



CHAPTER V IMPLEMENTATION

This master plan is only valuable as it is used for township decision-making. It provides no money, no rules and no regulations for its implementation. It serves as a guide strongly based on community participation, planning commission creativity and technical competence. But it is only a guide.

IMPLEMENTATION AUTHORITY

There are several ways this plan is critical in the decisions of Crystal Falls Township and should be used for those purposes. The basic methods to use this master plan guide are:

- **Zoning:** This plan should be used to implement specific recommendations and for updating provisions in the zoning ordinance, making zoning districts compatible with the master plan and following procedures for zoning.

First, the existing zoning map needs to be generally compatible with future land use; this also includes referring to the plan for all future rezoning so that it implements the plan. If conditions have changed, then both the master plan and zoning should be changed to make it compatible. Second, the procedures for zoning must be scrupulously followed to be consistent with the plan and state law. Courts nearly always direct that zoning properly reflects the plan. In addition, most court cases on zoning are not lost because of substantive issues, but because of procedural problems.

- **Capital Improvements:** This plan also includes recommendations for certain capital improvements. Some capital investments are under Township control such as the water system, some sanitary sewer responsibilities, parks and recreation and others. In those cases, the capital improvements of the plan to acquire, for example, a park or land purchase can be evaluated for feasibility, cost/benefit and then scheduled when appropriate for financing and construction. In the case of county or other facilities the township is subject to decision-making by another legislative body and will have to work with them.

In fact, according to Section 10 of the Township Planning Act (see appendix), says that "No street, square, park or other public way, ground, or open space, or public building or structure, shall be constructed or authorized in the township ... until the location, character, and extent thereof shall have been submitted to and approved by the planning commission ... » That is the most direct authority the township and its planning commission have for implementing the plan and it should be followed for capital actions of the state, county, other local governments or other agencies. It is an important authority the planning commission and its Township Board of Trustees have in assuring conformance to the plan.





- Special Boards, Authorities and Commissions: The Crystal Falls Township Board of Trustees can also appoint township boards, authorities and commissions to undertake certain improvements in the community. These include a possible park and recreation commission, a Downtown Development Authority and many others. It is important that the planning commission work with any agency to ensure that capital improvements for both agencies are compatible.

KEEPING THE PLAN CURRENT

The plan must be kept current to assure its relevancy. The State of Michigan recognized the need to keep master plans current in 2002 by requiring an update to any township master plan every five years. Any plan changes must also go through notifications to adjacent governments and the county.

Plans often become less relevant after 5, 10 or 20 years; they must be examined and updated with changes in state laws, court decisions and case law, life styles changes and community development changes. It is appropriate to examine the plan once each year to assure its relevancy prior to a major update every five years. If changes are needed they should be done at that time. Routinely following such a program keeps the plan relevant and active as a partner in community development.

The plan is as useful as a community makes it. Its value is directly related to its use as a major tool for guiding all major development in a community. A plan should not have value because it is a plan, but rather because it is based on sound empirical history about development and because it represents the vision and goals of the residents of the community. It is with that understanding that this plan is prepared and presented by the Crystal Falls Township Planning Commission and the Township Board of Trustees.



Planning Commission
of the
Township of Crystal Falls

**CERTIFICATION OF INTENT TO REVIEW THE MASTER PLAN EVERY FIVE
YEARS**

The undersigned members of the Planning Commission of the Township of Crystal Falls certify that this master plan reflects the structure and resources of the community, the vision, goals and objectives of its residents and the careful consideration of the planning commission. Furthermore, it is the intent and desire of the Planning Commission and its members to formally review and update this master plan every five years consistent with professional planning and state statutes.

Planning Commission Members

Curtis Stebic, Chair	Date

Beverly Camp	Date

Diane Kut	Date

Cary Gustafson	Date

Ken West	Date

Appendix

Crystal Falls Zoning Survey Results - Summary Report Residents

1. What type of development are you in favor of adjacent to lakes, rivers, and streams in Crystal Falls Township? (Check all that apply)

	% Chkd	# Resp.
Seasonal Cottages	79%	303
Single Family Residential	83%	303
Apartments/Condominiums	15%	302
Resorts	40%	302
Commercial Business	11 %	302
Light Industrial	10%	302
Heavy Industrial	8%	302

2. What kind of development are you in favor of for the remainder of the Township?
(Rank each in order of importance to you with #1 being the highest and #8 the lowest.)

	Avg. Rank	# Resp.
Seasonal Cottage	~ 3.5	260
Single Family Residential	2.2	279
Apartments/Condominiums	4.8	254
Sub-Division	~ 5.0	249
Commercial Business	3.7	272
Light Industrial	3.7	277
Heavy Industrial	5.8	257
Mobile Home Parks	6.4	248

3. What type of housing would you prefer to have built in Crystal Falls Township during the next 10 years? (Rank each in order of importance to you with #1 being the highest and #6 the lowest.)

	Avg. Rank	# Resp.
Single Family	~ 1.5	287
Senior Citizen Housing	2.9	271
Senior Citizen Assisted Living	~ 3.0	284
Apartments	4.0	250
Town Homes	4.3	249
Condominiums	5.0	246

4. What additional recreational facilities would you like to see within the Township?
(Rank each in order of importance to you with #1 being the highest and #8 the lowest.)

	Avg. Rank	# Resp.
Handicapped accessible dock	14.2	227
Upgraded restrooms	2.9	237
Fire rings	15.7	216
Covered picnic areas	34.0	225
Upgraded changing facilities	64.9	221
More newer picnic tables	~4.7	224
Outdoor grills	5.4	218
Township Park	~ 3.1	239

Crystal Falls Zoning Survey Results - Summary Report Residents

5. What do you like most about living in Crystal Falls township?

(Rank each in order of importance to you with #1 being the highest and #8 being the lowest.)

	Avg. Rank	# Resp.
Abund. Lakes, Rivers, Forests	2.8	273
Quietness/solitude	2.3	281
Recreational opportunities	4.8	263
Community activities	6.3	257
Friendliness of people	4.3	271
Environment	3.9	265
Government services	7.4	251
Rustic northwoods atmosphere	3.2	268

Questions 6, 7, and 8 request comments.

9. As development comes to Crystal Falls Township, should developers be required to incorporate the natural features of the site into their final plans?

% Yes	% No	% No Op.	# Resp.
80%	7%	13%	291

10. Should the Township allow commercial development along US 2 and US 141?

% Yes	% No	% No Op.	# Resp.
75%	16%	9%	301

11. Should the Township control businesses conducted within a residential dwelling?

% Yes	% No	% No Op.	# Resp.
49%	36%	15%	300

12. Should the Township control development of exotic pet farms?

% Yes	% No	% No Op.	# Resp.
70%	19%	10%	303

13. Should the Township allow flight fence game enclosures that restrict free movement of wildlife?

% Yes	% No	% No Op.	# Resp.
22%	66%	13%	302

14. Should the Township establish a minimum acreage for large animals?

% Yes	% No	% No Op.	# Resp.
48%	34%	19%	301

15. Should the Township encourage wider lots than the current minimum of 150 feet of frontage around the lakes in the Township as a means of protecting water quality and fish habitat?

% Yes	% No	% No Op.	# Resp.
49%	40%	11%	305

16. Should a green belt set back be maintained on new construction for all Township roads and highways?

% Yes	% No	% No Op.	# Resp.
65%	16%	19%	294

17. Should the Township develop an industrial park and thereby restrict or encourage new industry to that site?

(%) Yes	% No	% No Op.	# Resp.
68%	19%	13%	295

Crystal Falls Zoning Survey Results - Summary Report Residents

18. Should the Township establish the position of a constable to control and monitor violators of Township Ordinances?

% Yes	% No	% No Op.	# Resp.
39%	45%	15%	298

Question 19 requests comments.

Statistical Information

20. What age category do you fall in?

% Chkd	# Resp.
18-24 0%	30
18-24 4%	4
25-34 25%	305
35-49 33%	3
50-64 38%	0
65 and over	5

21. What is your total household income?

% Chkd	# Resp.
Under \$10,000 8%	5
\$10,000-\$14,999 8%	3
\$15,000-\$24,999 14%	0
\$25,000-\$34,999 22%	5
\$35,000-\$49,999 23%	
\$50,000 & over 25%	

Resp.
23
1

22. What is your highest level of education?

% Chkd	# Resp.
Less than 9th grade	
9-12 no diploma	
High School diploma	
Some college no degree	
Associates degree	2% 302
Bachelor's degree	5% 302
Graduate degree	33% 302
	23% 302
	11% 302
	17% 302
Retired	10% 302

23. How many adult wage earners are in the household?

% Chkd	# Resp.
None	
One	
Two	
Three or more	43

298

4%
20%
32%
1%

24. Do you own or rent your housing?

% Own	% Rent	# Resp.
Less than 2 years		
2-5 yr.		
6-10 yr.		301
11-30 yr.		99%
Over 30 yr.		1%

25. How long have you owned property in the Township?

%	# Resp.
11%	
14%	
2%	300

43%
29%

Crystal Falls Zoning Survey Results - Summary Report **Residents**

26. How long have you lived in the Township?

Resp.	%	#
Less than 1 year	2%	290
1-5 yr.	13%	
6-10 yr.	13%	

27. Is your primary residence in the Township?

	% Yes	% No	# Resp
Yes	91%	9%	299

If no, are you a seasonal part-time resident? 14% 86% 86

Are you a commercial property owner? 9% 91% 260

Do you own undeveloped-property? 46% 54% 268

Do you plan on living permanently in Crystal Falls township in the near future? 91% 9% 271

. Question 28 requests comments.

29. What roads do you take from your home to place of employment?

	% Chkd	# Resp.
US2	41%	302
US141	33%	302
M69	13%	300
County Road	18%	299

Question involves comment portion.

30. If you are a lake or river-front property owner, would you like to be involved in the decision process pertaining to land use on your lake or river?

% Yes	% No	% No Op.	# Resp.
52%	14%	33%	176

31. Is your place of employment located within Iron County?

	% Chkd	# Resp
Yes	43%	281
No	11%	
Not employed/retired	42%	

Question involves comment portion.

32. Would you be willing to work on a sub-committee with the Planning and Zoning Commission in the development of the master plan for the Crystal Falls Township?

% Yes	% No	# Resp.
30%	70%	254

33. How should the Township solid waste be collected?
 Continue current Township collection using bag system?
 Contract collection to Superior Waste.
 Whatever is cheapest

% Chkd	# Resp.
77%	306
8%	306
2%	306

Crystal Falls Zoning Survey Results - Summary Report Non Residents

1. What type of development are you in favor of adjacent to lakes, rivers, and streams in Crystal Falls Township? (Check all that apply)

	% Chkd	# Resp.
Seasonal Cottages	88%	249
Single Family Residential	79%	249
Apartments/Condominiums	15%	249
Resorts	40%	249
Commercial Business	9%	249
Light Industrial	8%	249
Heavy Industrial	2%	249

2. What kind of development are you in favor of for the remainder of the Township?
(Rank each in order of importance to you with #1 being the highest and #8 the lowest.)

	Avg. Rank	# Resp.
Seasonal Cottage	2.8	208
Single Family Residential	11.9	228
Apartments/Condominiums	14.4	198
Sub-Division	4.5	196
Commercial Business	3.9	207
Light Industrial	4.5	206
Heavy Industrial	6.3	193
Mobile Home Parks	6.5	197

3. What type of housing would you prefer to have built in Crystal Falls Township during the next 10 years? (Rank each in order of importance to you with #1 being the highest and #3 the lowest.)

	Avg. Rank	# Resp.
Single Family	1.4	229
Senior Citizen Housing	2.9	212
Senior Citizen Assisted Living	3.4	214
Apartments	4.3	200
Town Homes-	3.9	201
Condominiums	4.4	202

4. What additional recreational facilities would you like to see within the Township?
(Rank each in order of importance to you with #1 being the highest and #8 the lowest.)

	Avg. Rank	# Resp.
Handicapped accessible dock	4.4	203
Upgraded restrooms	2.5	209
Fire rings	5.5	192
Covered picnic areas	3.8	203
Upgraded changing facilities	4.8	198
More newer picnic tables	4.8	197
Outdoor grills	5.2	199
Township Park	3.8	209

Crystal Falls Zoning Survey Results - Summary Report Non Residents

5. What do you like most about living in Crystal Falls township?

(Rank each in order of importance to you with #1 being the highest and #8 being the lowest)

Avg. Rank # Resp.

Abund. Lakes, Rivers, Forests	2.2	216
Quietness/solitude	~ 2.5	215
Recreational opportunities	4.6	210
Community activities	6.8	200
Friendliness of people	4.6	212
Environment	4.2	213
Government services	~ 7.5	200
Rustic northwoods atmospher	3 2.9	216

Questions 6, 7, and 8 request comments.

9. As development comes to Crystal Falls Township, should developers be required to incorporate the natural features of the site into their final plans?

% Yes	% No	% No Op.	# Resp.
89%	6%	5%	236

10. Should the Township allow commercial development along US 2 and US 141?

% Yes	% No	% No Op.	# Resp.
71%	21%	8%	240

11. Should the Township control businesses conducted within a residential dwelling?

% Yes	% No	% No Op.	# Resp.
60%	31%	8%	238

12. Should the Township control development of exotic pet farms?

% Yes	% No	% No Op.	# Resp.
76%	15%	9%	240

13. Should the Township allow high fence game enclosures that restrict free movement of wildlife?

% Yes	% No	% No Op.	# Resp.
23%	68%	9%	241

14. Should the Township establish a minimum acreage for large animals?

% Yes	% No	% No Op.	# Resp.
61%	24%	15%	240

15. Should the Township encourage wider lots than the current minimum of 150 feet of frontage around the lakes in the Township as a means of protecting water quality and fish habitat?

% Yes	% No	% No Op.	# Resp.
58%	32%	10%	240

16. Should a green belt set back be maintained on new construction for all Township roads and highways?

% Yes	% No	% No Op.	# Resp.
71%	13%	16%	239

17. Should the Township develop an industrial park and thereby restrict or discourage new industry to that site?

% Yes	% No	% No Op.	# Resp.
73%	18%	9%	237

Crystal Falls Zoning Survey Results - Summary Report Non Residents

18. Should the Township establish the position of a constable to control and monitor violators of Township Ordinances?

% Yes	% No	% No Op.	# Resp.
47%	38%	15%	240

Question 19 requests comments.

Statistical Information

20. What age category do you fall in?

% Chkd		# Resp.
18-24	0%	247
25-34	1%	248
35-49	30%	248
50-64	45%	248
65 and over	22%	248

21. What is your total household income?

	% Chkd	# Resp.
Under \$10,000	1%	201
\$10,000-\$14,999	3%	
\$15,000-\$24,999	3%	
\$25,000-\$34,999	8%	
\$35,000-\$49,999	25%	
\$50,000 & over	57%	

22. What is your highest level of education?

	% Chkd	# Resp.
Less than 9th grade	1%	245
9-12 no diploma	1%	245
High School diploma	22%	245
Some college no degree	16%	245
Associates degree	11%	245
Bachelor's degree	23%	245
Graduate degree	23%	245

23. How many adult wage earners are in the household?

	% Chkd	# Resp.
Retired		
None		32
One		
Two		23
Three or more		
	7	
	2%	
	25%	
	37%	
	4%	

24. Do you own or rent your housing?

	% Own	% Rent	# Resp.
Less than 2 years			
2-5 yr	97%	3%	236

25. How long have you owned property in the Township?

	%	# Resp.
11-30 yr		
	4%	239
	18%	
	17%	

40%

3

Crystal Falls Zoning Survey Results - Summary Report Non Residents

Over 30 yr.	21 %	
26. How long have you lived in the Township?	%	#
Less than 1 year		
1-5 yr.		
6-10 yr.	17%	131
Over 10 years	21%	
	15%	

27. Is your primary residence in the Township?	% Yes	% No	# Resp.
	9%	91%	231
If no; are you a seasonal part-time resident?	75%	25%	222
Are you a commercial property owner?	6%	94%	208
Do you own undeveloped-property?	66%	34%	218
Do you plan on living permanently in Crystal Falls township in the near future?	47%	53%	216

Question 28 tequests comments.

29. What roads do you take from your home to place of employment?
% Chkd # Resp.

US2	26%	207
US141	29%	207
M69	9%	207
County Road	15%	207

Question involves comment portion.

30. If you are a lake or river-front property owner, would you like to be involved in the decision process pertaining to land use on your lake or river?

% Yes	% No	(1; No Op.	# Resp.
68%	7%	22%	198

31. Is your place of ernployment located within Iron County?

% Chkd # Resp.

Yes	10%	218
No	56%	
Not employed/retired	32%	

Question involves comment portion.

32. Would you be 'Milling to work on a sub-committee with the Planning and Zoning Commission in the developmert ofthe master plan for the Crystal Falls Township?

% Yes	% No	# Resp.
17%	83%	207

33. How should the. Township solid waste be collected?
Continue current Township collection using bag system?
Contract collection 10 Superior Waste.
Whatever is cheapest

% Chkd	# Resp.
50%	229
18%	228
4%	226

Michigan County Element Lists - March 2001

Michigan Natural Features Inventory

Michigan Natural Features Inventory
(www.msue.msu.edu/mnfi)
Mason Building
P.O. Box 30444
Lansing, MI 48909-7944
Phone: 517-373-1552

Enclosed are current County Element Lists produced by Michigan Natural Features Inventory (MNFI). MNFI is a cooperative program of Michigan State University Extension and the Michigan Department of Natural Resources. Our mission is to identify, evaluate, and track locations of Michigan's rarest species and exceptional examples of the State's natural plant communities and to provide that information to the public and private sectors for decision-making that affects Michigan's biological diversity. MNFI was established in 1980 and manages an ongoing, continuously updated information base regarding these biological factors.

The lists include all elements (species and natural communities) for which locations have been recorded in MNFI's Biological and Conservation Datasystem for each county. Information from the database cannot provide a definitive statement on the presence, absence, or condition of the natural features in any given locality, since much of the state has not been specifically or thoroughly surveyed for their occurrence and the conditions at previously surveyed sites are constantly changing. The County Element Lists should be used as a reference of which natural features currently or historically were recorded in the county and should be considered when developing land use plans. Included in the list is scientific name, common name, element type, federal status, and state status for each element. At the bottom of each page of the list, you will find an explanation of element types and status codes.

If you have any questions regarding this list, new records to add to the datasystem, or would like more information, please contact our office at the phone number or address above.

State Status: E = endangered, T = threatened, SC = special concern. Federal Status: LE = listed endangered, LT = listed threatened, LELT = partly listed endangered and partly listed threatened, PDL = proposed delist, E(S/A) = endangered based on similarities/appearance, PS = partial status (federally listed in only part of its range), C = species being considered for federal status.

Michigan County Element Lists - March 200 1

Michigan Natural Features Inventory

Iron County

Scientific Name	Common Name	Type	Federal Status	State Status
<i>Boloria freija</i>	Freija fritillary	Invertebrate		SC
<i>Boloria frigga</i>	Frigga fritillary	Invertebrate		SC
<i>Buteo lineatus</i>	J3-ed-shouldered hawk	Bird		T
<i>Carex assiniboensis</i>	. ~ssiniboia sedge	Vascular Plant		T
<i>Clematis occidentalis</i>	l-urple clematis	Vascular Plant		SC
<i>Erebia discoidalis</i>	Red-disked alpine	Invertebrate		SC
<i>Gavia immer</i>	Common loon	Bird		T
<i>Gomphus quadricolor</i>	Rapids clubtail	Invertebrate		SC
Great blue heron rookery	~reat blue heron rookery	Other Element		
<i>Haliaeetus leucocephalus</i>	ald eagle	Bird	(PS:LT,PDL)	T
<i>Littorella uniflora</i>	American shore-grass	Vascular Plant		SC
Mesic northern forest		Community		
Middle precambrian earth history	Geographical feature	Geologic Feature		
<i>Ophiogomphus anomalus</i>	~tra-striped snaketail	Invertebrate		SC
<i>Ophiogomphus howei</i>	.pygmy snaketail	Invertebrate		SC
<i>Pandion haliaetus</i>	Osprey	Bird		T
<i>Polygonum careyi</i>	Garey's smartweed	Vascular Plant		T
Poor conifer swamp		Community		
<i>Salix pellita</i>	~atiny willow	Vascular Plant		SC
<i>Scirpus torreyi</i>	Torrey's bulrush	Vascular Plant		SC
Weathering	, veographical feature	Geologic Feature		

State Status: E = endangered, T = threatened, SC = special concern. Federal Status: LE = listed endangered, LT = listed threatened, LELT = partly listed endangered and partly listed threatened, PDL = proposed delist, E(S/A) = endangered based on similarities/appearance, PS = partial status (federally listed in only part of its range), C = species being considered for federal status.