

# Dallas Township (Resolution 2017-#1)

Fowler, Michigan

*Vern Feldpausch, Supervisor*

*Therese Koenigsknecht, Clerk      Ann M. Schafer, Treasurer*

*Stephanie Schafer, Trustee      Elizabeth Marvel, Trustee*

## DALLAS TOWNSHIP PLANNING COMMISSION

At the regular meeting of the Dallas Township Board held October 2, 2017 at 7:00 p.m. at the Township Hall, 225 S Main St., Fowler, MI with four of the five board members present: Present: Vern Feldpausch; Therese Koenigsknecht, Ann Schafer and Stephanie Schafer.

The following Resolution 2017-#1 was made:

***NOW, THEREFORE BE IT RESOLVED, that Dallas Township approved the Draft Master Plan for land uses prepared by the Dallas Township Planning Commission for Dallas Township, Clinton County, Michigan.***

Motion moved by: Stephanie Schafer

Motion supported by: Vern Feldpausch

Ayes: A, Schafer; S. Schafer; V. Feldpausch and T. Koenigsknecht

Nays: None

STATE OF MICHIGAN)  
COUNTY OF CLINTON)  
TOWNSHIP OF DALLAS)

I, Therese Koenigsknecht, the duly qualified and acting Township Clerk for the Township of Dallas, Clinton County, Michigan, DO HEREBY CERTIFY, that the above is a true copy of the Resolution 2017-#1 passed at the meeting of the Dallas Township Board held at the Township Hall on October 2, 2017 at 7:00 p.m.



Therese Koenigsknecht, Township Clerk

DALLAS TOWNSHIP  
DRAFT MASTER PLAN  
GOALS, POLICIES, AND OBJECTIVES

## GOALS, POLICIES AND OBJECTIVES

The following text describes the Mission Statement and presents the Goals, Policies and Objectives for the Master Plan for Dallas Township. Dallas Township will periodically review the Mission Statement and the Goals, Policies and Objectives to evaluate, prioritize, and establish appropriate time frames for land use planning activities.

### Mission Statement: Comprehensive Land Use Plan

To plan and implement an environmentally and fiscally responsible pattern of future land use for Dallas Township which has the following six objectives;

1. Provide for the preservation of agricultural activities and agricultural support services as well as associated open space characteristics within the township.
2. Maintain and enhance the rural residential quality of life currently existing within the township.
3. Maintain a rate of residential growth within Dallas Township which allows basic services to be provided in a responsible manner.
4. Dallas Township will cooperate and coordinate with the Village of Fowler to encourage residential development within the Village boundaries.
5. Emphasize cooperation and coordination between local governmental jurisdictions (Clinton County and adjacent townships) on land use planning, environmental, and basic service issues.
6. Provide for the continuation and reasonable expansion of the existing non-residential land uses (Livestock Exchange and Utility Facilities) within Dallas Township.

To assist in understanding the use of various terms within the Mission Statement, the following definitions are provided;

**GOAL** - A description of the 'vision' for the future that Dallas Township strives to attain.

**POLICY** - An official policy commitment by the governing body which outlines general statements about how a goal is to be achieved.

**OBJECTIVE** - A description of specific actions and reasonable timelines which are designed to implement the policy statements.

The overall Mission Statement and the Goals, Policies, and Objectives in the specific functional areas of Rural Environment, Agricultural Land Preservation, Natural Resource Preservation, Agricultural Support Services, Governmental Coordination, and Community Facilities and Infrastructure will be the policy basis for the Future Land Use section of the Master Plan.

## **GOAL: AGRICULTURAL LAND PRESERVATION**

**The Dallas Township Master Plan will place primary emphasis on the preservation of agricultural land through appropriate land use strategies and regulatory controls.**

---

**Policy 1:** Because Dallas Township is exclusively oriented to agricultural land use, it shall be the land use strategy of the Comprehensive Land Use Plan to preserve large geographic areas of the township for existing and future agricultural purposes to protect the long term economic viability of agriculture.

**Objective 1:** Clearly identify within the Comprehensive Land Use Plan the economic importance of agriculture to Dallas Township.

---

**Policy 2:** Dallas Township will take a leadership role in educating township officials and residents on the impact of residential development on agricultural land and the benefits of creating a comprehensive agricultural preservation strategy.

**Objective 1:** Provide information regularly to the Township's residents about the benefits of creating a comprehensive preservation strategy and current Planning Committee activity.

**Objective 2:** Promote educational efforts about the "Right to Farm Act" and livestock operating procedures adjacent to residential and non-residential areas.

---

**Policy 3:** The Township will support and participate in the research, discussion, and adoption of appropriate policies and regulations which will reduce the rate of loss of existing prime and unique farmland to development.

**Objective 1:** Identify within the Master Plan for Dallas Township the location of prime and unique farmland and land currently enrolled in the State of Michigan's P.A. 116 farmland preservation program.

**Objective 2:** Define and identify on the Future Land Use Map of the Master Plan separate categories of agricultural land use in order to clearly identify areas intended for long term agricultural preservation.

**Objective 3:** Research, discuss and adopt provisions which divide the current agricultural zoning district description and map into two separate agricultural zoning districts - a primary agricultural district intended for long term agricultural preservation and a secondary agricultural district which may transition into residential land over time.

**Objective 4:** Research, discuss and adopt new land use regulations which discourage residential development in the primary agricultural zoning district (Zoning District Regulations, Purchase of Development Rights, Transfer of Development Rights).

**Objective 5:** Research, discuss and adopt new land use regulations which limit the conversion of land for residential development in the secondary agricultural zoning district (cluster residential development, new depth-to-width ratio, Agricultural Buffer Zones, open space area requirements).

**Objective 6:** Participate in county and regional activities which research and recommend feasible tools for reducing the loss of agricultural production acreage (Transfer of Development Rights, Purchase of Development Rights, Sliding Scale Zoning District, Zoning District Regulations, Agricultural Buffer Zones, etc.)

**Objective 7:** Coordinate with others to review and strengthen the land division regulations by restricting parcel divisions within agricultural land.

---

**Policy 4:** Support the reasonable location of agriculturally related businesses through the Special Use Permit process of the Dallas Township Zoning Ordinance.

**Policy 5:** Understanding there is some interest in the central area of Michigan as a wind-energy resource, but maintaining Dallas Township's policies and objectives for agricultural preservation and minimize impacts upon residential dwelling, there may be some areas in the Township that are suited for development of commercial-scale wind energy conversion systems (WECS). The Township will develop standards for consideration of locating wind energy overlays and WECS.

**Objective 1:** Research and discuss the areas in the Township that may be a wind resource for any potential WECS.

**Objective 2:** Identify prime areas of land where less dense residential housing has occurred and any negative impacts from WECS would be minimized.

**Objective 3:** Identify and discuss areas where WECS would pose a risk of impact to the adjacent land uses or physical characteristics, such as residential areas, wetland areas, woodlands, and airports.

**GOAL: GOVERNMENTAL COORDINATION**

**Dallas Township will coordinate with village, township, county, state, and federal governmental jurisdictions on a land use policy which implements the agricultural preservation strategy of Dallas Township.**

**Policy 1:** Coordinate with the Village of Fowler, Village of Westphalia, and the Village of Pewamo on providing land for compatible future residential and non-residential development adjacent to existing infrastructure.

---

**Policy 2:** Coordinate with the Clinton County Planning Commission on the review and comment of proposed land use changes in the Township.

---

**Policy 3:** Advocate (lobby) for changes to State of Michigan legislation which promotes and enhances agricultural preservation.

---

**Policy 4:** Dallas Township should coordinate with the Clinton County Planning Commission and the Board of Commissioners in the housing market research proposed by the County which is part of the development of a strategy for proposed manufactured home park locations within the County.

**GOAL: NATURAL RESOURCE PRESERVATION**

**The Dallas Township Master Plan will conserve environmental assets and natural resources by minimizing negative impacts to environmental resources such as groundwater, wetlands, wildlife habitats, woodlots and the drainage system.**

---

**Policy 1:** Dallas Township will actively promote educational and regulatory efforts to protect regional groundwater resources and surface water quality (such as wellhead protection programs).

---

**Policy 2:** Encourage the protection of existing woodlots within Dallas Township.

---

**Policy 3:** Encourage no impact or low impact land use patterns in sensitive areas.

**Objective 1:** Encourage and support efforts by private land owners to adopt wildlife habitat preservation strategies through organizations such as the Michigan Wildlife Habitat Foundation.

**Objective 2:** Through education and research, develop a series of potential amendments to the Zoning Ordinance which encourage innovative development designs to protect unique or sensitive environmental features. They may include cluster regulations, smaller parcel size along with open space requirements, conservation planning and open space linkages.

## **GOAL: RURAL ENVIRONMENT**

**Support the research, discussion, and adoption of appropriate policies and regulations which encourage the preservation of natural resources and open space which are essential parts of a quality rural environment.**

---

**Policy 1:** Initiate and support efforts by various public and private organizations (Michigan Farm Bureau, Tri-County Regional Planning Commission, etc.) to reduce the consumption of land area for residential development.

**Objective 1:** Research, discuss, and adopt new land use regulations which discourage residential development within significant natural features of Dallas Township (wetlands, flood plains, unique soils, etc.).

**Objective 2:** Adopt new land use regulations which provide incentives for clustering or grouping new residential development and maximizing land for agricultural use.

**GOAL: AGRICULTURAL SUPPORT SERVICES**

**Non-residential development within Dallas Township will be encouraged to develop primarily as agri-business support to the agricultural preservation strategy of the Master Plan.**

---

**Policy 1:** Agri-business development will be regulated through the Special Land Use provisions of Dallas Township.

**Objective 1:** Review the Special Land Use provisions and the Agri-business definition within the zoning ordinance and revise as needed.

---

**Policy 2:** Commercial development areas will be encouraged to develop adjacent to existing villages and incorporated areas.

**GOAL: COMMUNITY FACILITIES AND INFRASTRUCTURE**

**Provide minimal yet efficient and cost effective public services to Dallas Township residents which support the community's rural quality of life and agricultural character.**

---

**Policy 1:** Coordinate with the Clinton County Road Commission to encourage regulation and improvements as appropriate to maximize traffic safely.

**Objective 1:** In cooperation with the Clinton County Road Commission, develop tools which encourage cluster residential development proposals to minimize driveway access onto the county road system.

**Objective 2:** In cooperation with the Clinton County Road Commission, develop tools which assure that private roads meet or exceed construction and design standards for the equivalent public road.

---

**Policy 2:** The provision of a public sewer or water supply system will not be considered by Dallas Township for reasons other than a threat to the public health.