Zoning Ordinance require riparian buffers or greenbelts, a minimum of 30' deep, on Streams?	Within twenty-five (25) feet of the ordinary high water mark, a natural vegetation strip shall be established or maintained	<b>1</b>
7. Does Zoning Ordinance specify the degree of vegetation which may be removed in the riparian buffer zone or greenbelt?	on at least seventy percent (70%) of the width of the lake frontage for any new construction or any renovation that results in an increase of the structure footprint by five hundred (500) square feet or greater	<b>1</b>
8. Does it specify the use of native plant species in the riparian buffer zone?	The natural vegetation strip shall consist of trees, shrubs or herbaceous plants, excluding lawn	<b>1</b>
9. Are invasive and exotic plants prohibited from being used?		<b>0</b>
<b>Shorelines: Density</b>		

10. Does Zoning Ordinance regulate the width of waterfront lots? 100' or more = 2 75'-99' = 1 Less than 75' = 0	Most of the waterfront is in districts with 100' to 200' width, except for the Waterfront district that is 35'.	<b>1</b>
<b>Shorelines: Private Shared Lake Access; Keyhole/Funneling</b>		
11. Does the Zoning Ordinance include Private Shared Lake Access provisions that regulate number of back lots using the shared waterfront lot, development of shared lot, and docks?		<b>0</b>
<b>Shorelines: Road Ends</b>		
12. Does the Zoning Ordinance regulate Road Ends terminating at the edge of navigable waters, to ensure the right of public access does not include: the ability to install private docks or boat hoists for the overnight mooring of boats?		<b>0</b>
<b>Shorelines: Marinas</b>		
13. Does the community regulate marinas by using special land use provisions or other tools?		<b>0</b>
<b>TOTAL POINTS SECTION II</b>		<b>8</b>
<b>TOTAL POINTS POSSIBLE</b>		<b>26</b>

<b>III. Stormwater Management</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Stormwater: Construction and Redevelopment</b>		
1. Does the community regulate stormwater as part of the Zoning Ordinance?	32-38 Stormwater Management	<b>2</b>
2. Are stormwater management areas and facilities whether on-site or off-site, required to be designed, constructed, and maintained to prevent flooding and protect surface and ground water quality?	Stormwater runoff control areas and facilities, whether on-site or off-site, shall be designed, constructed, and maintained to prevent flooding and protect water quality.	<b>2</b>
3. Is the design of any stormwater management system required to be based upon a 25-year frequency, 24-hour duration storm event	The design of any stormwater runoff control system shall be based upon a 25-year frequency 24-hour duration storm event.	<b>2</b>
4. Does the stormwater require runoff leaving the site to be controlled to a non-erosive velocity, both during and after construction?	Runoff leaving the site shall be controlled to a non-erosive velocity, both during and after construction.	<b>2</b>
5. Does ordinance require that all stormwater management systems be regularly evaluated and maintained?	Be regularly maintained for optimum performance. A maintenance plan may be required for approval that as a minimum could include, but not be limited to: removal of accumulated sediment, periodic structural repairs, reseeding or replacement of vegetative cover.	<b>2</b>
TOTAL POINTS SECTION III		<b>10</b>
TOTAL POINTS POSSIBLE		<b>10</b>

<b>IV. Sewer/Septic</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Septic Systems</b>		
1. Does the Zoning Ordinance require an inspection of septic tanks by an authorized inspector? Is there a point of sale inspection requirement?		<b>0</b>
2. Are regulations that pertain to septic systems coordinated with the County Health Department regulations?		<b>1</b>
TOTAL POINTS SECTION IV		<b>1</b>
TOTAL POINTS POSSIBLE		<b>4</b>

<b>V. Groundwater and Wellhead Protection</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Groundwater Protection</b>		
1. Does the Zoning Ordinance have groundwater protection standards for commercial, industrial or other uses that may cause groundwater contamination?	32-46 Groundwater Protection (Hazardous Substances)	<b>2</b>
2. Is Site Plan Review used to ensure there are no unnecessary threats posed to groundwater by new or redevelopment proposals?	GROUNDWATER PROTECTION: Groundwater protection standards found in §32-46 shall be adhered to, if applicable.	<b>2</b>
3. Does the Zoning Ordinance prohibit both direct and indirect discharge of hazardous substances to groundwater without appropriate approvals/permits?	General purpose floor drains shall be connected to a public sewer system or an on-site holding tank (not a septic system) in accordance with state, county and municipal requirements, unless a groundwater discharge permit has been obtained from the MDEQ. General purpose floor drains, which discharge to groundwater, are prohibited.	<b>2</b>
TOTAL POINTS SECTION V		<b>6</b>
TOTAL POINTS POSSIBLE		<b>6</b>

<b>VI. Impervious Surface Reduction</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Impervious Surface Reduction: Lot Coverage</b>		
1. Does the Zoning Ordinance contain impervious surface area regulations or guidelines for individual lots?	District regulations	<b>2</b>
<b>Impervious Surface Reduction: Parking Lots</b>		
2. Does Zoning Ordinance allow flexibility to reduce the number of parking spaces constructed, if warranted by the proposed development?	10. Reduction of Parking Spaces/Land Banking:	<b>2</b>
3. Does the Zoning Ordinance require/encourage shared use of parking between adjacent land uses? In what districts?	9. SHARED PARKING: Joint use of the same parking areas may be permitted for two (2) or more uses located on the same, adjacent, or nearby parcels.	<b>2</b>
4. Does the Zoning Ordinance require minimum landscaping standards in parking lots?	15. Parking Lot Landscaping: Parking lot landscape requirements shall be applicable to all nonresidential parking areas in all districts, and a parking lot landscape plan shall be provided.	<b>2</b>
5. Does the Zoning Ordinance allow for shared driveways and in what instances and in what districts?	32-44 Access Management	<b>2</b>
TOTAL POINTS SECTION VI		<b>10</b>
TOTAL POINTS POSSIBLE		<b>10</b>

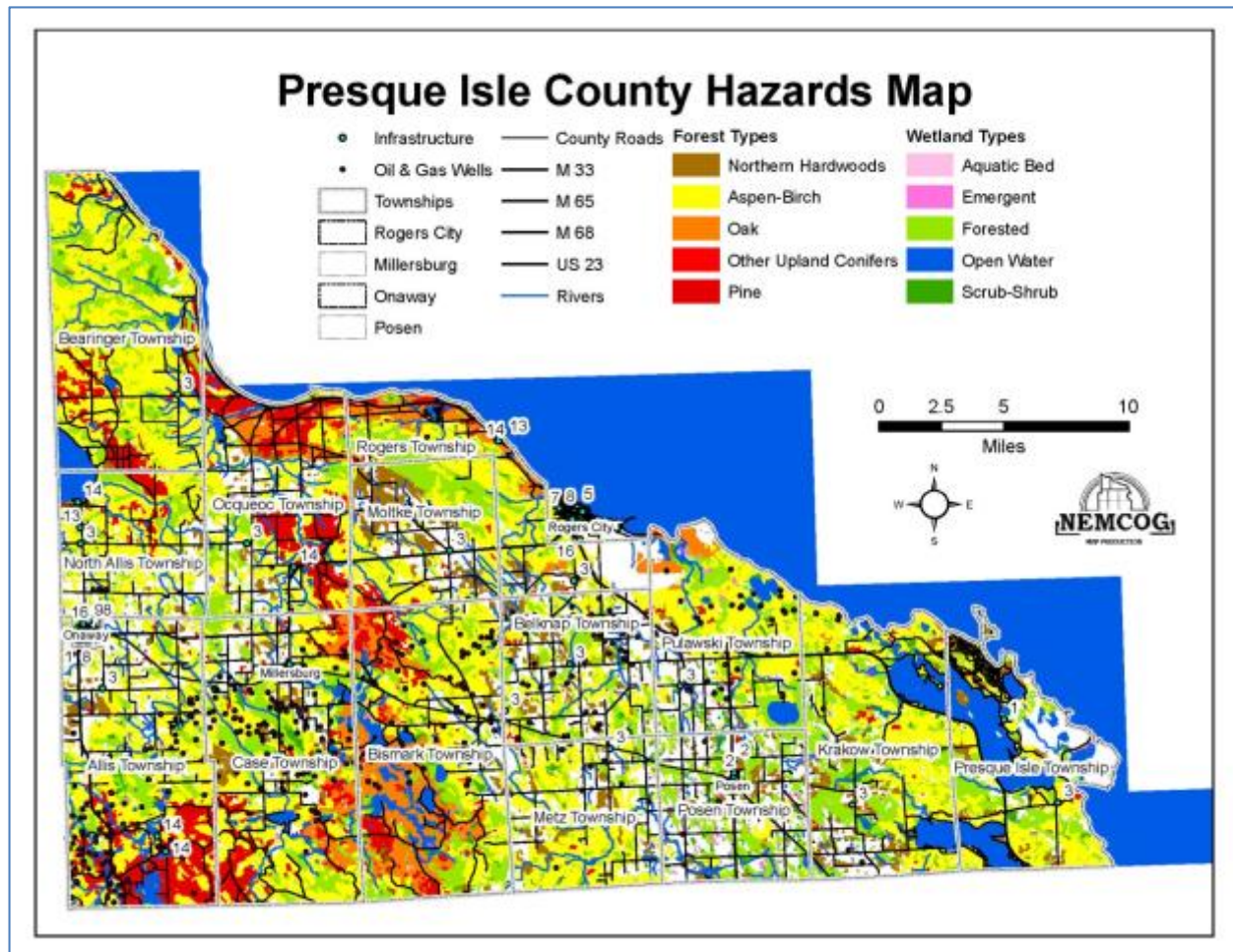
VII. Other Relevant Elements		
2=Yes; 1=Yes, minimally with comments; 0=missing		
Criteria	Citation and Comments	Points
Floodplains		
1. If FEMA floodplain mapping has been completed, does community participate in the National Flood Insurance Program?	FEMA has not mapped floodplains	-2
2. If yes, does is there ordinance language that regulates floodplain development?	FEMA has not mapped floodplains	-2
3. Does the community coordinate their efforts to protect the floodplain with adjoining communities and the county?		0
4. Does the Zoning Ordinance require floodplains to be identified on site plans?		2
TOTAL POINTS SECTION VII		2
TOTAL POINTS POSSIBLE		4

67/96  
70%

# Presque Isle County

## Zoning Assessment

### Lake Huron Watershed Community Collaboration



Name of Jurisdiction: Presque Isle County

Ordinance last amended:

Date review completed: 10-15-14

Name of Reviewer: R. L. Deuell

*Funding provided by Great Lakes Restoration Initiative, USEPA*



As a part of a Lake Huron Watershed Project, we have completed a water resource protection review of your community's zoning ordinance. The review is based on a list of zoning standards related to surface and ground water quality protection. The results provide communities an opportunity to compare their current standards with recommended water quality protection approaches. While it is understood each community is unique, both its resource and its constituent base; there are several key "common ground" zoning approaches, that if adopted by all communities within a watershed, will support long term water and natural resource protection. We are hopeful your community will review the information and consider amending your ordinance to enhance water quality and natural resource protection.

Questions used in the evaluation were derived from several sources, which included Tip of the Mitt Watershed Council, Land Policy Institute and NEMCOG. The questions are grouped into the following categories: 1) basic zoning elements, 2) shorelines, 3) stormwater management, 4) sewer/septic systems, 5) groundwater and wellhead protection, and 6) impervious surface reduction. Each question was scored based on how the ordinance met the criteria. A score of **2** means "Yes, Criteria Was Met," **1** means "Minimally with Comments," and **0** means "Missing." The values for each question were totaled under each category, which was classified as strong, adequate or lacking.

#### Summary of Zoning Review

- I. Basic Zoning Elements - **Adequate**
- II. Shorelines - **Adequate**
- III. Stormwater Management - **Adequate**
- IV. Sewer/Septic - **Adequate**
- V. Groundwater and Wellhead Protection - **Lacking**
- VI. Impervious Surface Reduction - **Strong**

<b>I. Basic Zoning Elements</b> <b>2=Yes; 1=Yes, minimally with comments; 0=missing</b>		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Zoning Ordinance: Administrative</b>		
1. Does Zoning Ordinance have a statement of purpose or intent that includes protection of water and/or natural resources'		<b>1</b>
2. Does it include a fee system to cover costs to the community for review of proposal applications or appeals, including any professional reviews?	determines that the basic zoning fees will not cover the actual costs of the application review or appeal, or if the Zoning Administrator, Planning Commission, or Zoning Board of Appeals determines that review of the application and/or participation in the review process or appeal by qualified professional planners, engineers, attorneys, or other professionals is necessary,	<b>2</b>
3. Does the Zoning Ordinance have methods in place for enforcement, including a clearly defined process for inspections and correction of violations?"	Violation, Penalty. Any person, firm, or corporation, including but not limited to property owners, builders, and contractors, who violate, neglect, or refuse to comply with or who resist the enforcement of any of the provisions of this Ordinance, or conditions of the Planning Commission, Zoning Board of Appeals, or Board of Commissioners shall be cited with a municipal civil infraction, which is enforced under the provisions of the Presque Isle County Municipal Civil Infraction Ordinance.	<b>2</b>
4. Is the Zoning Ordinance proposal review process coordinated with the receipt of other applicable County, State, and/or Federal permits?	Copies of permits for sewage disposal system and water well approved by the District Health Department shall be submitted with site plan. Stormwater drainage plan shall be reviewed and approved by the County Drain Commissioner if the Zoning Administrator or Planning Commission request.	<b>1</b>
5. Does it require a pre-application or pre-construction meeting for new development or redevelopment proposals?	The procedure for application and approval of a PUD shall include one or more informal conferences between the applicant and the Zoning Administrator.	<b>2</b>
6. Does the Zoning Ordinance include requirements for environmental assessment, at the expense of the applicant, for proposals that include a land area of five acres or more, or building over 50,000 sq. ft.?		<b>0</b>
<b>Zoning Ordinance: Site Plan Review</b>		
7. Does the Zoning Ordinance require Site Plan Review?	Article XV Site Plan Review	<b>2</b>
8. Is the Site Plan required to indicate all existing natural features'	The location of existing environmental features, such as streams, wetlands, shorelands, mature specimen trees, wooded areas, or any other unusual environmental features.	<b>2</b>
9. Does the Site Plan Review process require a Soil Erosion and Sedimentation Control Plan, or coordination with County regulations?		<b>0</b>
10. Does the Zoning Ordinance prohibit land clearing or soil stripping prior to site plan		<b>0</b>

review		
<b>Zoning Ordinance: PUD</b>		
11. Does ordinance include Planned Unit Development (PUD) provisions?	Article XXI Planned Unit Development	<b>2</b>
12. Do PUDs require inclusion of a minimum open space threshold?	Required open space shall comprise at least forty percent (40%) of the total gross area. Not less than fifty percent (50%) of the net area of the property shall be open space devoted to planting, patios, walkways, and recreational uses, but excluding areas covered by dwelling units, garages, carports, parking areas, or driveways.	<b>2</b>
<b>Zoning Ordinance: Open Space</b>		
13. Are flexible site design criteria or incentives available to encourage developers to include open space or cluster design provisions?	Open Space Preservation. In the R-1, FR, and AR Districts, land zoned for residential development may be developed at the option of the landowner, with the same number of dwelling units on a portion of the land as would be allowed for the buildable portion of the entire parcel. Not more than fifty percent (50%) of the buildable land may be allowed for development. Density. Density increases may be allowed for a PUD over and above those allowed in the original R-1 and R-2 Zoning Districts.	<b>2</b>
14. Does the open space have to be managed in a natural condition?'	The Planning Commission shall require the following in accordance with applicable provisions of this Ordinance: the preservation of existing trees, predominant shrubbery, waterways, scenic viewing areas, historic points, flood plain preservations and the planting of vegetation or placement of protective cover on slopes of twenty (20%) or greater to minimize hillside erosion resulting from residential development and consequent streets and walkways.	<b>1</b>
15. Are allowable uses in the open space restricted to low impact uses?	Common open space shall comprise at least twenty-five percent (25%) of the gross area of the PUD and be used for recreational, park or environmental amenity	<b>1</b>
16. Is open space required to be protected through a conservation easement or other similar mechanism?	the Register of Deeds shall accept and record the site maps and plans, dedicated streets, properties and open spaces, rights-of-way, and additional dedications within the development.	<b>2</b>
<b>Zoning Ordinance: Special Districts</b>		
17. Does the Zoning Ordinance have districts specifically designated to protect natural resources such as Resource Conservation or Forest Resource Management	The Forest/Recreation (FR) District is established to preserve the rural, undeveloped and natural areas of Presque Isle County in a manner that will retain the attractiveness of these areas for recreation and resource management activities while recognizing the need for minimal, low density residential development on private lands within the district.	<b>2</b>
18. Does the Zoning Ordinance have overlay districts for resource protection such as waterfront or wetlands?		<b>0</b>
<b>TOTAL POINTS SECTION I</b>		<b>24</b>
<b>TOTAL POSSIBLE POINTS:</b>		<b>36</b>



<b>II. Shorelines</b> <b>2=Yes; 1=Yes, minimally with comments; 0=missing</b>		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Shorelines: Setbacks Great Lakes Shoreline</b>		
1. If the community has a Great Lakes Shoreline, does it use an Overlay District, or other tools, to protect the shoreline with setbacks? SCORE: 100' or greater = 2 50' to 99' = 1 Less than 50' = 0		<b>1</b>
2. For a Great Lakes Shoreline, does the Zoning Ordinance delineate a separate minimum setback and/or other protection measures for dunes and high risk erosion areas?		<b>0</b>
<b>Shorelines: Setbacks Inland Lakes</b>		
3. Does the Zoning Ordinance require a minimum shoreline setback for inland lakes? SCORE: 75' = 2 25-74' = 1 less than 25' = 0		<b>1</b>
<b>Shorelines: Setbacks Streams</b>		
4. Does the Zoning Ordinance require a minimum shoreline setback for streams? SCORE: 75' = 2 25-74' = 1 less than 25' = 0		<b>1</b>
<b>Shorelines: Protection strips</b>		
5. Does Zoning Ordinance require riparian buffers or greenbelts, a minimum of 30' deep, on Inland Lakes?	To preserve natural resources, water quality, aesthetics, property values, and recreational values, a greenbelt shall be established and maintained on all property located within thirty (30) feet of the ordinary high water mark of a lake, river, or stream.	<b>2</b>
6. Does Zoning Ordinance require riparian buffers or greenbelts, a minimum of 30' deep, on Streams?	Same	<b>2</b>
7. Does Zoning Ordinance specify the degree of vegetation which may be removed in the riparian buffer zone or greenbelt?	Natural vegetation cover, including trees, shrubs, and grasses shall be maintained on at least sixty percent (60%) of the water frontage within the greenbelt. Beach sand, gravel, cobblestone, or rock may be substituted for vegetated areas where these materials naturally exist in the greenbelt portion of the site.	<b>2</b>
8. Does it specify the use of native plant species in the riparian buffer zone?		<b>0</b>
9. Are invasive and exotic plants prohibited from being used?		<b>0</b>
<b>Shorelines: Density</b>		
10. Does Zoning Ordinance regulate the width of waterfront lots?	<b>All districts except R-2 and B-1</b>	<b>2</b>

100' or more = 2 75'-99' = 1 Less than 75' = 0		
<b>Shorelines: Private Shared Lake Access; Keyhole/Funneling</b>		
11. Does the Zoning Ordinance include Private Shared Lake Access provisions that regulate number of back lots using the shared waterfront lot, development of shared lot, and docks?		<b>0</b>
<b>Shorelines: Road Ends</b>		
12. Does the Zoning Ordinance regulate Road Ends terminating at the edge of navigable waters, to ensure the right of public access does not include: the ability to install private docks or boat hoists for the overnight mooring of boats?		<b>0</b>
<b>Shorelines: Marinas</b>		
13. Does the community regulate marinas by using special land use provisions or other tools?	Limited standards for resource protection	<b>1</b>
<b>TOTAL POINTS SECTION II</b>		<b>12</b>
<b>TOTAL POINTS POSSIBLE</b>		<b>26</b>

<b>III. Stormwater Management</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
Criteria	Citation and Comments	Points
<b>Stormwater: Construction and Redevelopment</b>		
1. Does the community regulate stormwater as part of the Zoning Ordinance?	3.18 Stormwater Retention	2
2. Are stormwater management areas and facilities whether on-site or off-site, required to be designed, constructed, and maintained to prevent flooding and protect surface and ground water quality?	Stormwater Retention. The property owner or developer is required to retain on site all storm water drainage in excess of natural conditions. This provision may require storm water retention or detention ponds where necessary.	2
3. Is the design of any stormwater management system required to be based upon a 25-year frequency, 24-hour duration storm event	All storm water facilities, including detention or retention ponds shall be designed at minimum to handle a storm with the projected frequency of once every twenty-five (25) years.	2
4. Does the stormwater require runoff leaving the site to be controlled to a non-erosive velocity, both during and after construction?		0
5. Does ordinance require that all stormwater management systems be regularly evaluated and maintained?		0
TOTAL POINTS SECTION III		6
TOTAL POINTS POSSIBLE		10

<b>IV. Sewer/Septic</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
Criteria	Citation and Comments	Points
<b>Septic Systems</b>		
1. Does the Zoning Ordinance require an inspection of septic tanks by an authorized inspector? Is there a point of sale inspection requirement?		0
2. Are regulations that pertain to septic systems coordinated with the County Health Department regulations?		2
TOTAL POINTS SECTION IV		2
TOTAL POINTS POSSIBLE		4

<b>V. Groundwater and Wellhead Protection</b>		
<b>2=Yes; 1=Yes, minimally with comments; 0=missing</b>		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Groundwater Protection</b>		
1. Does the Zoning Ordinance have groundwater protection standards for commercial, industrial or other uses that may cause groundwater contamination?		<b>0</b>
2. Is Site Plan Review used to ensure there are no unnecessary threats posed to groundwater by new or redevelopment proposals?		<b>0</b>
3. Does the Zoning Ordinance prohibit both direct and indirect discharge of hazardous substances to groundwater without appropriate approvals/permits?		<b>0</b>
TOTAL POINTS SECTION V		<b>0</b>
TOTAL POINTS POSSIBLE		<b>6</b>



<b>VI. Impervious Surface Reduction</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Impervious Surface Reduction: Lot Coverage</b>		
1. Does the Zoning Ordinance contain impervious surface area regulations or guidelines for individual lots?		<b>2</b>
<b>Impervious Surface Reduction: Parking Lots</b>		
2. Does Zoning Ordinance allow flexibility to reduce the number of parking spaces constructed, if warranted by the proposed development?	For development in any zoning district, the Planning Commission may approve a total reduction of not more than thirty percent (30%) of the required number of off-street parking spaces, where the applicant has demonstrated by study that adequate parking would be provided for the proposed use and the customary operation of the use.	<b>2</b>
3. Does the Zoning Ordinance require/encourage shared use of parking between adjacent land uses? In what districts?	In the instance of dual function of off-street parking space where operating hours of buildings do not overlap, the Planning Commission or Zoning Administrator may grant an exception by reducing the total number of spaces required.	<b>2</b>
4. Does the Zoning Ordinance require minimum landscaping standards in parking lots?	PUD standards - No more than fifteen (15) parking spaces shall be permitted in a continuous row without being interrupted by landscaping;	<b>1</b>
5. Does the Zoning Ordinance allow for shared driveways and in what instances and in what districts?		<b>0</b>
<b>TOTAL POINTS SECTION VI</b>		<b>7</b>
<b>TOTAL POINTS POSSIBLE</b>		<b>10</b>

<b>VII. Other Relevant Elements</b> 2=Yes; 1=Yes, minimally with comments; 0=missing		
<b>Criteria</b>	<b>Citation and Comments</b>	<b>Points</b>
<b>Floodplains</b>		
1. Does the community coordinate their efforts to protect the floodplain with adjoining communities and the county?		<b>0</b>
2. Does the Zoning Ordinance require floodplains to be identified on site plans?		<b>0</b>
<b>TOTAL POINTS SECTION VII</b>		<b>0</b>
<b>TOTAL POINTS POSSIBLE</b>		<b>4</b>

**51/96**

**53%**