

CHAPTER 8. GOALS AND OBJECTIVES

Issue Identification

A result of the study of trends and their implications within the Township, as well as the views collected in the community opinion survey and visioning activity, is a collection of broad goal areas, condensed into goal statements, each supported by more specific objectives. This Master Plan is founded on the policies outlined in these statements. The broad goal areas are intended to describe the state of the Township within the next 20 years. They are intentionally general, but are thought to be attainable through concerted efforts. The goals state the necessary steps to be taken, and the objectives are more detailed and may be thought of as milestones in the journey to achieving the goal.

The following goal categories were developed to help foster and implement the vision for Wells Township:

Zoning
Farmland and Open Space Preservation
Rural Character and Residential Development
Transportation
Community Facilities, Utilities, and Services

Goals and Objectives

ZONING – WELLS TOWNSHIP WILL UTILIZE EFFECTIVE, EFFICIENT, REASONABLE ZONING PRACTICES.

Goal # 1 --- Address rewriting the zoning ordinance book to support the Master Plan and adopt zoning changes.

Objectives:

1. Enlist legal assistance in amending the zoning ordinance book to ensure a contemporary, comprehensive, concise, functional plan. The zoning ordinance contains land development regulations and establishes land development districts.
2. Determine a timeline for completion of the zoning ordinance book and its adoption.
3. Amend the zoning map. Once the Master Plan is adopted the Township should evaluate the Master Plan recommendations against the current zoning map to determine any areas of inconsistency. These areas should be subject to zoning map modifications.
4. Determine a timeline for completion of the zoning map and its adoption.

**FARMLAND AND OPEN SPACE PRESERVATION – WELLS TOWNSHIP
WILL REMAIN AN AGRICULTURALLY BASED AREA.**

Goal # 2 --- Wells Township will feature productive and economically viable agricultural lands for years to come, promoting preservation of open space, natural features, and agricultural lands from encroachment and the negative affects of development.

Objectives:

1. Land use decisions will support the desires of individual property owners who wish to keep their land in active agricultural production. This means that the Township will proceed with care and diligence regarding mixed residential and agriculture uses, since the fragmentation of agricultural lands through land splits and the subdivision of parcels renders farming operations on many properties impractical.
2. Advocate the support of prime and unique farmland and land currently enrolled in the State of Michigan’s P.A. 116 farmland preservation program.
3. Research, discuss, and if suitable and available, utilize land use tools that discourage residential development in the primary agricultural zoning district, such as Purchase of Development Rights.

**RURAL CHARACTER AND RESIDENTIAL DEVELOPMENT – WELLS
TOWNSHIP WILL RESPECT RURAL AMENITIES AND THE HISTORY OF THE
AGRICULTURALLY BASED TOWNSHIP AS IT PERMITS
A VARIETY OF ATTRACTIVE, LOW-DENSITY RESIDENCES.**

Goal # 3 --- Business, industrial and commercial growth is not essential.

Objectives:

1. Caro will continue to serve as the urban service center for most business, industrial, commercial, and governmental services essential to Wells residents, as Caro has ample land and infrastructure already devoted to such land uses. The Township should avoid mixing industrial and commercial businesses in its rural and agriculture area.

Goal # 4 --- Strengthen the existing housing stock.

Objectives:

1. Encourage the maintenance and preservation of the existing housing stock through proper zoning and code enforcement.

Goal # 5 --- Provide for and promote attractive community design that protects natural resources and the country lifestyle.

Objectives:

1. Recommend a low-density residential density pattern with primarily single-family residences.

2. Replace current frontage patterns with variety in lot plans and setbacks from roadways.
3. Periodically review population statistics to initiate proactive measures if population increases demand higher density residential developments. Consider new development techniques that emerge, such as open space development, which avoid impacts to and protect the significant natural features within the Township.
4. Consider current transportation routes within the Township in order to best situate residential development and the accompanying increased traffic needs.

TRANSPORTATION – WELLS TOWNSHIP ROADS WILL BE IN GOOD CONDITION AND OFFER FUNCTIONAL ACCESS IN AND OUT OF THE TOWNSHIP IN ALL DIRECTIONS.

Goal # 6 --- Provide for adequate vehicular transportation routes and for the appropriate maintenance of all existing facilities.

Objectives:

1. Maintain effective communication with the Tuscola County Road Commission to promote road improvement, maintenance, and repair policies that are consistent with the goals of the Township. This may indicate adherence to the rules attached to the subsidies.
2. Maintain paved and unpaved routes through other sources when appropriate.

Goal # 7 --- Control access, land use options, and development densities along corridors to prevent congested strip development that undermines the traffic-carrying function of the Township’s roadways.

Objectives:

1. Ensure compatibility between intensities of land use and ability of the individual thoroughfares to support anticipated traffic flows and access patterns.

COMMUNITY FACILITIES, UTILITIES, AND SERVICES – WELLS TOWNSHIP RESIDENTS WILL BE SERVED BY AMENITIES THAT MAINTAIN AND IMPROVE THE QUALITY OF LIFE.

Goal # 8 --- Wells Township will augment services available for its senior citizens.

Objectives:

1. Work with agencies providing services for seniors to offer some services at the more convenient location of the Wells Township Hall.
2. Organize recreational opportunities for seniors at the Township Hall.

Goal # 9 --- Wells Township will feature abundant, clean, potable water and sufficient capacity of other utility services to support the requirements of a vibrant rural community.

Objectives:

1. Develop mechanisms to ensure that utility installation occurs in a rational and sequential manner to promote the protection of groundwater quality and to ensure that land use policies guide utility extension decisions.
2. Continue trash and recycling pick-up contracts for residents.

Goal # 10 --- Useful, important information will be provided to Wells Township residents on a regular basis.

Objectives:

1. Develop a website containing general information regarding Wells Township, perhaps including downloadable forms.
2. Expand the focus and scope of information presently supplied to residents in mailings that accompany annual tax bills.