

# ***Lovells Township Master Plan 2014***



***Planning Commission Adopted: October 20, 2014***

***Township Board Adopted: November 11, 2014***

With Planning Assistance Provided By:

***M. C. Planning & Design***

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# Lovells Township *2014 Master Plan*

Crawford County, Michigan

Prepared by:  
Lovells Township Planning Commission

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**LOVELLS TOWNSHIP  
2014 MASTER PLAN**

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## **CHAPTER 1 INTRODUCTION**

### **Purpose and Planning Process**

The purpose of the Lovells Township Master Plan 2014 is to provide guidelines for future development, while protecting the natural resources and rural character of the Township. This plan presents extensive background information including socio-economic data on the Township; description and mapping of natural resources and existing land uses; and inventory of existing community facilities. The background information was analyzed to identify important characteristics, changes and trends occurring in the Lovells Township. Community concerns were identified based on public input including a special public input forum conducted in June of 2014, previous planning efforts, and input from a Master Plan working group. Goals and policies were updated to guide future development based on the background studies, key land use trends, community issues and public input. These goals, along with a detailed map of existing land use, provided the basis for the Future Land Use Map which specifies where the various types of future development ideally will be located in the Township. This plan also provides suggestions for implementation of the identified goals and policies. The guidance provided by this Master Plan will be utilized in reviewing, and updating as needed, the Zoning Ordinance for Lovells Township.

### **Location**

Lovells Township is located in the northeast corner of Crawford County, which is situated in the north-central region of Michigan's Lower Peninsula. Lovells Township comprises 101 square miles of the County's 558 square miles of land area. Geographically, Lovells Township consists of three government survey townships, T27N-R1W, T28N-R1W and T28N-R2W.

The Township is bounded on the north by Otsego County, on the east by Oscoda County, on the south by South Branch Township and on the west by Grayling Township and Maple Forest Township. For reference, a location map and base map is attached as Figure 1-1.

### **Planning and Zoning in Lovells Township**

Lovells Township initially adopted a master plan in 2002, but the Township has administered a township zoning ordinance since initially adoption in 1978. Updated zoning ordinances supported by up-to-date Master Plans are considered the main tool Michigan communities have at their command to control land use patterns and development pressures. Since Lovells Township administers a Township Zoning ordinance, it is advisable that the Township maintain an up-to-date Township Master Plan to guide future development and provide an enhanced legal foundation for the Lovells Township Zoning Ordinance.

In addition to meeting legal requirements, the plan development process can help identify shared values and desired future considerations for the community. Sound land use planning can help solve and mitigate some of the conflicts, which arise between people with different lifestyles and occupations. Furthermore, modern land use controls can be tailored to help protect sites and resources of special importance to community members.

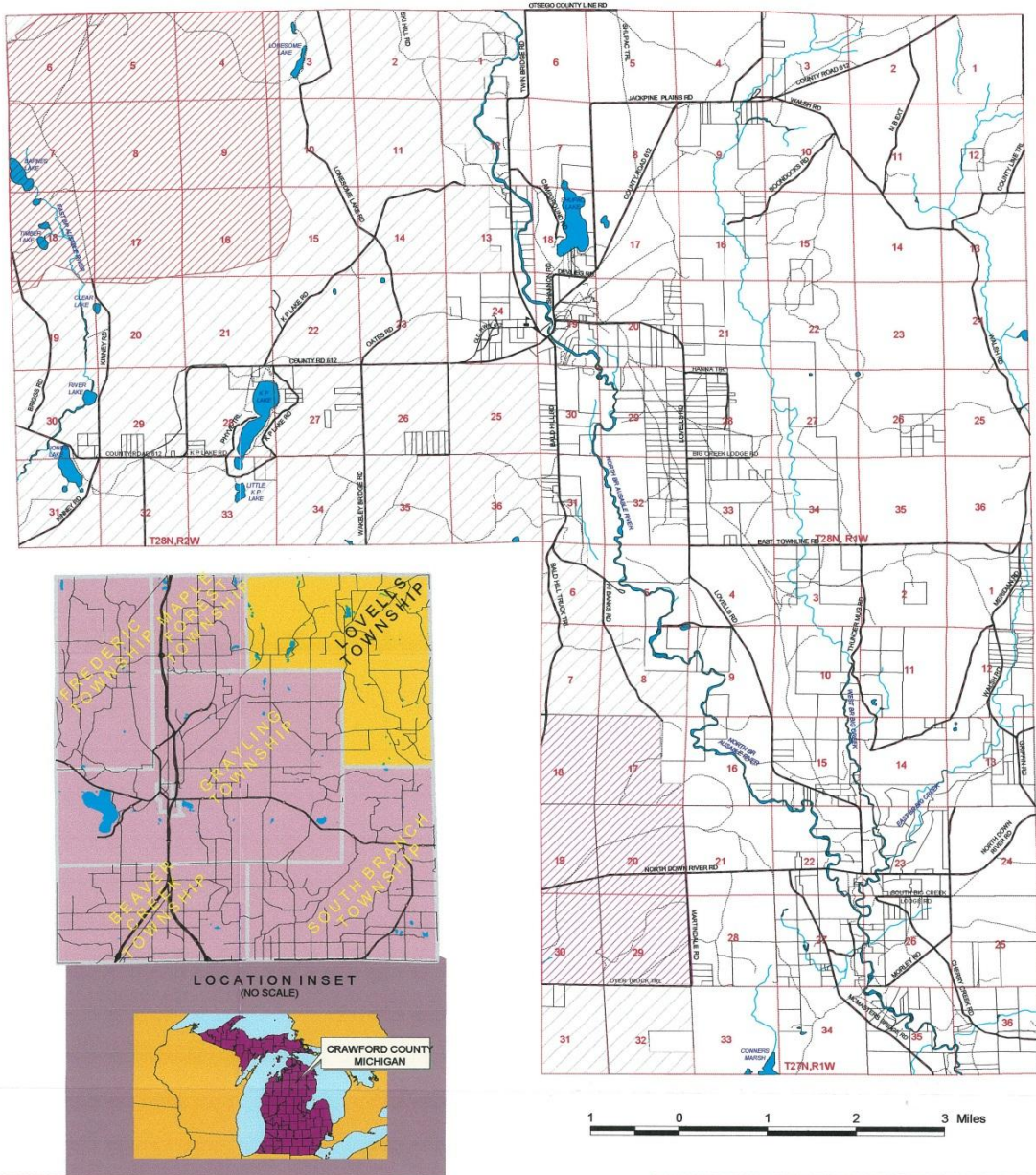
With these factors in mind, Lovells Township has decided to undertake the update of the prior Master Plan to create the Lovells Township Master Plan 2014 for the community. After the Township adopts the updated plan, the Township should review the Zoning Ordinance including

the zoning map to ensure the Ordinance is consistent with the Township's vision for the future and the goals and the Future Land Use as presented in this Master Plan.

A number of special land use issues are present today in Lovells Township. The Michigan National Guard (Camp Grayling) utilizes more than 26,000 acres or 41 square miles of land in Lovells Township for military maneuvers and training exercises. This amounts to 40 percent of the Township's total area. Vacation and seasonal home construction brings visitors along with the pressure for tourist and commercial development. Recent golf course construction in the two-county area of Crawford and Otsego adds growth pressures, as well. Certainly the water frontage available in the Township is also seen as prime for new residential development, both year-round and seasonal. In light of these growth and development possibilities, the Township needs to establish clear land use policies and development procedures through the comprehensive planning and zoning update process.

In recent years, local governments have taken a fresh look at the value of preserving a high-quality natural environment. Lovells Township is blessed with an extensive and rich natural environment, including waterfront property along a major river tributary and several inland lakes, massive amounts of public forestlands and a pleasing rural setting. Through land use and zoning controls, the Township can preserve local property values and provide a high quality living environment for residents, while protecting valuable natural resources.

**FIGURE 1-1  
LOVELLS TOWNSHIP,  
CRAWFORD COUNTY MICHIGAN  
BASE MAP**



Sources: Parcel Boundaries Correspond to the 1999 Crawford County Plat Book Published by Farm & Home Publishers & Distributed by the Crawford-Roscommon Conservation District.  
Base Map Layers Corresponding to Political and Natural Landscape Features Developed by the MNR Resource Mapping & Aerial Photography Program.

\*\* Note: The parcel boundaries on this map are designed to approximate existing land ownership patterns and should be used for general planning purposes only. Smaller tracts and platted lots are not indicated on the map. Any measurements taken from this map should not be used in lieu of legal survey.

- LEGEND**
- NATIONAL GUARD ZONE
  - IMPACT AREA
  - RESTRICTED AREA
  - TOWNSHIP HALL
  - PARCEL BOUNDARIES
  - ROAD CLASSIFICATION
  - COUNTY PRIMARY
  - COUNTY LOCAL
  - SECONDARY ROADS
  - SECTION LINES
  - LAKES & RIVERS
  - STREAMS

The Michigan National Guard leases land from the Michigan DNR within the area designated as the National Guard Zone. The Impact Area includes the artillery range where live ordnance is released. The Restricted Area depicts prohibited military activity of any type between the dates of May 1 and September 10. During the remainder of the year, dismounted activities are permitted only with written permission.

The Camp Grayling North Military Installation Map developed by the Defense Mapping Agency was the source used to designate military related activities in the Township.  
DMA Stock No. V762SCPGRAYLINN  
Military information indicated on this source was current as of 1995.



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## CHAPTER 2 EXISTING CONDITIONS

### Social and Economic Conditions

An important component in the comprehensive planning process is understanding the community's social and economic characteristics. This section explores current and historical population changes, age distribution, households, income, employment, housing and property values. Where significant, Township data is compared to Crawford County and the State of Michigan. The purpose of this exercise is to identify factors that could influence future land use decisions and to assist policy makers with these decisions.

#### Population

At the time of the 2010 U.S. Census, the population for Lovells Township was 626 permanent residents (318 male, 308 female), up from 578 permanent residents in 2000. Population trends from 1950 to 2010 are shown graphically in Table 2-1 below. Except for the 1960 Census when there was a loss of 26 persons, the population has grown steadily. The greatest increase was from 1970 to 1980, when the population nearly tripled.

In discussing the population for Lovells Township, it is important to note that the figure presented by the Census does not reflect the actual number of persons residing in the Township during the summer months. The Census tally taken on April 1 does not count residents who winter elsewhere. Respondents are asked to declare a permanent residence different from their April location, if more than six months are spent at the alternate address. However, many fail to do so for reasons of misunderstanding or for tax purposes.

Table 2-1 Population Trends, Lovells Township			
Year	Population	Change	
		Number	Percent
1950	136	--	--
1960	110	-26	-19.1%
1970	117	7	6.4%
1980	324	207	176.9%
1990	420	96	29.6%
2000	578	158	37.6%
2010	626	48	8.3%
Source: U.S. Census Bureau			

## Age Distribution

Table 2-2 <b>Age Distribution</b> Township, County, and State – 1990, 2000 and 2010									
Age Range	Lovells Township			Crawford County			State of Michigan		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
Under 5	2.9%	3.5%	2.2%	7.3%	5.4%	4.7%	7.6%	6.8%	6.0%
5-17	9.2%	9.3%	8.9%	18.9%	14.2%	15.1%	18.9%	15.0%	17.7%
18-20	1.9%	3.6%	1.4%	3.6%	7.2%	3.3%	4.8%	7.2%	4.6%
21-24	4.5%	1.9%	1.9%	4.6%	4.0%	3.3%	6.0%	6.5%	5.3%
25-44	19.5%	20.3%	11.4%	29.6%	26.7%	19.3%	32.1%	29.8%	24.7%
45-54	9.0%	15.6%	19.3%	10.3%	13.9%	17.7%	10.2%	13.8%	15.3%
55-59	8.3%	8.3%	10.4%	5.3%	6.3%	8.0%	4.2%	4.9%	6.9%
60-64	12.6%	7.8%	11.5%	5.5%	5.7%	7.8%	4.3%	3.8%	5.8%
65+	32.1%	29.8%	32.9%	14.9%	16.6%	20.8%	11.9%	12.3%	13.7%
Median Age	56.9	52.0	57.5	34.7	40.6	47.7	32.6	35.5	38.9
Source: U.S. Census Bureau									

## Households, Housing Stock and Property Values

An evaluation of housing stock and property values can be very beneficial in determining community characteristics or housing needs. For example, a large percentage of seasonal housing units is indicative of an increased seasonal population, as is the case of Lovells Township.

When compared to the State as a whole, seasonal housing in the Township and County is very significant, as shown in Table 2-3. The 2010 Census indicates that 694 (67.1 percent) of the total housing units in Lovells Township were listed as seasonal, recreational or occasional use homes. This represents a percentage decrease from the 2000 Census when 68.5 percent of the homes were designated as seasonal, recreation or occasional use.

Table 2-3 <b>Seasonal Housing Characteristics</b> Lovells Township, Crawford County and State of Michigan - 2010			
	Total Units	Seasonal Units	% Seasonal
Lovells Township	1,034	694	67.1
Crawford County	11,092	4,535	40.9
State of Michigan	4,532,233	263,071	5.8
Source: U.S. Bureau of Census, 2010 Census			

2010 Census data shows Lovells Township has a household size of 1.99 persons per household compared with, 2.31 persons per household in Crawford County and 2.49 for the State of Michigan as a whole. These figures are a significant change from prior decades. Over the past few decades, many communities across the state have experienced a shrinking average household



size. This trend to smaller households is important, because it creates a demand for additional housing units, even in the absence of numerical increase in population.

<p>Table 2-4  <b>Type of Housing Structures</b>  Lovells Township and Crawford County – 2000 and 2010</p>				
Unit Type	Lovells Township		Crawford County	
	2000	2010	2000	2010
1 unit structures- detached or attached	827	955	7,801	8,991
2-4 unit structures	0	4	217	222
5-9 unit structures	0	0	61	37
10+ unit structures	2	0	120	155
Mobile home	84	128	1,843	1,668
<b>Totals</b>	<b>913</b>	<b>1,087</b>	<b>10,042</b>	<b>11,073</b>
Source: U.S. Census Bureau, 2008-2012 survey				

Due to changes in how the Census Bureau collects different types of data, information regarding the types of housing units are based on estimates, and as such the total number of housing units do not match. According to the 2008-2012 US Census American Community Survey estimate there are a total of 1,087 housing units in Lovells Township: 955 single-family units (87.9%), 4 units in multi-family structures, and 128 mobile homes, while no boats or recreational vehicles are used as housing. Multi-family housing represents less than one percent of the housing stock, while mobile homes are about 11.8 percent of the housing stock in Lovells Township.

In Lovells Township, 91.4 percent of the permanently occupied housing units are owner-occupied, compared with 82.1 percent at the County level and 72.1 percent at the State level. The renter-occupied housing in the Township accounts for 8.6 percent of the total housing units, compared with, County level of 17.9 and State level of 27.9 percent.

Another comparative measure for housing is value, as shown in Table 2-5. The 2008-2012 Census estimate shows the median value of owner-occupied year-round housing units is \$106,000 for Lovells Township, per Table 2-6. Crawford County's median value is \$105,000 as compared to \$128,600 in Michigan. This information, while collected by the Census Bureau is subjectively provided by the general population regarding what he or she thinks is the value of his or her house, therefore this information should be used with caution. Additionally, it is thought that some people may intentionally underestimate the value of their homes due to concerns that accurate reporting could raise their taxes.

Table 2-5 Value of Specified Owner-Occupied Housing Units Lovells Township - 2010	
Housing Values	Percent of Units Township
Less than \$50,000	12.9%
\$50,000 - 99,000	34.6%
\$100,000 - 149,000	14.6%
\$150,000 - 199,000	6.4%
\$200,000 - 299,000	20.7%
\$300,000 or more	10.7%
Source: Census Bureau's Population Estimates Program 2008-2012	

Table 2-6 Median Housing Values Township, County and State – 2000 and 2010					
Lovells Township		Crawford County		Michigan	
2000	2010	2000	2010	2000	2010
\$75,800	\$106,000	\$79,500	\$105,000	\$115,600	\$128,600
Source: U.S. Census Bureau, 2008-2012 survey					

### Income and Employment

Three measures of income (median family, median household and per capita) are illustrated in Table 2-7 for the Township, County and State. Income statistics show that Lovells Township residents have incomes comparable to County-wide, but less than State-wide. The table also illustrates that at the time of the 2010 Census the percentage of Township families living below the poverty level was slightly less than at County and State levels.

<p>Table 2-7  <b>Income Statistics</b>  Township, County and State –1990, 2000 and 2010</p>									
Income Type	Lovells Township			Crawford County			Michigan		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
Median Family Income	\$18,167	\$37,000	\$48,125	\$24,688	\$37,056	\$47,500	\$36,652	\$53,457	\$60,749
Median Household Income	\$17,019	\$31,023	\$35,769	\$21,497	\$33,364	\$39,597	\$31,020	\$44,667	\$48,471
Per Capita Income	\$9,933	\$21,401	\$22,097	\$9,610	\$16,903	\$21,583	\$14,154	\$22,168	\$25,547
% Families Below Poverty	14.9%	1.7%	9.8%	10.8%	10.0%	12.1%	10.2%	7.4%	11.7%
Source: U.S. Census Bureau									

Employment data on the civilian labor force is compiled on a monthly and annual basis by the Office of Labor Market Information (OLMI), Michigan Department of Technology, Management and Budget. The township level data is no longer available from the State. Table 2-8 shows the County and State annual average data for 2005, 2007, 2009, 2011 and 2013

<p>Table 2-8  <b>Civilian Labor Force Comparisons and Unemployment</b>  Crawford County and State of Michigan</p>										
	County					State (in 1,000's)				
	2005	2007	2009	2011	2013	2005	2007	2009	2011	2013
Labor Force	6,795	6,706	6,298	5,936	5,847	5,063	5,034	4,858	4,680	4,707
Employed	6,317	6,180	5,468	5,249	5,222	4,717	4,678	4,204	4,192	4,294
Unemployed	478	526	830	687	625	346	356	654	487	413
Unemployment Rate %	7.0	7.8	13.2	11.6	10.7	6.8	7.1	13.5	10.4	8.8
<p>Note: All numbers rounded to nearest 25.  Source: Michigan Department of Technology, Management &amp; Budget, Office of Labor Market Information</p>										

Employment in Crawford County is most likely to be found in the retail sector, government or services. The top job producers in Crawford County are much the same as found in other Northeast Michigan counties: service sector (approximately 28%), followed by the government sector and retail employment at approximately 24 percent and 21 percent respectively. The county's percentage of jobs in the government sector is the highest percentage in that sector of any in Northeast Michigan (Alpena County, however, has a higher number of government jobs). The county's manufacturing sector is approximately 16 percent of the county's wage and salary

employment and "other" employment makes up approximately 68 percent. The smallest sector of the county's economy is employment in mining and construction (less than 4% of the wage and salary employment).

### State Equalized Value

Characteristics of the Township's property values and the local economy can be obtained by analysis of the State Equalized Value (SEV) figures. By law the SEV, which constitutes a community's tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties.

Table 2-9 shows the distribution of the different SEV categories for 2014, comparing Lovells Township to Crawford County as a whole. As the table demonstrates, the majority (more than 85 percent) of the Township's taxable property is residential, whereas the County's taxable residential property makes up more than 78 percent of the County's total SEV. These figures show that rural residential living is a significant characteristic especially for the Township. Commercial properties are limited, while no industrial property is included in the Township's tax base. Agricultural properties make up less than six percent of the Township, while agricultural properties make up less than two percent of the County's total tax base. It should be noted that the extensive public lands are not accounted for in these figures as such properties are not taxable.

<p>Table 2-9  <b>Distribution of State Equalized Value (SEV)</b>  Lovells Township and Crawford County – 2014</p>				
Category	Lovells Township		Crawford County	
	Amount	%SEV	Amount	%SEV
<b>Real Property</b>				
Agricultural	0	0.0%	83,600	<0.1%
Commercial	2,246,800	3.2%	43,971,200	7.0%
Industrial	0	0.0%	24,265,800	3.9%
Residential	60,590,500	85.3%	490,831,250	78.4%
Timber Cut-over	0	0.0%	1,160,400	0.2%
Developmental	0	0.0%	0	0.0%
<b>Total Real</b>	<b>62,837,300</b>	<b>88.5%</b>	<b>560,312,250</b>	<b>89.5%</b>
<b>Personal</b>	<b>8,164,300</b>	<b>11.5%</b>	<b>65,732,710</b>	<b>10.5%</b>
<b>TOTAL SEV</b>	<b>71,001,600</b>	<b>100.0%</b>	<b>626,044,960</b>	<b>100.0%</b>
Source: Crawford County Equalization Department				

## **Natural Environment**

One of the significant attractions for the residents and visitors of Lovells Township is the area's natural environment, fresh air and small town setting. The natural environment that attracts people to the area also imposes constraints on the use of the land. Often the alteration of sensitive environments creates problems, which can not be easily corrected. An analysis of the Township's physical environment can assist government officials in planning for future use. This chapter includes resource discussions of climate, geology, topography, soils, water, wetlands and wildlife.

### Climate

The climate summary describes the general nature of living conditions that affect life's daily activities. Historically, Northern Michigan has offered a climate desired by many visitors and recreational enthusiasts. The moderate summers allow residents to escape the warmer conditions experienced at locations in Southern Michigan. Winters are generally longer and the unique location of Crawford and Otsego Counties within Northern Michigan allows the area to fall within a major snowbelt region. The location in proximity to the Great Lakes of Michigan provides enhanced snowfall events referred to as lake-effect snowfall. Lake-effect snowfall is caused by cold, arctic air masses travelling across the Canadian Provinces and then passing over the relatively warm Great Lakes. The lower portion of these air masses is quickly warmed and is saturated with moisture creating instability. Soon, these air masses form bands of heavy, localized snowfall, which come ashore. The snowbelt extends further inland in Northern Michigan because of the higher elevations in and around the region forcing air to rise. The further air is forced to rise, the more it must cool. Since cooler air is unable to hold as much moisture, more precipitation is forced to fall over inland areas. Generally speaking, the Great Lakes in Michigan cause the seasons to arrive later than in other areas in the U.S. The Great Lakes tend to cool the air in the spring and early summer, while the fall and early winter tends to be warmed.

At the same time, it is helpful to know the climate to understand building code requirements, utility depths, planning for growing seasons and energy usage needs.

The Midwest Climate Data Center in Champaign, Illinois has collected weather data for locations across the central United States. The annual climate summary for the Grayling area is summarized in Table 2-10. The average winter temperature is 17.8° F, and the average summer temperature is 64.5° F. Total average annual precipitation measured in liquid water equivalents is 32.8 inches, and the average snowfall is 100.3 inches. The weather service converts snowfall to liquid water in their annual precipitation figures by estimating 17 inches of snow to being equivalent to one inch of liquid water.

<b>Table 2-10</b> <b>Average Annual Climate Summary</b> <b>Grayling, MI</b>	
Average winter minimum temperature	8.2°
Average winter maximum temperature	27.4°
<b>Average winter temperature</b>	<b>17.8°</b>
Average summer minimum temperature	51.2°
Average summer maximum temperature	77.7°
<b>Average summer temperature</b>	<b>64.5°</b>
Average annual snowfall	100.3"
<b>Average annual total precipitation</b>	<b>32.8"</b>
Source: Midwestern Climate Center, Champaign Illinois	

### Geology

The geology of Lovells Township, as well as the surrounding region, will be described in terms of bedrock geology (sedimentary rocks underlying the glacial deposits) and surface geology or quaternary geology (materials deposited by continental glaciers).

According to geologists, the bedrock underlying Lovells Township was laid down during the Lower Mississippian Period of the Paleozoic Era and consists of Marshall Sandstone and Coldwater Shale.

As is true all across northern Michigan, Lovells Township's surface geology was formed of glacial debris left behind when the last glaciers receded approximately 10,000 to 12,000 years ago. Lovells Township is located on an outwash plain, which represents a former glacial channel or watercourse. The glacial till material deposited is made up of fine to coarse sand alternating with layers of small gravel to heavy cobbles.

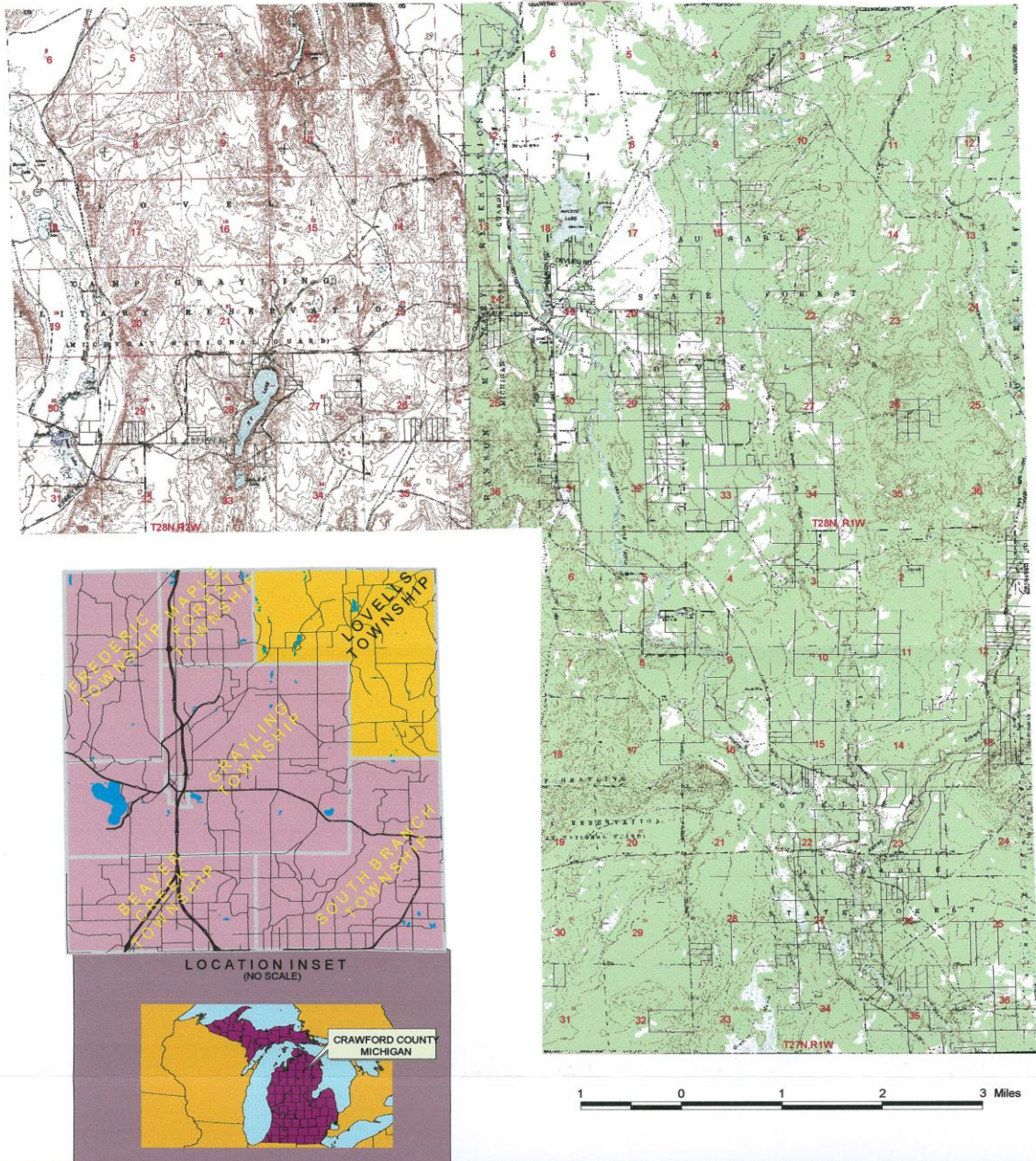
### Topography

Slope is an important topographic feature affecting development. Steep roadway grades, septic field failures, soil erosion and excavation costs are some of the difficulties associated with severe slopes. Development on steeply sloped areas should be limited. Where development does occur, sensitive site planning should be required along steep slopes to prevent soil erosion.

Figure 2-1 shows the topographic features for Lovells Township, as presented by the United States Geologic Survey. Steep slopes and bluffs are noted where contour lines are close together. The most varied and hilly terrain can be seen in the northwest portion of the township. Figure 2-1A depicts the areas with steep slopes and those areas with hydric (wetland) soils, based on the general soil data. These maps are helpful for identifying slope and wetland development constraints, it is intended these maps be used for general planning purposes only and should not be used for site specific development.



**FIGURE 2-1  
LOVELLS TOWNSHIP  
USGS TOPOGRAPHIC MAP**



**LEGEND**

PARCEL BOUNDARIES  
SECTION LINES

Sources: Parcel Boundaries Correspond to the 1999 Crawford County Plat Book Published by Farm & Home Publishers & Distributed by the Crawford-Rosecommon Conservation District.  
Topographic Map Produced by the USGS Digital Raster Graphic Program & Composed of the Following 7.5 Minute Quadrangles: K.P. Lake, Lovells, Luzerne NW  
Base Map Layers Corresponding to Political and Natural Landscape Features Developed by the MDNR Resource Mapping & Aerial Photography Program.

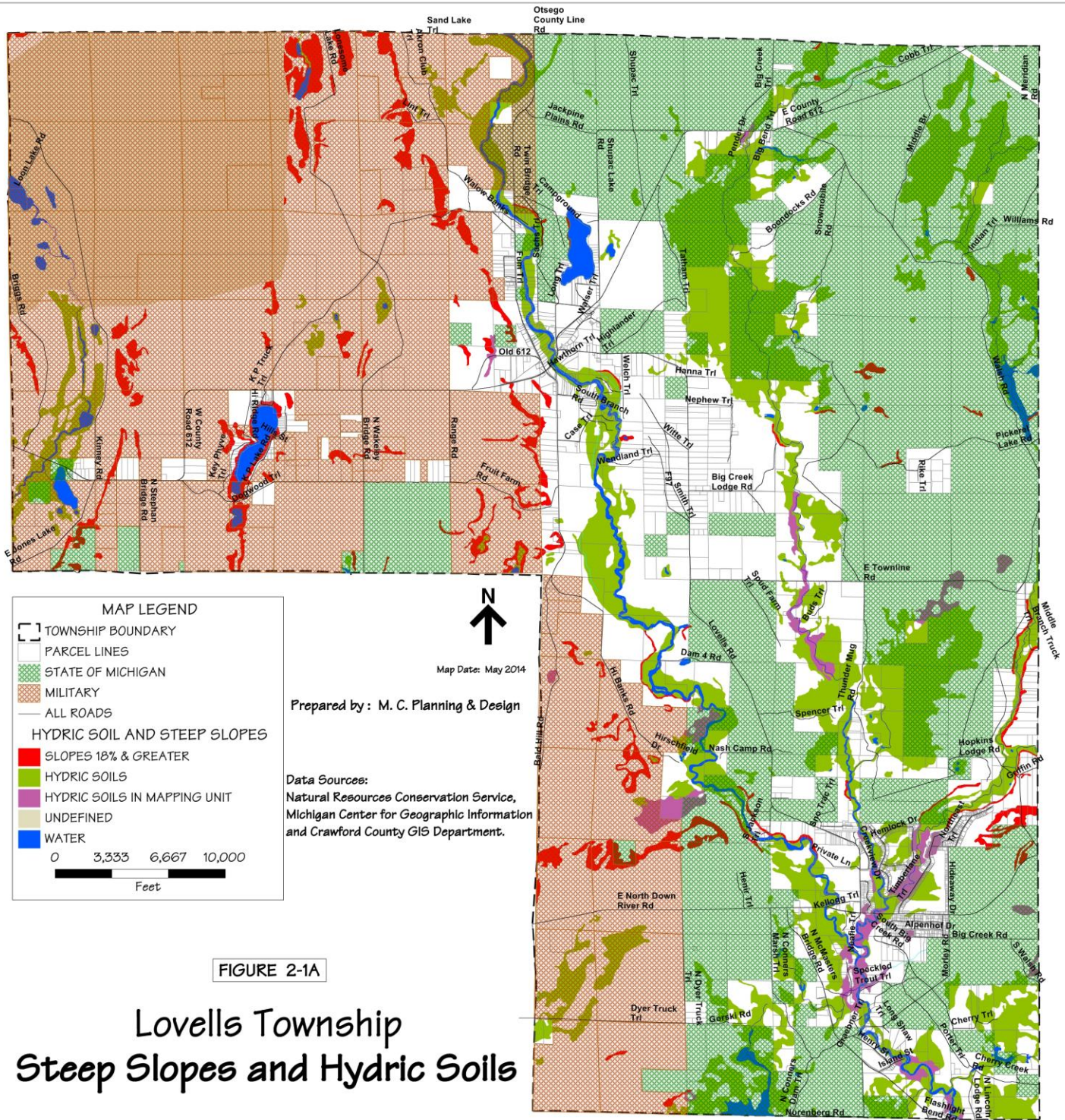
\*\* Note: The parcel boundaries on this map are designed to approximate existing land ownership patterns and should be used for general planning purposes only. Smaller tracts and platted lots are not indicated on this map. Any measurements taken from this map should not be used in lieu of legal survey.



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## Soils

Another important determinant of land use is the soil's suitability for development. Land uses must correspond to the capacity of the soils on which they occur, and soil suitability for each use should be determined before development occurs.

Residential land use is the most intensive activity in Lovells Township. Since a public sanitary system is not available, each development site must be provided with an on-site septic system. The ability of the soil to accommodate a septic system and the suitability for the location of building foundations are key factors in determining the practicality and cost of development. Soils in the Crawford County region are generally sandy in nature, where water percolates through it rapidly, making septic system siting difficult. The more quickly wastewater passes through the soil, the less likely it is to filter out polluting material and bacteria, and the more likely groundwater could be impacted. The District Health Department #10 is the permitting agency for septic system placement, and they should be consulted prior to development.

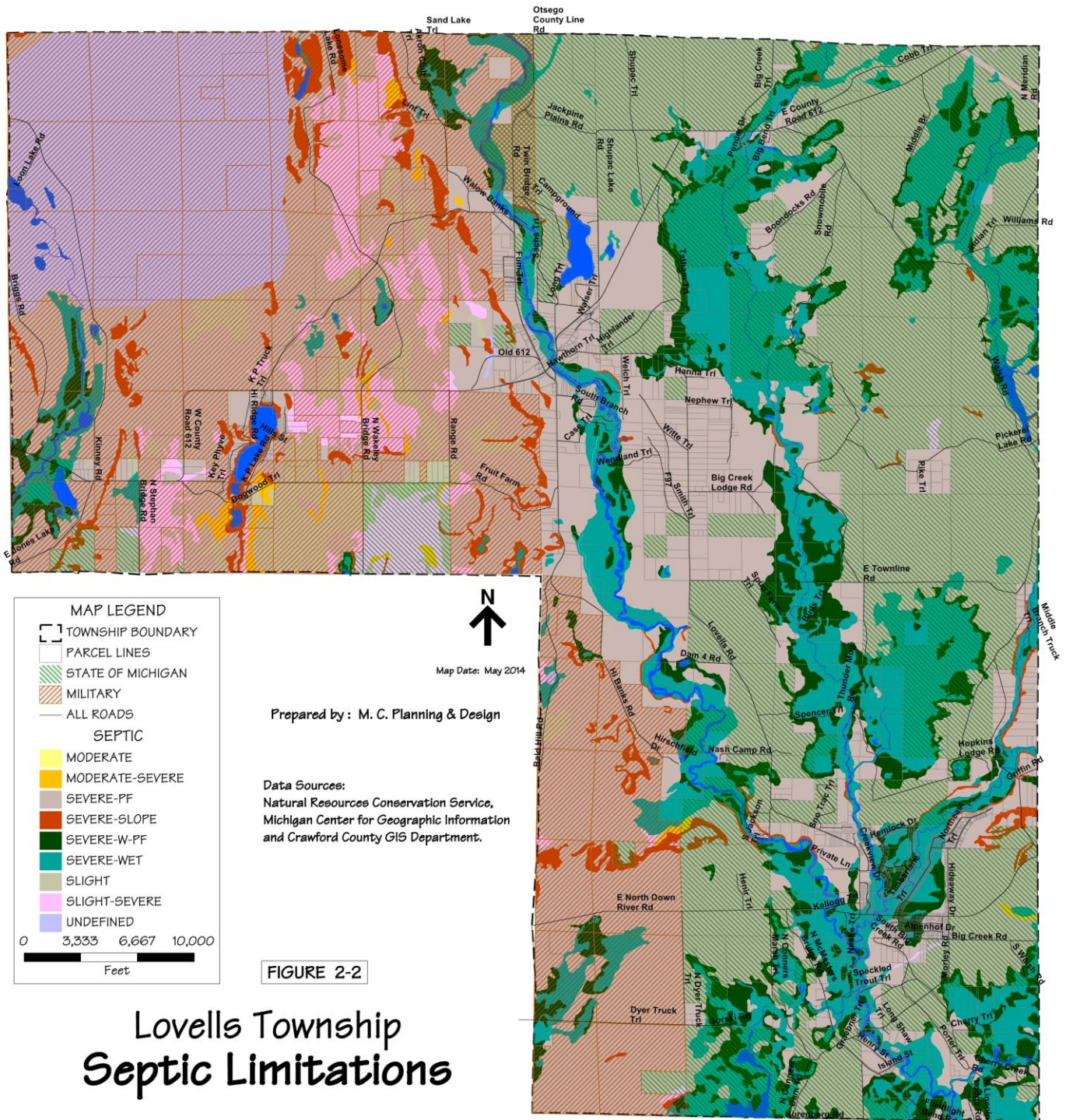
The United States Natural Resource Conservation Service publishes a detailed soil survey for Crawford County, a digital version of the soil data is utilized in some of the natural resource maps in this master plan. The soils data was used in the creation of the Septic Limitations map for Lovells Township, shown as Figure 2-2, shows which general areas may have some constraints regarding the location of septic systems due to soils and slopes. The information presented on the Septic Limitations map is for general planning purposes only. To determine site-specific soil conditions, it is recommended that the Crawford County Soil Survey be reviewed and an on-site soils evaluation be conducted.

Constraints to development on soils with steep slopes were discussed in detail in the section on topography. A hydric soil is a soil that is saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions (lacking in oxygen) in the upper 12 inches of the soil. There are two main classes of hydric soils, organic soils and mineral soils. The organic soils develop under nearly continuous saturation or inundation and are commonly called peat or muck. Mineral soils are composed of clay, silt and/or sand with varying amounts of organic matter. Wetness and frequent ponding are severe problems that are difficult and costly to overcome. Sites with high water tables may be classified as wetlands, and a wetland permit would be required to develop these areas. The Michigan Department of Environmental Quality is the permitting agency for wetland disturbance.

## Water Resources

One of the most valuable natural resources in Lovells Township is water. Both groundwater and surface water are vital resources within the Township. Residents of the Township must rely upon individual wells for drinking water. As evidenced by existing development patterns, the surface water resources are clearly a focal point. The Township's streams and lakes are important scenic and recreational resources. It is therefore important that all water resources be protected and managed in a manner that ensures their quality. Proper land use management can help control water quality conditions in Lovells Township. Some methods to maintain and improve water quality include fertilizer/pesticide application education and controls, septic tank inspection, soil erosion and sedimentation prevention, and creation or protection of lake/stream greenbelt regulations.





Lovells Township is located within the Au Sable River watershed. The watershed encompasses portions of Otsego, Crawford, Roscommon, Montmorency, Oscoda, Ogemaw, Alcona and Iosco Counties.

In July 1987, the Michigan Natural Resources Commission (under the authority of the Natural River Act, P.A. 231 of 1970, now Part 305 P.A. 451 of 1994) designated the Au Sable River and selected tributaries as a Natural River. Three broad classes of rivers are recognized relating to the general setting of each Natural River designated by the State. Each class is aimed at guiding use and development to maintain the environmental setting. Under Michigan's Natural River Act, the Au Sable is classed as "wild-scenic -- a river with wild, forested borders; near development; and moderately accessible." The Au Sable is a major tributary to Lake Huron, with approximately 476 miles of streams in the system, and drains an area of 1,932 square miles of land. The Au Sable is excellent trout habitat and is nationally known as an important canoeing river.

In Lovells Township streams included within the Natural River designation include North Branch Au Sable, East Branch Au Sable, Big Creek, West Branch Big Creek and Middle Branch Big Creek. Lovells Township has adopted a Natural River Zoning District into the Township's Zoning Ordinance, following the guidelines of the Natural Rivers Act, which includes land 400 feet on each side of the waterway. Regulations for the district include standards, which are designed to protect the quality of the waterways.

Other important surface water features in Lovells Township include Shupac Lake (107 acres), Little Shupac Lake, Barnes Lake (31 acres), Timber Lake (8.4 acres), River Lake (12.6 acres), Jones Lake (42.5 acres), Lonesome Lake (15.6 acres), KP Lake (98 acres) and Little KP Lake (12 acres).

### Forestlands and Wetlands

In addition to the scenic characteristics and recreational value of woodlands, forested areas provide habitat for wildlife, protect the soil from erosion, provide scenic vistas, and act as a buffer from noise on heavily traveled roadways.

Upland forest species located in Lovells Township include northern hardwoods (sugar maple, beech, white ash and basswood), aspen, white birch, red and white oak, and pine (jack, white and red). Because of the sandy soils of the region, jack pine is a predominant forest type. Upland forests cover approximately 44,250 acres or more than 68 percent of the Township's total land area. Lowland forest species include lowland conifers (northern white cedar, black spruce and eastern tamarack) and lowland hardwoods (black ash, slippery elm and red maple). Lowland-forested areas cover approximately 6,660 acres or 10.2 percent of the Township. Figure 2-4 maps the locations of the forest cover types within the Township.

A wetland is land where water is found, either on the surface or near the surface, at any time during the year. Poorly drained soils and water-loving vegetation also may be present. Wetlands are often referred to as marshes, swamps or bogs. Residents of Michigan are becoming increasingly more aware of the value of wetlands. Beyond their aesthetic value, wetlands improve water quality of lakes and streams by filtering polluting nutrients, organic chemicals and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Additionally, wetlands support wildlife, and wetland vegetation protects shorelines from erosion.

Wetland complexes are found adjacent to surface water resources, such as the Au Sable River and its tributaries. Wetlands make up less than four percent of the Township's land. Lowland brush (tag alder, red osier dogwood, and water willow) is the dominant wetland type. For reference purposes, nearly 2,400 acres of wetland areas are mapped on the existing land use map (Figure 2-4).

### Fish and Wildlife

The *Au Sable River Natural River Plan* states "The Au Sable River probably is the best brown trout water in the Great Lakes region, and it may be the best east of the Rockies." The river also supports a substantial population of brook trout, and an occasional rainbow trout is caught. The North Branch Au Sable, a high quality stream for brook and brown trout, is not so heavily fished, and canoe traffic is minimal.

The Michigan Department of Natural Resources periodically plants walleye in the Big Creek Impoundment and rainbow trout in Shupac Lake, as part of the Fisheries Division's stocking program. Jones Lake is generally good for panfishing. In addition to panfish, largemouth and smallmouth bass and yellow perch are caught in KP Lake

The forest and wetland regions of the Township provide habitat for many game and non-game species of wildlife common to northern Michigan. Game species found in the Township include white-tailed deer, ruffed grouse, woodcock, wild turkey, squirrel, black bear, bobcat, raccoon, snowshoe hare and cottontail rabbit. Other game species important to trappers are beaver, muskrat, mink and weasel. Fox, woodchuck, badger, porcupine, opossum, skunk, coyote, common loon, numerous small rodents and waterfowl are common non-game species. There are many species of nongame birds and songbirds that inhabit the Township both seasonally and year round. Of particular importance are the "threatened" bald eagle and the "endangered" Kirtland's Warbler. The jack pine forests of the Au Sable watershed are the prime nesting range for the tiny warbler.



## **Community Services and Facilities**

One of the primary contributors to the quality of life of a community is the type and variety of services available to both local residents and visitors to the area. In many cases, a smaller community does not have the financial resources to provide all or even most of the services which would normally be considered essential in a more urban area. The more populated the community, the greater the variety of public, semi-public and private services made available to residents.

This section of the comprehensive plan will identify the types and extent of services now available to residents and businesses in Lovells Township. Even though these services may be sufficient for the needs of the current population, future development may increase the demand to upgrade or expand the services and facilities the Township needs to maintain a satisfactory living environment in the future.

### Water and Sewage Disposal

Lovells Township does not provide public water or sewage disposal systems. Residents and business owners must rely on on-site private wells for domestic drinking water needs and private on-site septic systems for wastewater disposal. The District Health Department #10 issues permits for both activities in Crawford County.

### Solid Waste

Lovells Township provides two transfer station sites, one on Old 612 and one on North Down River Road, where residents may drop off their solid waste. The transfer stations maintain a regular weekly schedule and are open to the public. Business owners rely on private waste haulers for services. The Township's solid waste is sent to the landfill for final disposal.

A recycling drop off site is available. For up-to-date information on hours and material accepted, contact Lovells Township.

### Utility Services

Great Lakes Energy supplies electric service to all areas of the Township. Natural gas is not available. Residents may purchase propane gas or fuel oil from several suppliers throughout the area. Some residents elect to heat with wood. Land line local telephone service, is available in the area and residents and commercial users have the option of choosing long distance service from several providers. Cellular phone service is also available in portions of the Township. Cable television service is not available; however, many residents utilize individual satellite systems for increased television reception.

### Police, Fire and Ambulance Services

Law enforcement protection for Lovells Township is primarily the responsibility of the Crawford County Sheriff Department. The Michigan State Police from the Gaylord post provide assistance as necessary.

Lovells Township provides fire protection to township property owners, through a paid on-call service from a fire hall located adjacent to the township hall. Paid on-call EMTs and a rescue unit

are available for medical emergencies. Countywide enhanced 911 emergency service is operated from Crawford County Sheriff Department and is available for all county residents.

### Transportation

No state trunklines run through Lovells Township. However, I-75, the major north/south route through the center of Michigan, is accessible five miles west of the western Township boundary. County Road 612 is the primary east/west route across the northern portion of the Township, while North Down River Road is the primary east/west route across the southeast portion of the Township. Lovells Road is the major north/south route through the Lovells Township. Local roads are under County or Township jurisdiction, and are maintained by the Crawford County Road Commission.

Limited bus service is provided locally by the Crawford County Transportation on an “on-call” basis.

Commercial air service is available at Cherry Capital Airport in Traverse City approximately 60 miles west of Lovells Township, Pellston Regional Airport in Emmet County approximately 70 miles north of Lovells Township, or Alpena County Regional Airport approximately 100 miles east of Lovells Township on M-32. Commercial flights to Detroit or Chicago with connections to major cities are provided at these airports. United Express, United Parcel Service and Federal Express provide air freight service.

### Township Hall

In addition to providing office and meeting space for township government and houses the local reading room, the Lovells Township Hall, located at the intersection of Old 612 and Twin Bridge Road, is used by local residents for private social events, private club meetings, local public non-profit associations and funeral dinners.

### Library, Schools, Churches and Cemeteries

The Lovells Township Public Library was formerly a branch of the Crawford County Library. With the discontinuation of the local Library a reading room was established with an arrangement for library book delivery services. This is a convenient service for Lovells Township residents. The main library in Grayling provides support services, such as inter-library loan, computer search, book ordering and processing, and reference related services.

Lovells Township is incorporated within the Crawford Au Sable School District, serving the K-12 population and had an enrollment of 1,603 students for the 2013/2014 school year. Pre-school and adult education programs are also provided. Lovells Township school age children attend school in Grayling.

Post high school education is available locally at Kirtland Community College in Roscommon, Northwestern Michigan College in Traverse City, North Central Michigan College in Petoskey, and Alpena Community College. While these schools are generally two-year institutions, many of them offer higher-level degree programs through an arrangement with state universities.

In addition to the above-mentioned on-campus educational opportunities, the area is served by Kirtland Community College, as well as the M-TEC and University Center in Gaylord for local post-secondary education.



The only church located in the Township is the non-denominational Lovell's Community Chapel on Bald Hill Road. Residents and visitors also worship in Gaylord, Grayling and Lewiston. The Lovells Township Cemetery is also located on Bald Hill Road.

### Medical Facilities

Township residents and visitors needing medical treatment may access services at Mercy Hospital in Grayling, McLaren Northern Michigan in Petoskey, Otsego Memorial Hospital in Gaylord or Munson Medical Center in Traverse City. A few of the services offered by these hospitals include specialty and outpatient services, 24-hour fully staffed emergency rooms, emergency transportation, alcohol and drug treatment and mental health treatment. These hospitals are affiliated with numerous nearby health clinics. Additionally, specialty medicine physicians are on staff at McLaren Northern Michigan and Munson.

### Recreational Facilities

One important attraction sought by residents and visitors is the abundant recreational opportunities of the local area. The State of Michigan state forests located in Lovells Township provide year-round recreation opportunities for all users. Approximately two-thirds of Lovells Township is state forestland. These areas offer rustic camping, hiking, fishing, hunting, swimming and similar activities. A designated snowmobile trail passes through Lovells Township.

The Lovells Township Hall is available to local residents for social events, such as family reunions, wedding receptions, bridal and baby showers, club meetings and similar activities. The Township-owned Douglas Park is located on the same property as the hall, and features a picnic pavilion, shuffle board, ball diamond, volleyball/badminton area and playground equipment.

State-owned rustic campgrounds are located in Lovells Township at Jones Lake (42 sites) and Shupac Lake (30) sites. The State has made several fishing access sites available for anglers on the Au Sable River and its tributaries and on inland lakes in the Township.

A fully modern campground with 100 sites is located nearby at Hartwick Pines State Park. Park amenities also include one of the few remaining tracts of virgin pine in Michigan, visitors' center, logging museum, hiking/biking trails, playgrounds and fishing.

Additional details regarding recreational facilities are presented in the 2014 Crawford County Master Plan, including Recreation Plan.

## Existing Land Use

### Pattern of Land Divisions

Lovells Township covers just over 100 square miles of land area and approximately 450 acres of water. The Township's political jurisdiction covers three geographic townships, T28N-R1W, T28N-R2W and T27N-R1W.

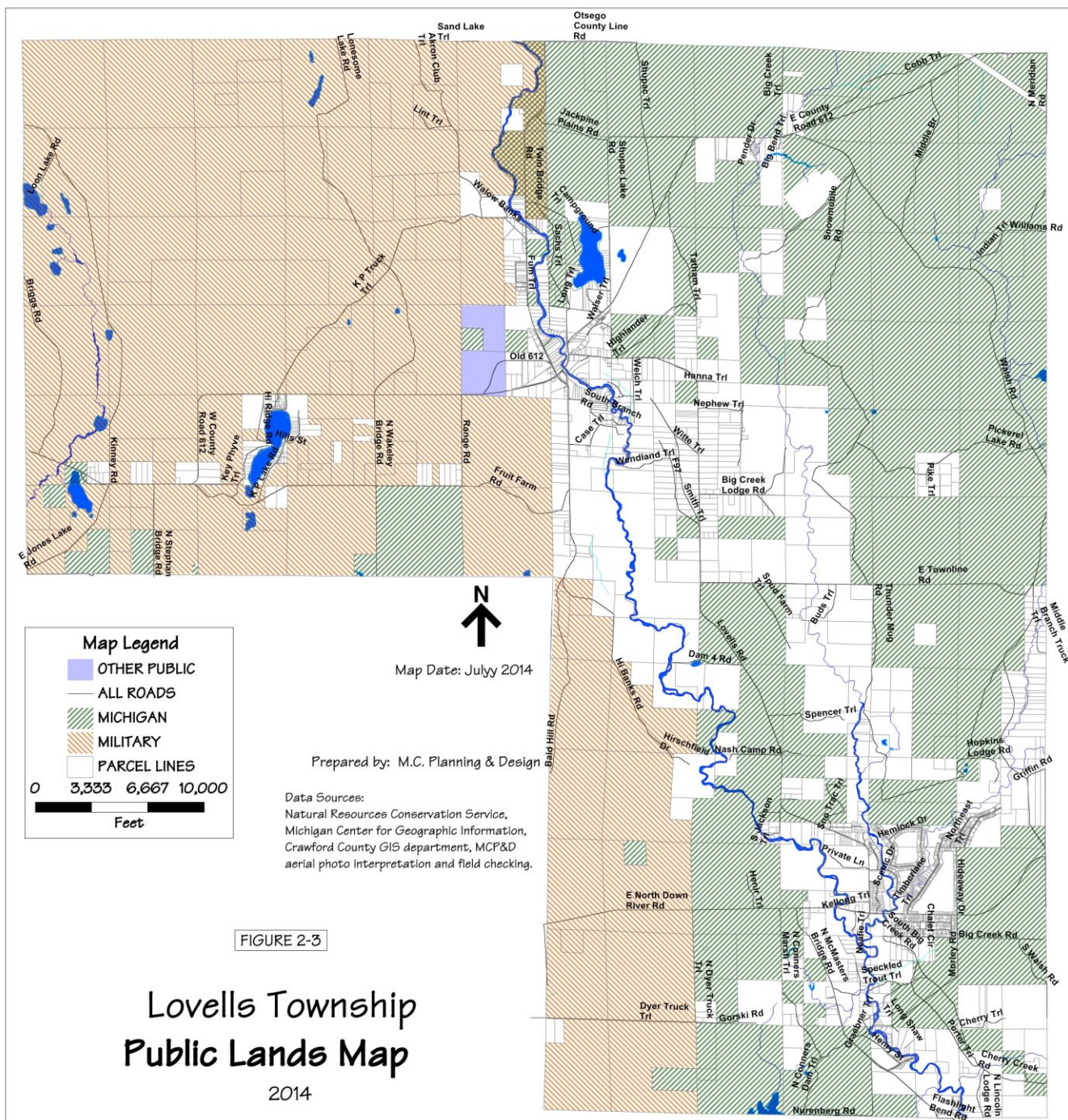
As development occurs, larger tracts of land are generally broken down into smaller parcels. Therefore, studying the existing patterns of land divisions is one way to analyze the status of land use and development. Land division patterns for Lovells Township discussed below were referenced from the Crawford County Plat Book.

Approximately two-thirds of the land in Lovells Township is owned by the State of Michigan and is included in the Au Sable State Forest. Figure 2-3 shows the public land, including that used by the military. Most public land is in undivided whole sections, with a few 40 to 120 acre parcels. There are still a number of larger privately owned parcels (40 acres or more) in Lovells Township. Ten-acre parcels generally make up the remaining privately owned land. Small tracts or lots are noted adjacent to Shupac Lake, KP Lake and North Branch Au Sable River. This combination of land division sizes is one of the features contributing to the Township's rural character.

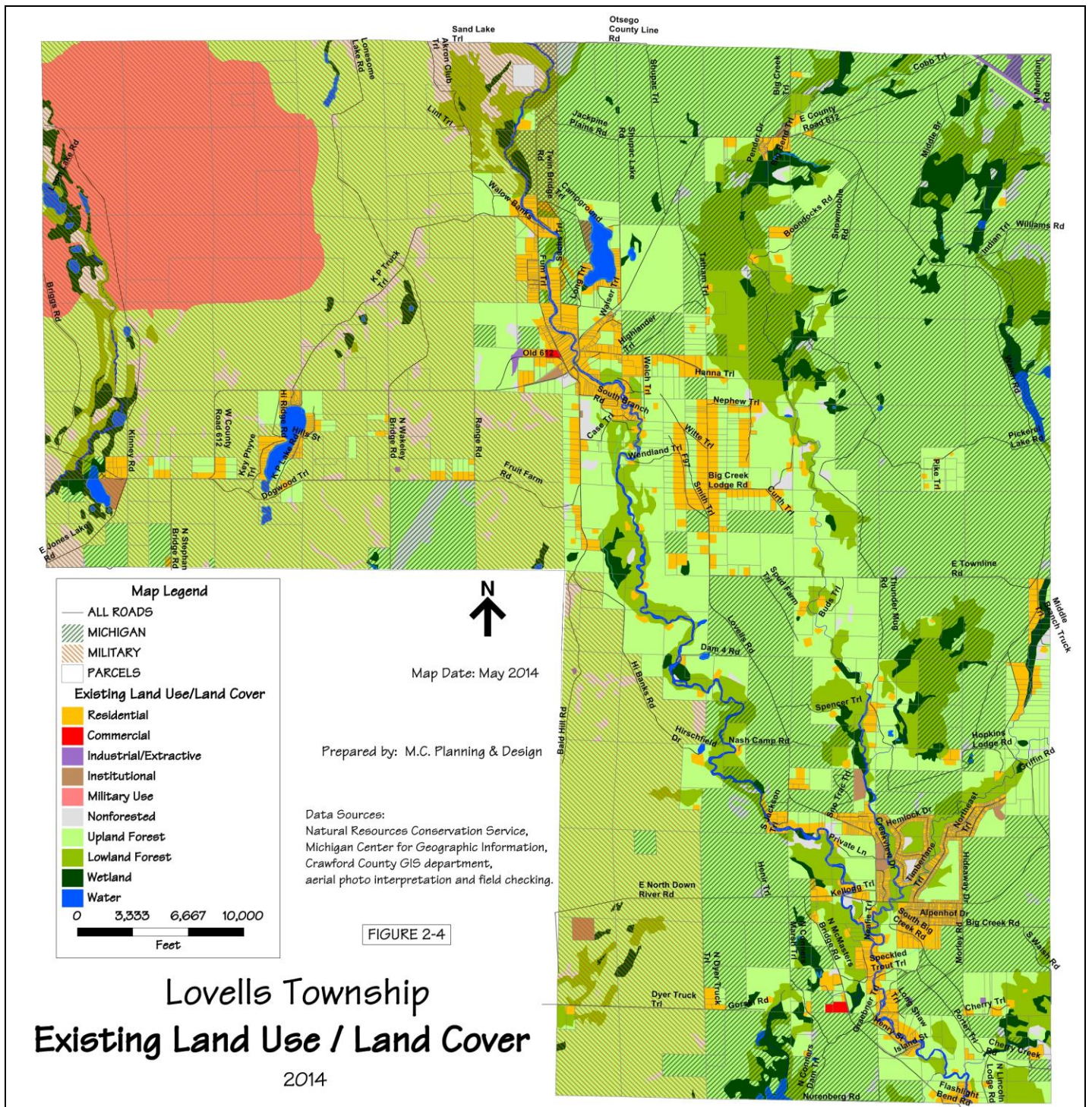
### Existing Land Use / Land Cover Statistics

A comparison of existing land use statistics for Lovells Township from 2001 and 2014 is listed as Table 2-11. Michigan Resource Information System (MIRIS) land use data from the 2002 Comprehensive Plan, was updated using 2012 digital aerial photography and field inspection. Each of the land use categories shown is discussed in detail later in this chapter. For reference, Lovells Township existing land use map is provided as Figure 2-4.

<b>Table 2-11 Existing Land Use / Land Cover Statistics Lovells Township, 2001 and 2014</b>		
<b>Existing Land Use Category</b>	<b>Percent of Total</b>	
	<b>2001</b>	<b>2014</b>
Upland Forest	68.2%	68.1%
Lowland Forest	15.4%	10.2%
Military	NA	7.9%
Residential	1.2%	5.5%
Wetlands	4.0%	3.7%
Open/Nonforest	10.1%	3.5%
Lakes/Streams	0.7%	0.7%
Institutional/Recreation	0.2%	0.3%
Industrial/Extractive	0.1%	0.1%
Commercial	0.1%	<0.1%
<b>Totals</b>	<b>100.0%</b>	<b>100.0%</b>
Source: MIRIS, Michigan Center for Geographic Info, Crawford County and MC Planning & Design		
Note: A military category was added for the 2014 Land Use / Land Cover update.		







The 2014 Land Use / Land Cover update, added a Military existing land use classification, which more accurately portrays the current use, however results in some shifts of acreage and percentages when comparing to the 2001 data.

### Forest, Nonforest and Wetland Land Cover

Nearly 98 percent of Lovells Township's land surface is covered by one of these land covers, forest, nonforest or wetland. Each type of resource is discussed in detail in the Natural Resources section. The locations and areas of upland forests, lowland forests, open or nonforested areas and wetlands are depicted on the existing land use map shown as Figure 2-4, and percent of the Township for each type of land cover is noted in Table 2-11. Lakes and streams account for 443 acres in the community, while no agricultural land is noted in Lovells Township.

### Residential

As can be seen in Table 2-11, approximately 5.5%, which represents a significant increase since 2001, of the Township's total land area is used for residential purposes. For the most part, residential development found in the community consists of single-family dwellings. In general, residential development occurs around water bodies (KP Lake, Shupac Lake, North Branch Au Sable River, and Big Creek) and adjacent to the Township's major roadways (County Road 612, Twin Bridge Road, Bald Hill Road and Lovells Road). These scattered residential development patterns contribute to the Township's rural characteristic.

### Institutional and Recreation

Land devoted to institutional and recreational uses amount to approximately 0.3 percent of the Township's land area. Included within this category are Lovells Township Hall, Douglas Park, Lovells Community Chapel, Lovells Township Cemetery, Jones Lake State Forest Campground, Shupac Lake State Forest Campground and one private recreation site.

### Industrial and Extractive

While no manufacturing establishments are located in Lovells Township, an oil processing and storage facility is situated in the extreme northeast corner of the Township. Scattered gravel and sand pits are also noted. Approximately 85 acres or 0.1% of land fall under this category.

### Commercial

Commercial activities make up the smallest land use category with less than 30 acres. Commercial areas are noted on the existing land use map in the small unincorporated community of Lovells, at and near the intersections of County Road 612 and Bald Hill Road and Lovells Road, and Sno-Trac Village off Lovells Road in the southern portion of the Township.

### Camp Grayling Military Land Use

The military land use in the Township is quite extensive. Figure 2-3 shows the land owned/controlled by the Military Board, and Figure 2-4 shows the land area which is actively used for military purposes.

Camp Grayling Army National Guard Reservation includes a cantonment area (approximately 1,100-acres) for the temporary housing of troops and approximately 147,640 acres (231 square miles) of training lands split into a north and south post. Portions of the north post are situated in Lovells Township. The north post consists of the tank, artillery and air-to-ground ranges.

Camp Grayling maintains a 7,200-person cantonment area and typically conducts weekend and annual training for the Michigan, Indiana and Ohio National Guard units.

Within the Lovells Township boundaries, more than 26,000 acres of land are included in the National Guard Zone, while approximately 5,700 make up the Impact Area. Another 3,000 acres are designated as Restricted Area where, for the protection of the endangered Kirtland's Warbler, military activities may not be conducted during specific times during the year, typically during the summer months. This data is included with the existing land use statistics in Table 2-11. The areas are shown on the existing land use map as an overlay pattern, because the underlying land use cover may be forested land, open space, wetlands or surface water.



## **CHAPTER 3 COMMUNITY GOALS AND OBJECTIVES**

The purpose of this chapter is to set forth Lovells Township's goals and objectives to guide future development. In developing community goals and objectives, it is important to analyze existing community characteristics, such as social and economic features, environmental resources, available services and facilities, and existing land use/cover. The data compiled in Chapter 2 (Existing Conditions) clearly indicates that Lovells Township is rural in character and is blessed with abundant environmental resources. In addition to examining existing characteristics, another important tool in the development of community goals and objectives is to identify community assets and problem areas.

At a planning workshop held in June 2014 members of the Lovells Township Planning Commission, Zoning Board of Appeals and interested citizens reviewed and updated previously identified community assets worth preserving presented as Table 3-1 and community problems seen as Table 3-2. Items listed on the tables are presented in no particular order. Remarkably, the assets outweighed the problems by far.

**Table 3-1  
Lovells Township Assets to Preserve - 2014**

- Wooded areas
- Rivers/lakes
- Fishing opportunities – trout and other species
- Wildlife
- Snowmobile trails
- ORV trails & routes
- Horse trails
- Recreation opportunities
- Campgrounds
- Historical Landmarks
- Low population
- Country life/rural living
- Local government
- Local library
- Local refuse disposal & recycling
- Fire and emergency services
- Low crime rate
- Lovells Bridge Walk
- Lovells clubs & associations
- Lovells Township Historical Society
- Night sheriff patrols

**Table 3-2  
Lovells Township Concerns– 2014**

- Road maintenance
- Snowmobile trespass
- Abundant State land, thus limited tax base
- Lack of employment opportunities/young people leave community



No organized activities for teens and/or families  
Noise concerns  
Fracking - potential impacts on ground and surface waters

The outcomes of the June 2014 planning workshop in combination with the background plan research provided the basis for developing the following community goals and objectives for Lovells Township. The terms “preserve”, “conserve” and “protect” are use throughout. Webster defines those words as (1) preserve – to keep safe, to guard, to keep from decaying or to prevent spoilage, (2) conserve – to keep from losing or wasting, and (3) protect – to shield from injury.

### **Community-Wide Goals**

1. Conserve, yet utilize, the natural environment and scenic beauty of Lovells Township by protecting the water resources (both ground and surface), wetlands, woodlands, fish and wildlife. The protection of the Au Sable River system is an area of particular concern.
2. Preserve community character – rural setting, friendly and safe atmosphere.
3. Maintain and improve, as needed, community owned or operated services and facilities, such as Township Hall, Douglas Park, Township Cemetery, Township Fire and EMT Services, Library, solid waste disposal and recycling service.
4. Consider and evaluate through zoning the consequences of land use decisions across broader landscapes, such as watersheds, to avoid adverse impact to adjacent communities and larger ecosystems.
5. Maintain on-going dialog regarding intergovernmental cooperation and share resources across all levels, federal, state, military, county and adjacent communities.
6. Maintain an updated Township Master Plan to support the Township Zoning Ordinance, including a future land use plan, which protects environmental features, while accommodating the existing land use patterns, infrastructure and services.

## ***Residential Goals and Objectives***

### **GOAL:**

**To provide for residential areas designed to offer a variety of housing choices at affordable prices**

### **OBJECTIVES & RECOMMENDATIONS:**

- Encourage and guide housing developments at densities that respect the natural and environmental features.
- Designate areas appropriate for all types of residential options including single-family, multi-family, elderly housing, condominiums, low to moderate income housing and extended care facilities.
- Encourage innovative development techniques as a means of ensuring stable residential areas while protecting open space.
- Preserve the integrity of existing residential neighborhoods by protecting them from intrusion of incompatible uses and require adequate buffers or transition areas between residential and non-residential developments to maintain property values and attractiveness.
- Encourage the maintenance of the existing housing stock and neighborhoods in good repair, appearance, usefulness and safety.

## ***Commercial and Industrial Goals and Objectives***

### **GOAL:**

**To provide opportunities for limited commercial and industrial activity to serve the local area, consistent with the available infrastructure**

### **OBJECTIVES & RECOMMENDATIONS:**

- Support the existing commercial areas around the unincorporated community of Lovells. Guide commercial development into this community hub, while discouraging strip commercial development along highways.
- Encourage light industrial development in designated locations, to be developed in an environmentally sensitive manner.
- Maintain compatible relationship between commercial and industrial areas and adjacent residential uses, such as by requiring landscape buffers where commercial or industrial uses are adjacent to residential uses.

## ***Infrastructure and Community Facilities Goals and Objectives***

### **GOAL:**

**Maintain and improve the transportation systems, community facilities, and programs consistent with the community needs, and the ability to finance the improvements.**

### **OBJECTIVES & RECOMMENDATIONS:**

- Investigate outside funding sources such as grants, donations, low interest loans and foundations when making capital improvements on community facilities.
- Work cooperatively with the Crawford County Road Commission to implement road maintenance and improvement projects in Lovells Township consistent with the priority list and funding ability.
- Direct new development to areas with existing infrastructure, and where infrastructure is not adequate, require developers to fund the upgrading of infrastructure to support proposed new development.
- Support the continuation and expansion of public transit to better serve the needs of senior citizens and other transit dependent Township residents.
- Continue providing solid waste and recycle disposal services.
- Continue to provide locally based Fire Fighting/EMS services.
- Continue to provide access to Library services.
- Pursue expansion of high-speed communications throughout the Township.
- Work with the sheriff to enforce speed and weight limits on CR 612 especially through the community of Lovells.

## ***Recreation and Public Land Goals and Objectives***

### **GOAL:**

**To preserve, protect and maintain environmentally sensitive areas, open space, public access and public parks for the enjoyment of residents, visitors and future generations**

### **OBJECTIVES & RECOMMENDATIONS:**

- Investigate outside funding sources such as Michigan Department of Natural Resources recreation grants, donations and foundations to assist with improvements at Douglas Park or for the acquisition of other recreation properties.
- Maintain an updated Township Recreation Plan that identifies and prioritizes needed community recreation facilities.
- Work with the State in maintaining public camping, fishing and water access sites for residents, seasonal residents and visitors.
- Pursue the development of a comprehensive network of both non-motorized and motorized trails, including initially mapping & reviewing existing trails to promote opportunities to establish connections.

## ***Governmental Goals and Objectives***

### **GOAL:**

**Provide services in an efficient, environmentally responsible and socially caring manner to meet the needs of residents, property owners, business community and visitors**

### **OBJECTIVES & RECOMMENDATIONS:**

- Promote intergovernmental and regional cooperation on issues of mutual concern.
- Ensure a responsible fiscal policy and budget process to finance the Township government.
- Promote the involvement of volunteers in the government process.
- Maintain on-going open dialog with the Michigan Department of Natural Resources (DNR), US Forest Service and Camp Grayling representatives to monitor future potential public land transfers.

## ***Natural Environment Goals and Objectives***

### **GOAL:**

**Protect and preserve the natural environment by protecting groundwater, surface water, areas subject to erosion, woodlands, wetlands, open space, fish and wildlife**

### **OBJECTIVES & RECOMMENDATIONS:**

- Manage land use patterns which will direct new growth away from environmentally sensitive areas, such as woodlands, wetlands, steep slopes and areas subject to flooding.
- Work cooperatively with the Michigan Department of Natural Resources, Natural Rivers Administrator to maintain updated regulations in the Lovells Township Zoning Ordinance pertaining to designated Natural Rivers within Lovells Township.
- Manage greenbelt areas adjacent to lakes, streams and wetlands through greenbelt regulations provisions in the Township's zoning ordinance.
- Implement groundwater protection and storm water management measures, while encouraging the continued natural use of wetlands as groundwater recharge, storm water filtering and storm water holding areas.
- Review and update Zoning Ordinance provisions to: 1) Limit development on steeply sloped areas. 2) Require erosion control measures where construction is permitted. 3) Require slope stabilization and re-vegetation on disturbed slopes or in extraction areas.
- Encourage planting and retention of native tree and shrub species when properties are developed.
- Work cooperatively with the National Guard, Camp Grayling administration to address the potential environmental impacts and/or concerns regarding military activities in Lovells Township, including noise concerns.



## ***Wildfire Protection Goal***

### **GOAL:**

**To protect human life and reduce property loss due to catastrophic wildland fires in Lovells Township**

### **OBJECTIVES & RECOMMENDATIONS:**

- Encourage adequate fire prevention, fire-safe construction, and pre-suppression activities on private lands in Wildland Urban Interface areas (WUI) using Firewise Landscaping and Construction standards. The foundation of this objective will be building partnerships with the county, other local units of governments, MDNR, USFS, MSUE and other interested organizations.
- Work to increase public awareness regarding wildfire protection measures, and review public notification strategies.
- Continue to assist and encourage local participation in the Crawford County Community Wildfire Protection Plan.
- Encourage Fuel Management; manage forests to maintain fuel loads within the range of natural specific ecosystem variability in order to minimize adverse effect to ecological and socioeconomic values.
- Implement Firewise planning and zoning strategies at the local level. Implementation of action items under this objective are the responsibility of each individual community to incorporate into their planning and zoning.
- Work to implement the local recommendations of the Crawford County Wildfire Protection Plan (2013).

## **CHAPTER 4**

### **FUTURE LAND USE RECOMMENDATIONS**

The Planning Commission reviewed the future land use classifications from the prior 2002 *Lovells Township Comprehensive Plan* in consideration and analysis of several factors including: existing land use patterns, social and economic characteristics, environmental conditions, available community services and facilities, existing land division patterns, property ownership, existing zoning and community goals and objectives. In addition to the Planning Commission, the planning process included the Township Board, Township Zoning Board of Appeals, the Zoning Administrator and the public. Following Planning Commission's review and consideration of the public input it was determined the future land use categories and most of the areas designated for each are applicable for the 2014 Master Plan, with the exception of the area designated for Industrial which was revised.

The recommended future land use plan identifies locations for five different land use classifications: residential, commercial, industrial, forest/recreation and environmental conservation. Figure 4-1, Future Land Use Map, illustrates the distribution of future land uses by category. Activities anticipated within each of these land use categories are discussed below. Additionally, it should be noted that the State's Land Division Act of 1996 requires a lot size width to length ratio not to exceed one to four (1:4) for any new land divisions, to avoid the problem of "bowling alley" lots.

#### **Residential Development**

Residential development is primarily designed to accommodate single-family dwellings on a range of lot sizes. Community uses such as parks, churches, schools, libraries, cemeteries, in addition to multiple-family dwellings, campgrounds, mobile home parks, convalescent or nursing homes, golf courses and resorts may also be allowed in this area if designed to be compatible with the residential setting. Home-operated businesses are also recommended in these areas provided the residential character of the neighborhood is preserved.

The residential designation is intended to preserve existing residential development where land has already been subdivided into smaller lots and to expand specific areas for future residential growth. In addition to areas identified for residential development on the future land use map, this document recognizes that rural residential development has occurred and will continue to occur in certain locations within the forest/recreation areas of the Township. A number of residential areas have been designated, and the locations are shown on the Future Land Use Map, Figure 4-1.

#### **Commercial Development**

While much of the commercial services for Lovells Township residents are met by facilities located in Grayling or Gaylord, the Township wishes to set aside certain areas for local commercial uses. Local residents also obtain commercial services from larger urban areas such as Traverse City and Alpena.

This future land use plan recognizes that a few existing commercial businesses in outlying areas are operating in areas surrounded by non-commercial uses. This plan further recognizes that these businesses provide important products and services to nearby residents. The plan

recommendations in no way intend to infringe upon their continuance or expansion of services or facilities.

Recommended uses for commercial areas designated on the future land use map include: retail stores, business and personal services, professional offices, food service, lodging facilities and similar uses.

### **Industrial Development**

Uses such as the following are recommended for the proposed industrial area: light industrial manufacturing or assembling establishments, wholesale commercial businesses, machine shops, sawmill and wood products industries. Commercial activities compatible with an industrial setting are also recommended for the industrial development area. Uses established in this area should be environmentally friendly, and a landscape buffer or fencing should be provided between the industrial use and any non-industrial adjacent property. This area is designated on the future land use map as a portion of Section 2 lying south and east of County Road 612 in the 'NE' Lovells Township (T28N-R1W). As in the commercial development recommendations, this plan does not advocate the interference with existing industrial activities operating in outlying areas surrounded by other predominant land uses. However, all new industrial development should be confined to this area.

### **Forest/Recreation**

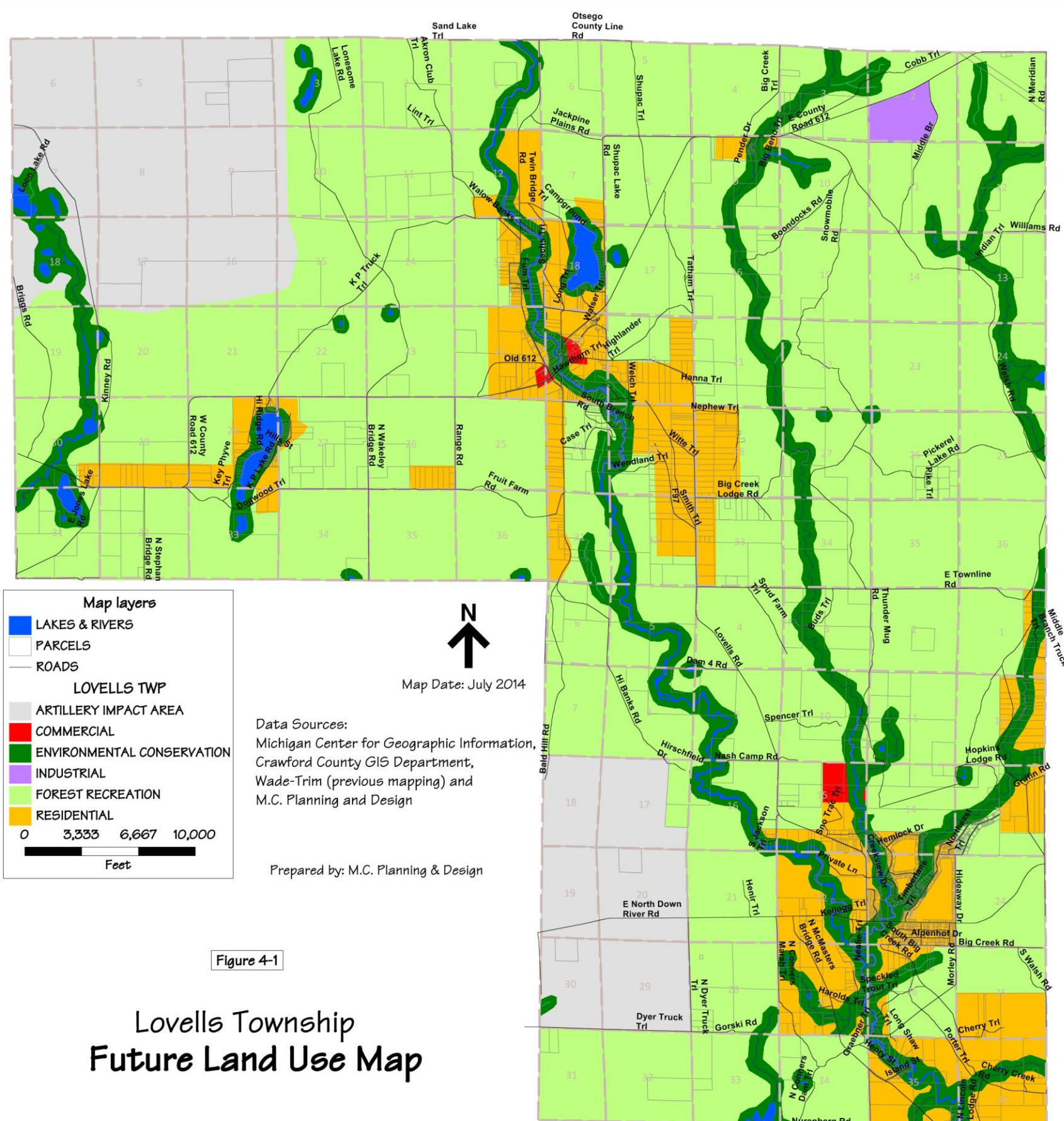
Forested land is the most predominant land use currently existing in the Township, and the future land use plan recommends the preservation of these areas as much as possible. The State of Michigan owns much of the forested land. The State leases more than 26,000 acres of land to the National Guard at Camp Grayling for military activities. Lovells Township recognizes that military maneuvers will continue on these lands, but does requests that the National Guard be good stewards and protect land, water, vegetation and wildlife resources from degradation.

In areas within the forest/recreation development category, privately owned lands may be used for single-family residences (both year-round or seasonal), hunting camps, forest products harvesting, recreational uses and farming where soil conditions are suitable. The protection of forested land, wetlands and nonforested open space is critical to preserving the rural character of Lovells Township.

### **Environmental Conservation**

Because of environmental concerns regarding protection of water resources and adjacent waterfront land, an environmental conservation category is recommended. Special environmental protection requirements in the Township's zoning ordinance should be reviewed and updated as necessary. Recommended protection requirements may include, but are not limited to: erosion protection measures on shorelines, protection of water views, water quality protection measures, waterfront density or access controls. Areas included in this category are adjacent to all lakes, streams, and rivers in the Township.

The State of Michigan has designated several waterways within the Au Sable River system as "Natural River" under the Natural River Act. The Department of Natural Resources administer the Act, and they recommend special Natural River District zoning regulations. Streams in Lovells Township included in this designation are: East Branch Au Sable River, North Branch Au Sable River, Big Creek, West Branch Big Creek, Middle Branch Big Creek and East Branch Big Creek.



## **CHAPTER 5**

### **PLAN ADOPTION AND IMPLEMENTATION**

#### **Draft Plan Circulated for Comments**

The draft Lovells Township Master Plan was transmitted to the Township Board for review and comment in early August 2014. The Township Board approved the draft plan for distribution on August 12, 2014. Following the Board's approval for distribution the proposed plan was distributed to the adjacent Townships (Albert, Big Creek, Charlton, Chester, Greenwood, Grayling, Maple Forest, Otsego Lake, and South Branch), as well as to Crawford, Montmorency and Oscoda Counties on August 14, 2014 for review and comment. No comments were received.

#### **Public Hearing**

A public hearing on the proposed Master Plan, for Lovells Township as required by the Michigan Planning Enabling Act, as amended, was held on October 20, 2014. The legally required public hearing notice was published in the Crawford County Avalanche on September 25, 2014 as well as on the Township website. A copy of the public hearing notice is reproduced at the end of this chapter. During the review period, the draft plan was available for review on the Township's website, at the Township office, or by contacting the Lovells Township Clerk.

The purpose of the public hearing was to present the proposed Master Plan to accept comments from the public. In addition to the Planning Commission members, and one residents and/or business owners of the township attended the public hearing. Minutes from the Public Hearing are provided at the end of this chapter.

The public hearing began with a brief explanation of the planning process. Plan development included several Planning Commission and steering committee workshop meetings, and public input sessions. During the hearing, maps of existing land use, color coded resource, and proposed future land use recommendations were presented.

#### **Plan Adoption**

At a Planning Commission meeting following the public hearing on October 20, 2014 the Planning Commission took action to formally adopt the Lovells Township Master Plan - Update, including all the associated maps by resolution on October 20, 2014.

Per the Michigan Planning Enabling Act, as amended, on August 12, 2014 the Township Board asserted the right to approve or reject the plan. The Township Board formally adopted the plan on November 11, 2014.

#### **Legal Transmittals**

Michigan planning law requires that the adopted Master Plan be transmitted to the Township Board, as well as to the adjacent Townships and the County Planning Commission. Copies of these transmittal letters appear at the end of this chapter.



## Plan Implementation

A Master Plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A Master Plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services.

According to the Michigan Zoning Enabling Act, comprehensive planning is the legal basis for the development of a zoning ordinance. Section 203 of the Act states: "The zoning ordinance shall be based on a plan designed to promote the public health, safety and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to insure that uses of the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion of the public roads and streets, to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

## Zoning

The Zoning Ordinance is the most important tool for implementing the Master Plan. Zoning is the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts. Lovells Township is covered by the Lovells Township Zoning Ordinance regulating land use activities.

In accordance with the Michigan Planning Enabling Act, Table 5-1, shows the relationship between the Future Land Use Categories as described in Chapter 4 and the zoning districts as described and regulated in the Lovells Township Zoning Ordinance.

Table 5-1		
Lovells Township		
FUTURE LAND USE CATEGORIES AS RELATED TO ZONING DISTRICTS		
Future Land Use	Zoning District	
Environmental Conservation	G-B	Green Belt District
Forest/Recreation	R-R	Recreational & Residential District
Residential Development	R	Residential District
Commercial Development	C-B	Commercial & Business District
Industrial Development	I	Industrial District

The first Zoning Ordinance was adopted in 1978. The current ordinance was adopted on October 14, 2003 and was last amended in 2014. The Zoning Ordinance should now be reviewed to ensure the Ordinance is consistent with the goals and the Future Land Use as presented in this Master Plan. Lovells Township intends to update the Zoning Ordinance

consistent with the Township's vision for the future and provide development options to better meet the goals of this plan.

### **Grants and Capital Improvement Plan**

The Master Plan and Recreation Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan.

*The Lovells Township Planning Commission*

*is currently working on an updated*

**MASTER PLAN**

*Come participate in Planning Our Community's Future!*

***Your Input Is Needed!***

***Get Involved in Your Community!***

***Please plan to attend a***

**PUBLIC INPUT & GOAL SETTING SESSION**

***Lovells Township Planning Commission Meeting***

***5:00 p.m. Monday, June 16, 2014***

**Lovells Township Hall**

***8405 Twin Bridge Road***

***For more information contact:***

***Lovells Township Office at (989) 348-9215***

***or***

***Consultant: Mary Campbell, M. C. Planning & Design: (231) 487-0745***

***or e-mail: [mcampbell@mcplanningdesign.com](mailto:mcampbell@mcplanningdesign.com)***

## AFFIDAVIT OF PUBLICATION

STATE OF MICHIGAN

SS

County of Crawford

Linda Golnick of said County and State, being duly sworn, deposes and says, that she is the general manager of THE CRAWFORD COUNTY AVALANCHE, a newspaper, published and circulated in said County of Crawford, and having a general circulation in said County and elsewhere, that the annexed notice was correctly published in the regular and entire issues of every number of said paper for two successive weeks, and

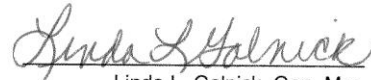
that the first publication of said notice was made in said newspaper on the 25th day of September 2014, and that the last publication of said notice was made on the 2nd of October 2014, without any intermissions or omissions making in all two insertions of said notice, in said newspaper; that during publication of said notice she was and now is the general manager of said newspaper, and has a personal knowledge of the facts herein set forth.

### Lovells Township

#### Master Plan Public Hearing

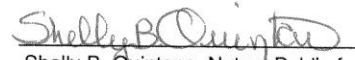
The Lovells Township Planning Commission will hold a public hearing on **Monday, October 20, 2014 beginning at 5:00pm** in the Lovells Township Hall at 8405 Twin Bridge Road, Grayling to accept comments on the proposed Lovells Township Master Plan 2014.

The draft Master Plan is available on-line at <http://www.lovellstownship.com/> or hard copies can be viewed at the Lovells Township office. For additional information, contact Cynthia Infante, Lovells Township Clerk at (989) 348-9215. Written comments may be submitted in advance of the public hearing to: Clerk, Cynthia Infante, 8405 Twin Bridge Road, Grayling, MI 49738.



Linda L. Golnick, Gen. Mgr.  
Dated this 22nd day of October,  
2014.

Subscribed and sworn to before me  
this 22nd day of October, 2014.



Shelly B. Quintano, Notary Public for  
Crawford County.  
My commission expires  
October 5, 2017

## Lovells Township Planning Commission Public Hearing – Minutes

### LOVELLS PLANNING COMMISSION SPECIAL MEETING 10/20/14

Meeting opened at 5pm by Chair Inman  
Present: Infante, Inman, Cragg, Brand, Kengel  
Absent: None                      Visitors: None  
Pledge recited  
Zoning Officer: Lovell present  
Planning Consultant: Campbell present

Brand motions to approve 10/6/14 minutes, 2<sup>nd</sup> Cragg all ayes  
Close regular meeting

Open Public Hearing  
Master Plan Revision  
Sec 2-15 change for paid on call all fire/ems personnel  
Sec 2-17 add Gaylord for places of worship  
Typo angles/anglers  
Sec 3-7 removal of honorary mayor  
No public comments  
Close Public Hearing

Zoning officer report: Commented on two current violations of the travel trailer ordinance and will be pursuing those issues.

Correspondence: None

Old Business: Sub-committee will meet in Bellaire at lawyers office 10/28/14 at 3pm.

Township Board report: Brand has renewed term

ZBA report: None

New Business: Inman motions to adopt 10/20 2014 resolution for Master Plan and give to the township board for consideration, 2<sup>nd</sup> Cragg. Roll Call Infante, Inman, Cragg, Brand, and Kengel all ayes

Next meeting will be held 1/12/15 at 5pm; it will be the organizational meeting.

Cragg motions to adjourn, 2<sup>nd</sup> Brand 5:30pm

Submitted by, Kengel-Secretary



## Lovells Township Planning Commission Resolution

Lovells Township  
8405 Twin Bridge Rd.  
Grayling, MI 49738

### Lovells Township Planning Commission

#### Resolution No. 10/20 of 2014

WHEREAS, the Lovells Township Planning Commission desires to adopt a master plan update and has made the necessary inquiries, investigations and surveys of the appropriate resources of the township; and

WHEREAS, the master plan update will promote the public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to facilitate provision for a system of transportation, sewage disposal, safe and adequate water supply, recreation and other public improvements; and consider the character of the township and its suitability for particular uses judged in terms of such factors as the trend in land and population development; and

WHEREAS, the Lovells Township Planning Commission has noticed and conducted a public hearing in accordance with the requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), said hearing was held on October 20, 2014, following distribution of the draft plan to the planning commissions of the adjacent townships, as well as the Counties of Crawford, Otsego, Montmorency and Oscoda on August 14, 2014.

NOW, THEREFORE, BE IT RESOLVED, that the Lovells Township Planning Commission hereby adopts the Lovells Township Master Plan – 2014 Update, with all the associated maps; and recommends this plan to the Lovells Township Board of Trustees for adoption.

YEAS: Infante, Inman, Cragg, Brand, and Kengel

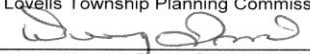
NAYS: None

ABSENT: None

RESOLUTION DECLARED ADOPTED.

I certify that the foregoing resolution was adopted by the Lovells Township Planning Commission at its meeting on October 20, 2014.

Denny Inman, Chair  
Lovells Township Planning Commission

  
Date: October 20, 2014

Lovells Township Board Resolution to Approve or Reject and to Distribute

Lovells Township  
8405 Twin Bridge Rd.  
Grayling, MI 49738

RESOLUTION No 0812 of 2014

**Authorize Distribution of, and Right to Approve or Reject the  
Lovells Township Master Plan - 2014 Update**

At a regular meeting of the Lovells Township Board, Crawford County, Michigan, held at the Township Hall on the 12th. day of Aug. at 7 PM,

Present: Ann Dabig, Cheryl Hopp, Cynthia Infante, Heather Lovell and Gary Neumann  
Absent: None

The following resolution was offered by Infante and supported by Lovell.

**WHEREAS**, the Township Planning Commission recommends, distribution of the Master Plan 2014 Update to adjacent Townships, Crawford, Otsego, Montmorency and Oscoda Counties for the required comment period, and make the plans available for public review during this period in accordance with the Michigan Planning Enabling Act (PA 33 of 2008, as amended), and

**WHEREAS**, the Michigan Planning Enabling Act (PA 33 of 2008, as amended) provides for the Township Board to assert its right to approve or reject the plan, now

**THEREFORE, BE IT RESOLVED**, that the Lovells Township Board authorizes distribution of the Master Plan 2014 Update as required, and

**BE IT FURTHER RESOLVED**, that the Township Board hereby asserts its right to exercise final approval or rejection of the Lovells Township Master Plan 2014 Update.

**ADOPTED** by roll-call vote as follows:

AYES: 5

NAYS: 0

ABSENT: 0

**RESOLUTION DECLARED ADOPTED**

STATE OF MICHIGAN            )  
  )  
COUNTY OF CRAWFORD        )

I, Cynthia Infante, Clerk of Lovells Township, Crawford County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board at a meeting held on the 12th. day of Aug. 2014, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act 267, Public Acts of Michigan 1976, as amended.

Cynthia Infante  
Cynthia Infante, Lovells Township Clerk

8/12/14  
Date

## Lovells Township Board Meeting Minutes

### **Regular Meeting of the Lovells Township Board** **November 11, 2014**

**PRESENT:** Ann C. Duby, Cheryl Hopp, Cynthia Infante, Heather Lovell, and Gary A. Neumann.

**ABSENT:** None

**ALSO PRESENT:** Dave Lovell and Fire Chief Lewicki.

Supervisor Neumann called the Board Meeting to order at 10:00 AM. Followed by the Pledge of Allegiance. Clerk Infante thanked our two veterans present, Dave Lovell and Gary Neumann, for their military service on this Veteran's Day.

James Camiller, our CPA, gave a briefing on our March 31, 2014 Audited Financial Statements.

Neumann moved, Hopp supported a motion to accept the minutes of the 10/14/14 Regular Meeting of the Board. All Ayes. MOTION CARRIED.

Neumann moved, Lovell supported a motion to approve pre-paid vouchers dated October 15, 2014 through November 11, 2014 as presented: General Fund totaling \$4,006.45; Direct Deposit Checks totaling \$6,084.76; Fire Fund totaling \$4,792.54; Landfill Fund totaling \$1,341.11; and Liquor Fund totaling \$73.06. In a roll call vote: All Ayes. MOTION CARRIED.

Treasurer's Report accepted as presented.

**CORRESPONDENCE:** Letter from State of Michigan Department of Treasury notifying us that our local unit has been selected to be reviewed as part of our 2013/14 audit program; Letter from our Attorney's regarding Michigan Department of Treasury audits, after hours FOIA policy.

Board discussed our current FOIA policy and decided unanimously that it was sufficient.

#### **DEPARTMENT REPORTS:**

**Assessing** – No report.

**Fire Department** – Chief Lewicki reported there were three runs in October (two fire and one medical); one of the fire runs was a structure fire and with mutual aid from Greenwood Township, they were able to save the structure; the department's Halloween Party went very well-16 local children attended; Chief thanked community for their donations and support.

**Liquor Inspector** – Infante received the report and it is on file.

**Zoning Administrator** – No report.

**Zoning Enforcement Officer** - Dave Lovell reported on two ongoing cases.

#### **COMMISSIONS AND BOARDS:**

**Board of Review** – No report.

**Historical Society** – Heather Lovell reported that the museums are in great need of repair and they are looking at grants to fund the project.

**Lovells Township Planning Commission** –

Cynthia Infante, Ex-Officio Board Member-No report.

Denny Inman, Planning Chair- Infante gave the Board Inman's written report which will be covered later in new business.

**Crawford County Planning Commission** – Covered in Inman's written report to the Board.

**Zoning Board of Appeals** – No report.

#### **NEW BUSINESS:**

Neumann deviated from the agenda to cover a few new business items before Hopp and Duby were dismissed to attend a funeral.

Neumann briefed Board on the I2K Internet Situation. Infante moved, Neumann supported a motion to pay the I2K monthly bills enabling the residents to continue to use our building as a "Wi-Fi hot spot". Four Ayes, Duby Nay. MOTION CARRIED.

Neumann briefed Board on 2014 COLA; As a matter of policy, all employees will receive the increase.

Neumann briefed the Board on his computer failing. Board agreed to purchase new computer.

Neumann briefed Board on Letter to the Editor regarding our Lovell's Reading Room and a resident's response. Board agreed no further response is necessary.

10:53 AM Hopp and Duby were dismissed. Board continued with a quorum.

Infante moved, Lovell supported a motion to adopt the 2014 Lovells Township Master Plan Update with four minor corrections made by the PC in Inman's report. All Ayes. RESOLUTION ADOPTED.

Infante moved, Neumann supported a motion to adopt the Crawford County Recreational Plan as the Lovells Township Recreational Plan as outlined in Inman's PC report. All Ayes. RESOLUTION ADOPTED.

**UNFINISHED BUSINESS:**

**Informational Items:**

Neumann updated the Board on the Fire/EMS Department's Non-Profit application status.

**PUBLIC COMMENTS:**

10:58 AM –Neumann opened Public Comment Period.

10:59 AM -Neumann closed Public Comment Period.

Next Regular Meeting of the Board will be Tuesday, Dec. 9, 2014, 10 AM at the Town Hall.

11:00 AM Neumann moved, Lovell supported a motion to adjourn. All Ayes. MOTION CARRIED.

Cynthia Infante  
Lovells Township Clerk

## Lovells Township Board Resolution to Adopt

### RESOLUTION

#### Lovells Township Master Plan 2014 Update Approval

At a regular meeting of the Township Board of Lovells Township, Crawford County, Michigan, held at the Lovells Township Hall on the 11<sup>th</sup> day of November, 2014 at 10 AM.

Present: Infante, Lovell, and Neumann

Absent: Duby and Hopp

The following resolution was offered by Infante and supported by Neumann.

**WHEREAS**, the Lovells Township Planning Commission adopted the Lovells Township Master Plan Update at its meeting on October 20, 2014, following properly noticed public hearings in accordance with the Michigan Planning Enabling Act (PA 33 of 2008, as amended), and following distribution of the draft plan to planning commissions of the adjacent townships, Crawford, Otsego, Montmorency and Oscoda Counties; and

**WHEREAS**, the Lovells Township Board on August 12, 2014, asserted its right to approve or reject the plan in accordance with the Michigan Planning Enabling Act (PA 33 of 2008, as amended);

**NOW, THEREFORE, BE IT RESOLVED**, that the Lovells Township Board hereby approves the Lovells Township 2014 Master Plan Update, including all associated charts and maps.

**ADOPTED** by roll-call vote as follows:

AYES: Infante, Hopp, and Neumann

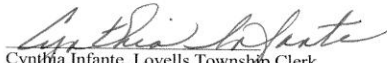
NAYS: None

ABSENT: Duby and Hopp

#### RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN           )  
  )  
COUNTY OF CRAWFORD       )

I, Cynthia Infante, Clerk of Lovells Township, Crawford County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Lovells Township Board at a meeting held on the 11th day of November, 2014 the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act 267, Public Acts of Michigan 1976, as amended.

  
Cynthia Infante, Lovells Township Clerk



Copy of transmittal of adopted plan to adjacent Townships and Counties

## M. C. Planning & Design

Community Planning Site Planning Landscape Architecture

### Letter of Transmittal

*If transmitted items are not as noted, notify writer immediately.*

To: Adjacent Townships and Counties

Date: December 29, 2014

Transmitted By: ☐ Regular Mail ☐ Overnight Delivery

Attn: Clerks and Planning Commission Chairs

☐ Hand Delivered

☐ Picked Up By:

RE: Lovells Township Master Plan 2014 - Adopted

☒ Other: e-mail

We are transmitting 1 copy(s) of the following:

<input type="checkbox"/> Certification for Payment No.	<input type="checkbox"/> Discs	<input type="checkbox"/> Prints	<input type="checkbox"/> Specs.
<input type="checkbox"/> Change Order No.	<input type="checkbox"/> Drawings	<input type="checkbox"/> Product Literature	<input type="checkbox"/> Tracings
<input type="checkbox"/> Construction Change Req. No.	<input type="checkbox"/> Field Measure Plans	<input type="checkbox"/> Samples	<input type="checkbox"/> Work Orders No.
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Plans	<input type="checkbox"/> Shop Drawings	<input type="checkbox"/>

☒ Other: Adopted Master Plan 2014 for Lovells Township

For your: ☐ Action ☐ As Requested ☐ Information ☐ Review/Comment ☐ Use  
☐ Approval ☐ Distribution ☒ Records /Files ☐ Signature

Remarks: As per the Michigan Planning Enabling Act, I am transmitting the recently adopted Lovells Township Master Plan 2014 to you on behalf of the Lovells Township Planning Commission. If you have any questions please call me at (231) 487-0745.

Thank you for your attention to this matter.

Job No. LVL



By: Mary H. Campbell, ASLA, AICP

cc: Denny Inman, Lovells Township PC Chair  
Cynthia Infante, Lovells Township Clerk

504 Liberty Street Petoskey, MI 49770  
Phone: (231) 487-0745 Fax (231) 487-0746 E-mail: mcampbell@mcplanningdesign.com