

# City of Lake Angelus Master Plan Update 2023

*December 19, 2023*

*Prepared by the Planning Commission in association with  
McKenna*



# Acknowledgments

## *City Council*

Leslie DeSimone, Mayor  
Christine Fietsam, Mayor Pro Tem  
George Drake  
Tony Messina  
Mark Symonds

## *Planning Commission*

Mike Damman, Chair  
Mark Symonds, Council Liaison  
Tim Huemiller  
Barney Jacob  
Carl Matisse  
David Powell  
Toby Roth

## *Consultants*

### **City Attorney**

Gerry Fisher

### **City Engineer**

Steve Pangori, Anderson, Eckstein & Westrick, Inc.

### **City Planner and Building Official**

Brian Keesey, McKenna  
Ken LaBelle, McKenna

# Introduction

## *What is Planning*

Planning is a process which involves the conscious selection of policy choices relating to land use, growth, and development in the community. The Master Plan is the only official City document which sets forth policies for the future vision of the community. Therefore, the plan serves as the primary guide to the City regarding future land use decisions, investment in public improvements, and coordination of public improvements and private development.

In one sense, the Plan presents an idealized view of future growth patterns in the City. However, the Plan must also provide guidance to local decision-makers regarding today's issues. It is the intent of this Plan to be a working document which will provide for the orderly development of the City, assist the community in its effort to maintain and enhance a pleasant living environment, and spark a vision toward the future.

The City derives its authority for the preparation of a Master Plan from the Michigan Planning Enabling Act, P.A. 33 of 2008. Sections 6 and 7 of the Act states:

A planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction.

In preparation of such a plan the commission shall make careful and comprehensive surveys and studies of present conditions and future growth of the municipality and with due regard to its relation to the neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote the health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements.

## *How is the Plan to be Used*

The Plan serves many functions and is to be used in a variety of ways:

1. The Plan is a general statement of the City's goals and policies and provides a single, comprehensive view of the community's desire for the future.
2. The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission and City Council in their deliberations on zoning, subdivision, capital improvements and other matters relating to land use and development. This provides a stable, long-term basis for decision-making.

The policy orientation of this Plan provides decision-makers with a framework and basis for decisions while recognizing the dynamic character of the community. The variables upon

which this Plan is based will likely change over time. However, adherence to the goals and policies will provide a stable, long-term basis for decision-making.

3. A third function the plan serves are to provide the statutory basis upon which zoning decisions are based. The Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare. However, it is important to note that the Master Plan and accompanying maps do not replace other Municipal Ordinances, specifically the Zoning Ordinance and Map. Zoning is only one of the many legal devices used to implement the Master Plan.

4. The Plan attempts to coordinate public improvements and private developments.

5. Finally, the plan serves as an educational tool and gives citizens, property owners, developers, and adjacent communities a clear indication of the Municipality's direction for the future.

In summation, the City of Lake Angelus Master Plan is the only officially adopted document which provides direction for the achievement of goals and policies. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the City. As such, it provides the basis upon which zoning and land use decisions are made.

### ***Who is Responsible***

The City of Lake Angelus has a number of bodies that are actively involved in the planning and zoning decision-making process:

- **City Council** - The City Council is the chief governing body of the City. By Michigan statute, the City Council approves rezoning requests, zoning text amendments, and subdivision plats. By City Ordinance, the City Council approves special land uses, subdivision plats, and floodplain and wetland permits. The City Council also sits as the Zoning Board Appeals.
- **Planning Commission** - Planning Commission members are appointed by the Mayor and approved by City Council. The Planning Commission is responsible for formulating and adopting the Master Plan and is the principal recommending body to the City Council on matters pertaining to the planning and development of the community. The Planning Commission reviews and approves site plans and makes recommendations to the City Council on rezoning requests, zoning text amendments, special land uses, lot splits, floodplain and wetland permits and subdivision plats.
- **Zoning Board of Appeals (ZBA)** - The ZBA serves to interpret provisions of the Zoning Ordinance when requested and determine when variances should be granted when peculiar difficulties with property make it impossible to meet the strict provisions of the Zoning Ordinance. As indicated, the City Council sits as the ZBA.

The City, by way of practice, actively encourages resident participation in its meetings for zoning and planning matters through public input sessions in meetings, active discussions at social events, and in coordination on home improvement or construction projects. In reviewing and updating the Master Plan, the City has solicited feedback at public meetings and incorporated comments as they relate to the goals and objectives of the plan.

# Characteristics of the City

## *Historic Context*

Lake Angelus has a unique environmental and human history. It is not by accident that the lake and the land immediately surrounding it exists today as the City of Lake Angelus. Men and women who came to Three Mile Lake shortly after the turn of the century and citizens who have come since seeking the tranquility of a natural environment have had the foresight and determination to preserve what they found.

After the first survey of the area in 1817, lands within the present City were taken by patent from the United States in the 1830's. The area remained agricultural until the end of the century, protected from development by a lack of easy access from centers of population. The early 1900's brought fishermen from Detroit for summer weekends, the division and sale of large parcels of land, and the growth of a small community of people whose business lives were often related to the automobile industry which brought them to Lake Angelus.



By the 1920's, residents had agreed on restrictions to govern themselves and the use of the lands and waters of Lake Angelus. Subsequently, they would move Gallogly Road from the shoreline to its present course to prevent public access, acquire Welcome Island for all to enjoy, and purchase lands to circle the lake to ensure its protection. However, transportation to the surrounding areas had facilitated growth in Pontiac and Waterford Townships, as well. Early in its history, the lake was in jeopardy of being annexed by neighboring governmental units.

The most significant event in the history and future of Lake Angelus occurred in 1929. A special Act of the State Legislature authorized "home rule" for Lake Angelus. A Charter Commission was formed. On May 10, 1930, the Village Charter was accepted by the residents by a vote of 52-0. Lake Angelus was incorporated as a Village on May 17, 1930.

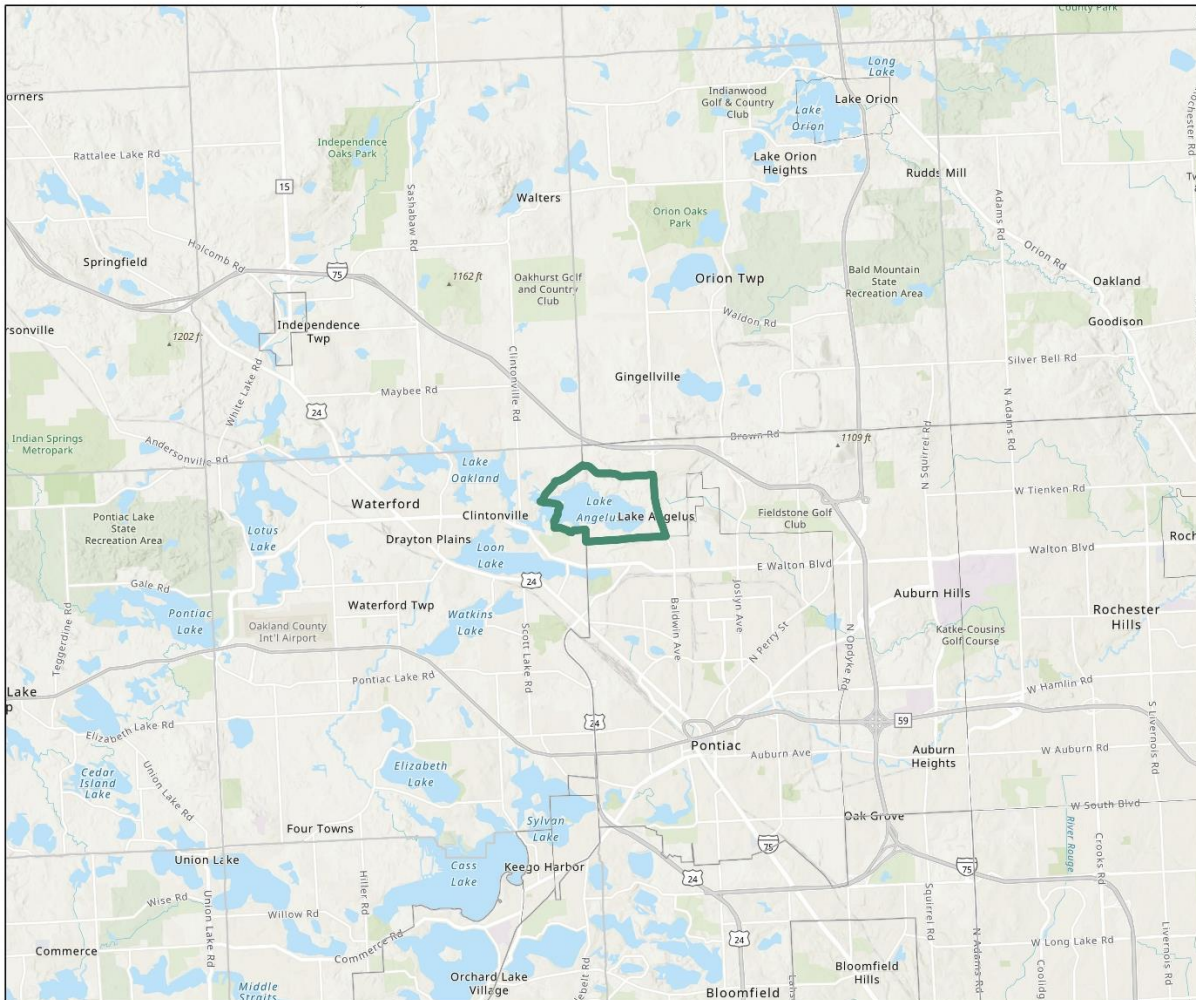
Many years of devoted public service, thoughtful reflection, and careful future planning continued the effort to preserve the character and natural beauty that the early citizens had perpetuated with "home rule". Fifty-four years later, in 1984, by a vote of 149-4, the residents of Lake Angelus changed the form of government from a Village to a City strengthening their ability to act cooperatively in the wider community while maintaining their historic values.

Since becoming a City, the residents of Lake Angelus have continued to fiercely protect and joyously celebrate the traditions that make it such a special place for those who live here. Ongoing reviews of policies and ordinances, active and honest discussions about the changing

outside conditions and their impacts on the City, and protection of the Lake and its surrounding lands at all costs result in a preservation of place not seen anywhere else in the State.

### **Regional Setting**

Lake Angelus is located approximately thirty (30) miles north of Detroit in the heart of Oakland County. It is located north of the City of Pontiac, east of Waterford Township, and southwest of the City of Auburn Hills. With Interstate 75 only minutes to the north, residents of the City enjoy excellent access to the remainder of Oakland County and the balance of the Detroit and Flint metropolitan areas.



### **Surrounding Influences**

Lake Angelus is a strictly residential community and intends to preserve that character, so it is important to understand the uses immediately outside of the City so we can better anticipate potential impacts. The map titled Adjacent Existing Land Use in this plan illustrates the types of land uses surrounding the City.

Much of the land adjacent to the City's southern, western, and norther borders is used for single-family residential use, which is highly compatible with the residential properties of Lake

Lake Angelus. However, while single-family uses are compatible, each of the adjacent communities allows special land uses in residential districts that are intended to be compatible but could pose potential hazards. Things like public-access parks, golf courses, and schools are all higher-intensity uses that could introduce light, noise, or traffic. This plan encourages active participation with the surrounding non-residential entities so that the concerns of Lake Angelus may be better heard in the planning stages of development.

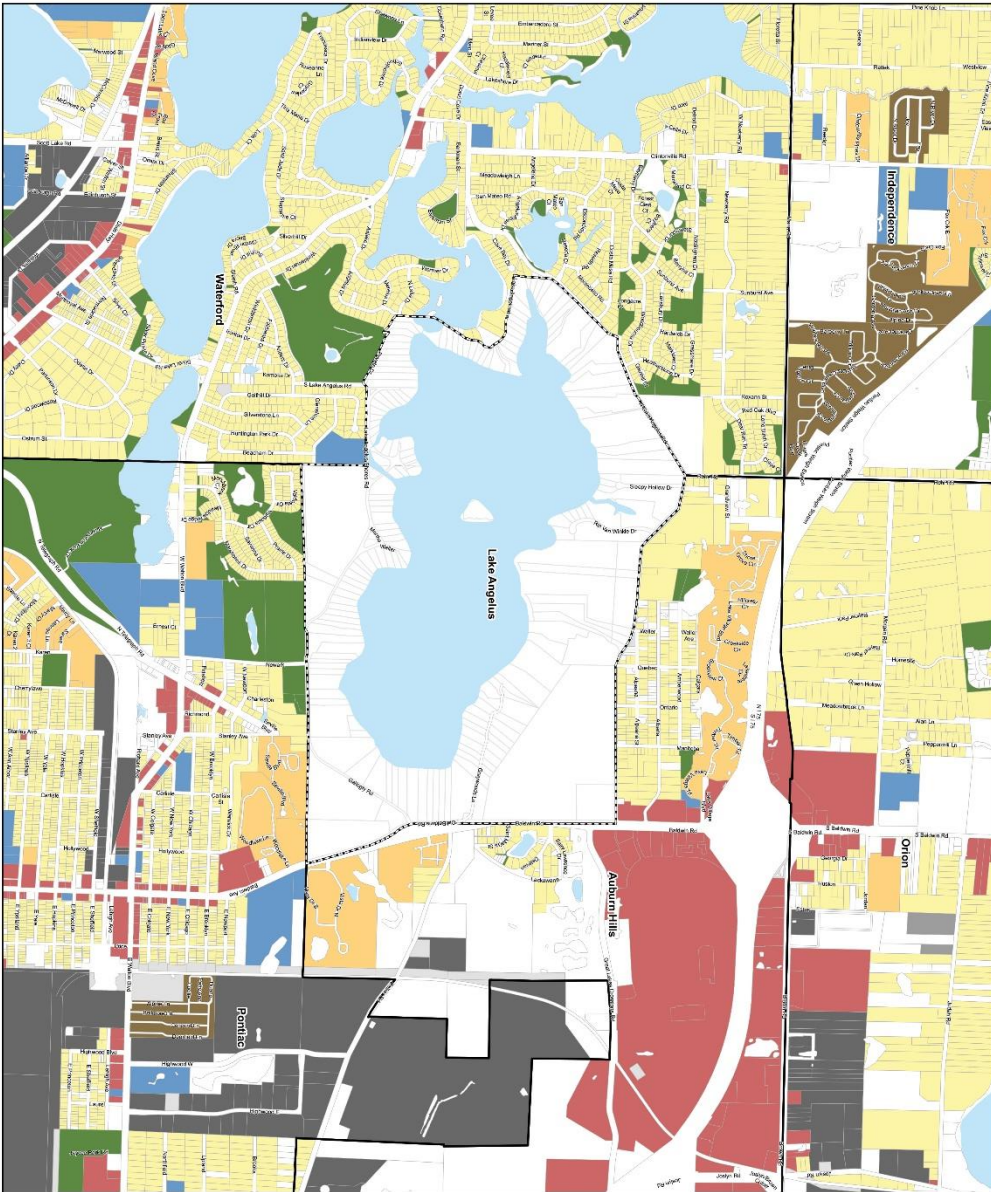
Across Baldwin Road to the east are relatively new townhome/multiple family complexes in Mosaic and Auburn Park. These residential uses have a higher population density than exist in Lake Angelus but are generally good “insulators” from more intensive uses found in commercial or industrial corridors.

Directly to the northeast of the City is one of the region’s largest and busiest commercial centers, the Great Lakes Crossing outlet center. In addition to the mall, commercial strips along Baldwin Road and Brown Road north of I-75 include several hotels, Homegoods, Kohls, Petco, Costco, Meijer, Menards, Sam’s Club, and numerous restaurants and shopping opportunities. These amenities serve the residents of the City well, but also mean the crime, noise, light, and traffic they bring present an ever-looming threat to the City which should always be monitored.

To the southeast of the City are retail businesses along Baldwin Road and Walton Boulevard. Building blight and vacancies, in addition to Pontiac legalizing growers and retailers of marijuana sales, are major concerns in these areas, bringing crime, noise, and undesirable uses in close proximity to Lake Angelus. City officials and residents intend to actively work with the City of Pontiac to help them resolve these issues so they do not impact the quality of life in Lake Angelus.

The City of Lake Angelus is also concerned about zoning restrictions on short-term rentals such as Airbnb and VRBO and is strictly against short term rentals in our City.





# Adjacent Existing Land Use

City of Lake Angelus, Michigan

January 12, 2023 - DRAFT

- Legend**
- Lake Angelus Boundary
  - Other Municipal Boundaries
  - 2020 Land Use
  - Agricultural
  - Single Family Residential
  - Multiple Family Residential
  - Mobile Home Park
  - Commercial/Offices
  - Public/Institutional
  - Recreation/Conservation
  - Transportation/Utility/Communication
  - Extractive
  - Industrial
  - Vacant



BaseMap Source: Michigan Center for Geographic Information, Version 17x  
 Data Source: City of Lake Angelus, 2023; Oakland County, 2023; Mckenna, 2023.





## **Census Snapshot**

Data sources noted in this section of the Plan are the most recent datasets available from the U.S. Census Bureau. References to the Census refer to the 2020 Decennial Census and unless otherwise noted, references to the ACS refer to the 2020 American Community Survey 5-year Estimates.

According to the Census, the City of Lake Angelus has 287 residents in 152 households. The median age of residents is approximately 61 years old, with over 40% of the population being over 65 years old per the ACS. The average household size in Lake Angelus is 2.43 persons, which is much lower than the average statewide of 3.05. This may be attributable to the relatively high percentage of residents above 65 years of age. Married couples account for nearly 75% of households in the City.

Nearly 54% of the City's population is employed. ACS estimates over 91% of the working population is employed in a Management, Business, Sales, Sciences, or Other Office occupation. The high percentage of the labor force in these executive roles is reflected in the median annual income levels, which are some of the highest in the State of Michigan. Other sectors represented in the City include Service occupations, Construction, Production, and Transportation occupations. Educational attainment is also high in the City, with just under 70% of the population holding at least a Bachelor's Degree.

Homeownership estimates are extremely high in the City, with ACS estimating nearly 97% of the homes are owner-occupied. It is also estimated that 9% of the homes in the City are valued under \$1,000,000, with another 72% of homes valued between \$1,000,000 and \$2,000,000, and 19% of the homes valued over \$2,000,000

## **Municipal Services**

The small size of Lake Angelus means that many services are provided by the private sector or through agreements with adjacent communities for their services. For example, there is an interlocal agreement between Waterford Township and the City to provide sewer and or/water service to a limited number of properties on the west end of N. Lake Angelus Road, but otherwise the majority of properties utilize private wells and septic fields. DTE provides electricity and Consumers Energy provides natural gas service.



Fire services are provided by Waterford Township through a service agreement. The City employs its own professional police department, with support from the Oakland County Sheriff in some instances. The police department serves residents on land throughout the year and also on the water seasonally.

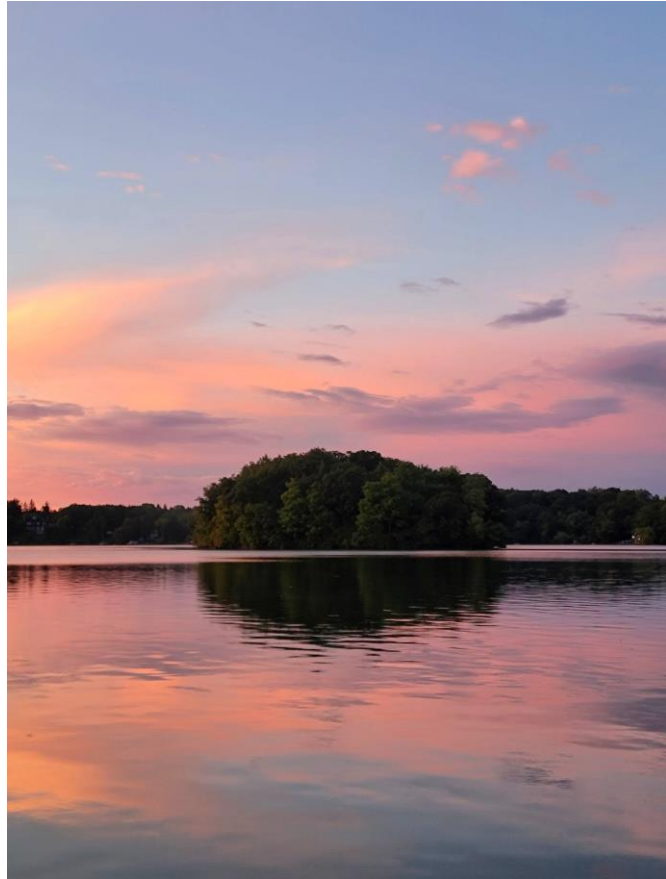
Lake Angelus lies within two different school districts, Waterford, and Pontiac.

## **City Facilities**

The City also owns over 100 acres of public land that includes

- The Shores Road Private Resident Boat Launch Ramp

- Welcome Island
- Staff Wildlife Sanctuary
- Hulbert Wildlife Sanctuary
- 4 acres on the west of Sleepy Hollow
- Land at the spillway
- The Shores Road outlots
- Land at City Hall Property
- 97 acres southwest of N. Lake Angelus Road and Baldwin Road



The current City Hall was built as a schoolhouse in 1917. In 1961, the hall was renovated and began to be used as a police station and meeting hall. The building serves several community functions and is the meeting place for the monthly meetings of the City Council, Planning Commission, and Environmental Board

The City owns its own police station building.

On the property along Baldwin Road, there is a historic barn that is used for gatherings, weddings, and public meetings. There are three (3) tennis courts, a driving range, a memorial park, and a walking path also on this property. All of these facilities are for residents only.

### ***Natural Resources***

Lake Angelus is fortunate to have varied environmental assets that make the community beautiful and desirable. The water and established vegetation combine to form a unique character in the center of Oakland County. These amenities have time and time again attracted people to the area, and continued efforts to preserve the environmental features is a primary goal of the City. The protection and preservation of the City's special natural features is vital to maintaining the character of the community.

Lake Angelus is the first in a chain of lakes including Mohawk Lake and Wormer Lake, which form a tributary of the Clinton River. Land to the north of Lake Angelus drains into the lake through groundwater runoff and small streams. Properties to the south and west also drain into the lake. There are also a number of springs which feed the lake. In the 1930's, a spillway was constructed to control the lake levels; the structure is still operational today and the City continues to invest in its maintenance.

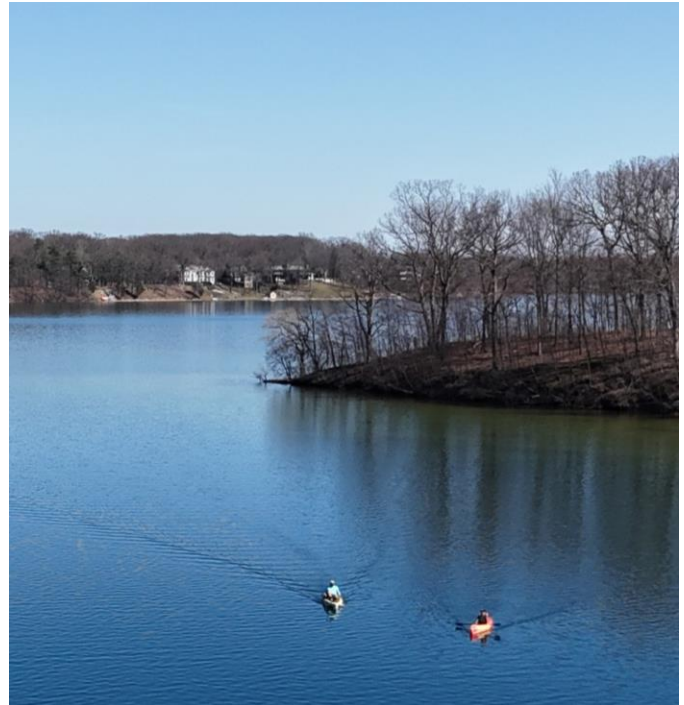
The City's topography is quite dramatic and picturesque. On the northern side of the lake, slopes are steeper and more predominant. On the southern side of the lake, the relief is less dramatic and lowlands are more frequent. The highest elevation in Lake Angelus is 1060 ft.,

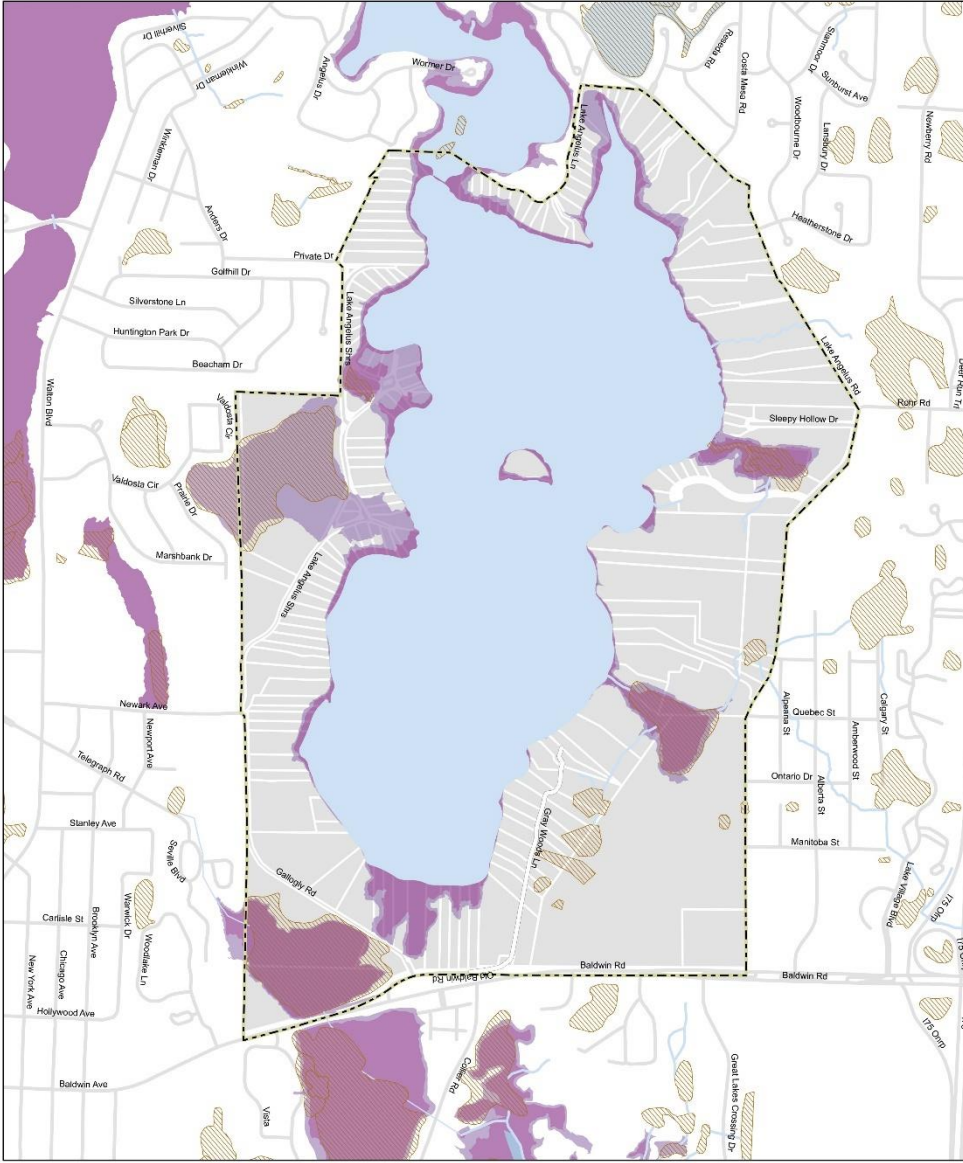
found at the City's most northeast corner near the intersection of Lake Angelus Road and Baldwin Road. The lowest elevation in the City is the lake's shoreline, an elevation of 950 feet.

The City of Lake Angelus has deciduous woodlots ranging from just a few acres to over a hundred acres. In the southeast corner of the City, there is a large lowland hardwood woodlot that covers almost the entire corner of the City south of Gallogly Road. Spread through the eastern half of Lake Angelus are larger upland hardwood lots.

There are several large wetland complexes scattered throughout the City, with smaller wetlands scattered around the Lake in low-lying areas. In the northeast corner, east of the McMath-

Hulbert Observatory, a large wetland site measures almost 13 acres. In the southeast corner of the City, south of Gallogly and west of Baldwin, there is a wetland nearly 20 acres in size. The north side of Gray Woods Lane, on private property, is another sizable complex of wetlands.



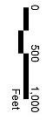


# Water, Wetlands, and Flood Hazard

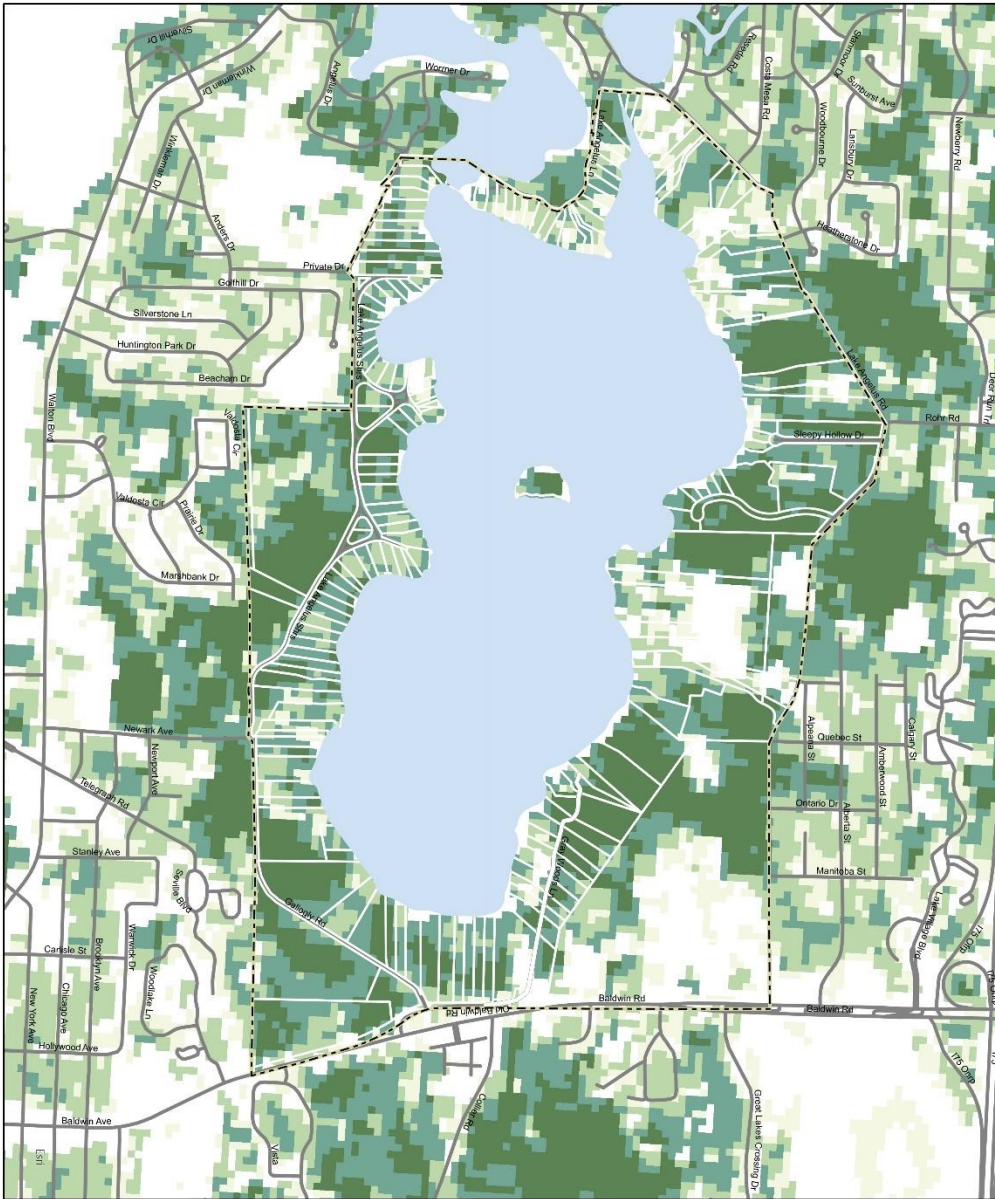
City of Lake Angelus, Michigan

May 12, 2022 - DRAFT

- Legend**
- Lake Angelus
  - 1% Annual Chance Flood Hazard
  - 0.2% Annual Chance Flood Hazard
  - Regulatory Floodway
  - Special Floodway
  - Future Conditions 1% Annual Chance Flood Hazard
  - Area with Reduced Risk Due to Levee
  - Wetland
  - Streams and Drains
  - Lake Angelus Municipal Boundary



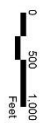
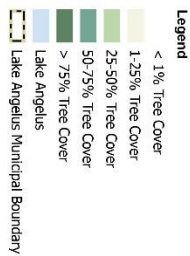

  
 Esri, DeLorme, Garmin, Mapbox, Microsoft, Swatch, NOAA, USGS, and other contributors.
   
 Data Source: Esri, DeLorme, Garmin, Mapbox, Microsoft, NOAA, USGS, and other contributors.



## Tree Canopy (30m Resolution)

City of Lake Angelus, Michigan

May 12, 2022 - DRAFT



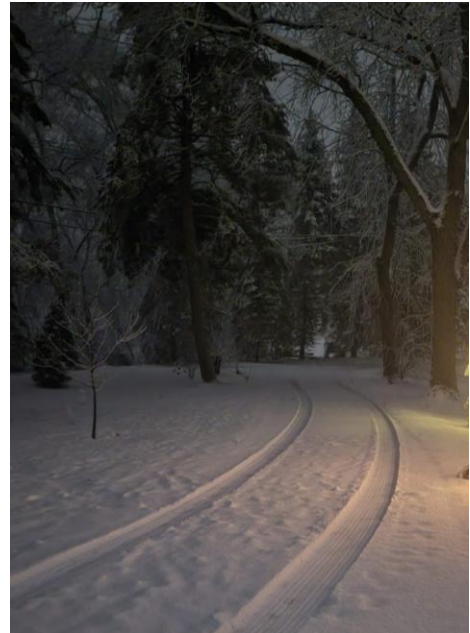
Esri, Source: Michigan Center for Geographic Information, Version 7.0  
Data Source: National Land Cover Database 2016



## ***Transportation***

The City of Lake Angelus works in coordination with the Road Commission of Oakland County (RCOC) and the City of Pontiac in terms of maintaining primary roads serving the City, but the City does not own any of the roads within its borders. Primary routes including Baldwin Road, Gallogly Road, N. Lake Angelus Road, Old Baldwin Road, and Newark Road are public roads owned by RCOC or Pontiac. The City participates in the funding of maintenance of these roads as needed and as funding is available.

Other roads within the City are privately owned and maintained. Lake Angelus Shores, Lake Angelus Lane, Sleepy Hollow, Rip Van Winkle, Gray Woods Lane, and Private Drive are all owned and maintained by residents with access afforded through access easements. While the City does not contribute to these roads, their ongoing maintenance and upkeep is required and requested by the emergency responders in the area to ensure safe passage and ease of access to better serve City residents in the event of emergencies.



The City desires all roads within its borders to contribute to the rural and insular feel of the community. Heavily vegetated, compact proportions (no sprawling expanses of roadway and shoulder), and slow rates of travel are all supportive of the City's vision, which is in line with the concepts touted by Michigan's Natural Beauty Roads.

Traffic cut-throughs are a continuing concern for the City and for its vision of a quiet community. Clear coordination with the road owners is required to minimize traffic volumes and retain the natural character of the area. The City hopes to coordinate with RCOC and Pontiac regarding Gallogly Road, and RCOC and bordering city Auburn Hills regarding North Lake Angelus Road, on enhancing traffic calming measures to keep speeds and cut-throughs to a minimum; planting trees and vegetation along the roads and minimizing travel lane widths will help drivers feel less comfortable as speed increases and has had documented impacts on the overall rates of speed for vehicular travel.

## ***Economic Base***

The tax base in the City is generated exclusively through residential property tax since there are no commercial entities operating in the City. Property values continue to remain high, and the addition of larger new homes in recent years further increases the tax base.

## ***Existing Land Use***

The City is comprised of over 1,102 acres of land. 232 acres of land are reserved for Open Space and Recreation, 861 acres are Residential (174 parcels), and 9 acres are Scientific/Educational.

# Goals and Objectives

## *Introduction*

The City of Lake Angelus strongly believes in the goals and policies contained in this section and adopts them as a part of its Master Plan. Goals, policies, and planning strategies formulated by the community establish the framework for public and private decision-making. Goals reflect the broadest of human needs and establish the desired end results of the planning process.

While goals tend to be general in nature, policies set forth a particular approach or position concerning various issues related to land use, transportation, and natural resources. These policies are the essence of the Master Plan and reflect an overall strategy for local development. Clearly defined statements of policy can go far to minimize arbitrary decisions and substantiate intelligent, objective decisions. Policies broaden the scope of the Master Plan beyond just a series of maps.

## *Overarching Planning Goals*

- Promote the protection of the City of Lake Angelus, the lake and its shorelines, wildlife, natural streams, wetlands, and wooded areas.
- Allow future residential homes that are compatible with riparian, low- density development.
- Manage growth at a rate which does not damage the natural features, resources, and existing development patterns.
- Preserve and enhance open spaces and natural areas on private property and City-owned conservation areas.
- Promote governmental communication and enforcement of City ordinances and amendments.

## ***Specific Goals, Objectives, and Policies***

### **Focus Area: Residential Development and Community Character**

**Policy 1: Maintain and enhance the unique residential character of Lake Angelus as a place to live and enjoy leisure time.**

Implementation Action 1: Ensure that new development and the redevelopment of existing land uses promotes an image that is compatible with the existing character of the community.

Implementation Action 2: Maintain mature trees and historic structures as an important element in defining community character.

Implementation Action 3: Discourage the conversion of open space into more intensive uses.

Implementation Action 4: Prohibit public lake access to ensure that future usage of the lake does not deter from its character.

**Policy 2: Low density land use shall be promoted due to existing infrastructure, existing land use patterns, and the natural capacity of the land to support new development.**

Implementation Action 1: Single Family Residential is planned for areas where it is desirable to maintain existing low-density development patterns to mitigate impacts on natural resource conditions, utility systems, and roads.

Implementation Action 2: City-owned property around the perimeter of the City is planned for Open Space/Recreation land use and is intended to provide permanent open space. Protection and preservation of these areas will ensure maintenance and enhancement of the natural characteristics of the City while at the same time broadening recreational opportunities in appropriate areas.

**Policy 3: A compatible relationship between land uses shall be promoted by providing appropriate land use transitions and safeguards to minimize the potentially negative impacts of roads, adjacent neighboring land uses, utilities, and the environment.**

Implementation Action 1: Encourage well designed architecture and landscaping which uphold the high-quality image of development within the community.



Implementation Action 2: The planning of new residences shall provide for the preservation of existing trees, wetlands and open space areas and other scenic features for the passive enjoyment of the neighborhood residents, and, where possible, for the visual enjoyment of the City as a whole. New residences and remodeling projects shall also be designed to avoid impacting the lake views of neighboring properties. The primary home, accessory structures, decks, porches, staircases, pools, retaining walls, landscaping, etc., and reasonable alternatives are often considered to ensure that they are compatible with the existing character of the Lake. Front, rear, and side yard setbacks have been thoughtfully created to ensure preservation of the natural beauty of all properties. Building size, including square footage, height and overall lot coverage are all taken into consideration. Development must also be done with the understanding that while the site plan and home are important to the owner, the view from the Lake onto the property is a larger part of how the community experiences a new home.

Implementation Action 3: Ensure the appropriate transitions are provided and maintained. Transitions include screening measures such as landscaping, fencing, gates, and outdoor lighting, to protect neighboring areas from noise and visual intrusion

Implementation Action 4: The lake's shoreline is the buffer zone between the water and homeowners' property and meant to be carefully preserved and cherished. Pedestrian access, natural and planted vegetation, beaches, seawalls, hardscaping, docks, and prohibiting fertilization of lawns near the water, have effects on our lake's ecosystem and there is a careful evaluation of changes to this space.

Implementation Action 5: Create enforceable standards to limit nuisances that threaten or that interfere or obstruct the health, safety and welfare of persons or property within the City. Specifics include such things as unauthorized dumping, polluting, offensive noises, aircraft on the water, motor vehicles on the ice, animal control, large open burning and regulation of outdoor lighting and illumination so that not to detract from the traditional quality of the Lake.

## **Focus Area: Utilities and Services**

**Policy 1: Only the utilities and services required to meet the needs of City residents shall be provided.**

Implementation Action 1: Priority shall be given to the evaluation of septic fields and well systems for safety to its users and the environment.

Implementation Action 2: Sewer and water service shall be developed based upon evidence of cost-effectiveness and environmental benefit to the lake and its water quality. The use of the interlocal service agreement for provision of utilities from Waterford Township may be one alternative for the cost-effective provision of services to homes on the west end of the Lake.

## **Focus Area: Roadways**

**Policy 1: The natural beauty of the roads within the City shall be maintained to protect the natural character of the City.**

Implementation Action 1: Expansions or improvements to roads will be discouraged if they prove detrimental to the character of the community.

Implementation Action 2: The City will support maintenance and improvement of roads when the improvements can enhance the natural character of the City.

## **Focus Area: Natural Resources and Open Space Policies**

**Policy 1: The health and vitality of Lake Angelus drives our quality of life and is to be protected in each action the City takes. The Lake is the central focus of residents' homes, recreational activities, property values, a physical and mental well-being, and we will continue to ensure the Lake is healthy, clear, and free of pollutants.**

Implementation Action 1: Actively monitor water quality statistics through sampling and trend analysis.

Implementation Action 2: Perform specific testing, such as fish population studies, nutrient level studies, tributary route analysis, or others to ensure that what is in the Lake today is thriving and what water and pollutant sources that could get to the Lake are well-understood.

Implementation Action 3: Continue to scientifically monitor and address concerns regarding nuisance weeds and increasing conductivity levels.

Implementation Action 4: Limit wave action near the shoreline and lake bottom effects from turbidity.

Implementation Action 5: Continue to address, treat, and eradicate invasive species in and around the lake for the true enjoyment of the water and the land of Lake Angelus.

Implementation Action 6: Optimize fish health and populations within the lake.

Implementation Action 7: Optimize waterfowl populations on and around the lake.

**Policy 2: An integrated open space system consisting of City-owned property and private scenic easements is desired. The integral elements of the open space system include wetlands, woodlands, floodplains, and steep sloped areas.**

Implementation Action 1: The open space plan should be considered in its totality as a combination of privately and publicly owned properties.

Implementation Action 2: City-owned property is a principal element of the open space plan. It should be utilized to its maximum potential as a conservation resource for the community, consistent with its natural beauty and capabilities. Integrated with the City-owned property is privately owned property which would be voluntarily dedicated to open space preservation.

Implementation Action 3: Poor soil areas, such as wet, organic soils, should be retained in their natural condition, and integrated with the planned open space system.

Implementation Action 4: Flood hazard areas and wetlands should be incorporated into the open space system.

Implementation Action 5: The open space system and storm drainage system should be integrated so as to utilize natural water storage areas, and to utilize natural drainage corridors as a means of conveying storm water runoff to the Lake or other discharge areas.

**Policy 3: The protection and enhancement of wetlands, woodlands, ground and surface water resources, drainage systems and open space shall be a key consideration in land use and development decisions.**

Implementation Action 1: The protection of wetlands is essential to the preservation of water quality, stabilization of stormwater runoff, promotion of groundwater recharge and provision of plant and wildlife habitats.

One of the highest priorities is to preserve previously undisturbed wetlands in their natural state.

Implementation Action 2: Woodland conservation is important to protect water, soil and air quality, mitigate noise pollution, moderate local climate and storm hazards, preserve wildlife habitats, and preserve aesthetic values and community beauty.

Development which is permitted in and around wooded areas should be planned, constructed, and maintained so that existing healthy trees and native vegetation are preserved. This is especially critical along the shorelines of Lake Angelus.

The objective should be to preserve native trees rather than to rely on removal and subsequent replanting. The diversity of woodland areas should be protected to ensure the long-term stability and variety of the species preserved.

Implementation Action 3: Groundwater recharge areas replenishes water levels in underground storage areas and supply water to lakes, rivers, and streams. Because most of the City has no sewer or public water system, the protection of the groundwater resources is vital. Faulty septic fields could pollute the groundwater and directly affect the individual wells the City relies on for water. Since groundwater resources extend beyond City boundaries, County and regional cooperation will be necessary to effectively manage this problem.

Groundwater resources should be protected from pollution. Land grading should be controlled to retain the water holding characteristics of the land. All grading of properties will be evaluated to deter abnormal water run-off and proper drainage.

Vegetation essential to the water holding characteristics should be preserved or, where necessary, enhanced as part of a development program.

Implementation Action 4: The protection of soils, woodlands, and wetlands within a watershed and proper management of land use and development are essential to the proper management of storm drainage.

Natural vegetation and topographical features along drainage corridors and the lake shoreline should be preserved. Uses along the shoreline should be restricted to those which minimize topographical disturbance leading to increased runoff, sedimentation, and degradation of water quality.

## **Focus Area: Government Policies**

**Policy 1: Resident feedback and buy-in are key components of successful development regulations that will define how the City evolves with each new home and when new issues arise that impact residents of the City:**

Implementation Action 1: Promote communication and enforcement of City ordinances.

Implementation Action 2: Involvement and cooperation with individual citizens, and citizen groups, shall be encouraged by the City at all levels of the planning process to insure the inclusion of a comprehensive range of community values and priorities.

Implementation Action 3: Provisions shall be made for citizen education and involvement in all issues involving or relating to the creation of, or revision to, general City planning and land use policy, by means of public education workshops in addition to whatever public hearings may be required by law. The Master Plan should be added to the City's website for public viewing.

**Policy 2: An effective working relationship between the City and surrounding communities should be promoted. Planning issues which are integral to the discussion between the various bodies should include:**

Implementation Action 1: Review and actively participate in the land use and development review processes of surrounding communities, specifically those projects in close proximity to Lake Angelus or those policy decisions that could have direct impacts on Lake Angelus residents or lands.

Implementation Action 2: Establish open lines of communication with staff and elected officials of surrounding communities in order to facilitate swift action when the need arises.

Implementation Action 3: Develop contacts with residents in adjacent communities.



# Land Use Plan

## **Future Land Use (FLU) Categories**

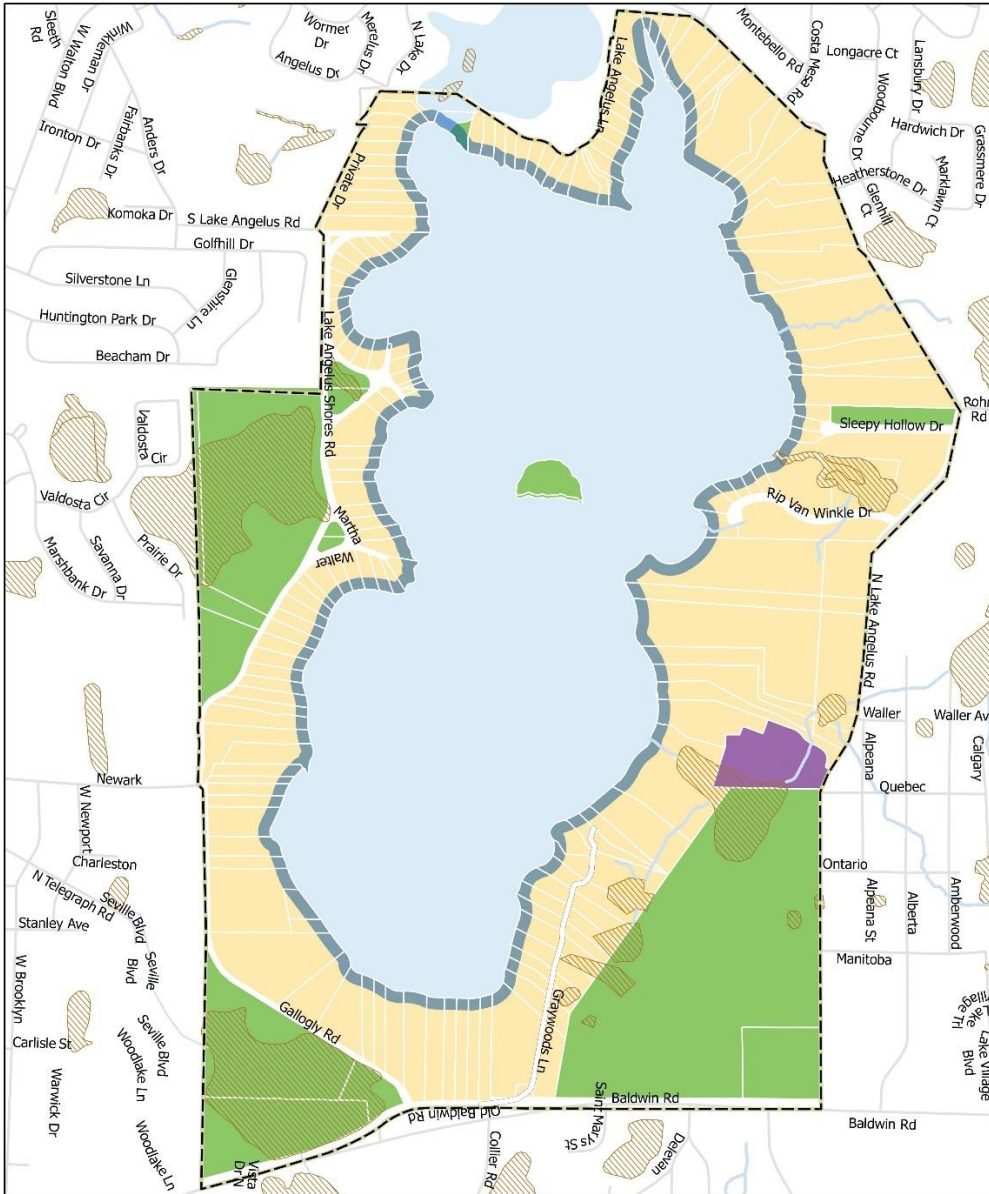
*Single-Family Residential* - This category provides for Single Family Residential and is planned for areas compatible with existing low-density development patterns. Such areas are planned as low density in order to mitigate the impact on natural resources, roads, and utilities. The future character of the City depends on protecting areas for residential development and maintaining existing neighborhoods. Single family residential uses are the only appropriate development pattern in areas where it is desirable to maintain low density to minimize the impact on natural resources, utilities, and roads. Low densities are planned to protect an extensive natural system associated with Lake Angelus.

*Scientific/Educational* - This category provides for land and facilities which are used for either research or educational purposes. These areas are intended to continue with the existing historical function of the sites and more intensive uses should not be permitted.

*Open Space/Recreation* - Areas designated for Open Space/Recreation include public lands and buildings which are devoted to recreation or conservation use. These areas should remain undeveloped and preserved in their natural state. This will promote Lake Angelus' scenic amenities and preserve its uniqueness. The Lake Angelus Shores outlots and spillway site should continue to be preserved in compliance with their original intent. The following types of land make up this category:

*Greenbelt and Conservation.* In addition to the preservation of publicly owned property, the creation of a conservation corridor or "greenbelt" around the City would greatly contribute to protecting the image and character of the community. Essentially, the corridor would be a strip of land of varying width which would be voluntarily preserved from disturbance by the property owner. There are other portions of private properties that may be significant wetlands and woodlands in which this same concept is employed to form a permanent open space network.

*Recreation.* The remainder of the City property is to be planned for passive recreation purposes. Passive recreation refers to those activities that can be done by people individually or in small groups and are done leisurely rather than competitively. It is not the intent that these areas be developed for active recreation purposes. With proper planning, the following areas can provide recreational uses for the City while preserving the natural character. The Staff-Wildlife Sanctuary will provide a simple nature walk to give residents exercise possibilities while still maintaining the Sanctuary's natural setting. The second recreation site is approximately 97 acres located in the northeast corner of the City, which already has several passive recreational amenities for residents.



# Future Land Use and Preservation

City of Lake Angelus, Michigan

May 12, 2022 - DRAFT

- Legend**
- Open Space / Recreational
  - Residential
  - Scientific/Educational
  - Lakeshore Protection Overlay (approx)
  - Lake Angelus
  - Wetland
  - Streams and Drains
  - Lake Angelus Boundary




  
 Esri, Source: Mapbox, Center for Geographic Information, Version 17x,
   
 Data Source: City of Lake Angelus, 2022; Mckenna 2022

## Zoning Plan

The Zoning Plan is a required element of the Michigan Planning Enabling Act. The purpose is to provide a link between the City's future land use plan and its Zoning Districts.

The purpose of the zoning plan is to recommend specific zoning districts that can be considered for each designated Future Land Use category. The City's Zoning Map is in line with the Future Land Use Map;

**There is no reason to support any rezoning to alternative or more intensive uses because the zoning matches the future land use plan.**

<b>Future Land Use Category</b>	<b>Aligned Zoning Districts</b>
<i>Residential</i>	Residential
<i>Scientific/Educational</i>	Scientific Educational
<i>Open Space/Recreation</i>	Public, Recreation, or Agricultural depending on specific site characteristics

Further, Lake Angelus is unique in that it is entirely residential in

nature. In fact, there is a reciprocal deed restriction applicable to all lakefront properties in the City. The restriction states "No part of the Premises may be used as a public or commercial lake access, boat launching, beach or swimming site for the use of the general public, or for the use of the members of any club, organization, or association."