

# City of Lake Angelus

Oakland County, Michigan



---

**Master Plan**  
Reaffirmed October 2017

# Acknowledgements

## City Council

Donald P. Althoff, Mayor  
C. Dale DeLorge, Mayor Pro Tem Rosalie Lake,  
George A Drake, III, William T. Collins, Jr.

## Planning Commission

George A Frisch, Chairman  
Donald P. Althoff, Dorothy Arcari, William T. Collins, Jr., Edward Dauw,  
Dale DeLorge, Lee Embrey, Peggy Kresge, Forrest Milzow

## City Attorney

James L. Howlett

## Building Official

Bill Dinnan

## Consultants

Carlisle Associates, Inc. 111 N. Main  
Ann Arbor, MI 48104

## Adoption

Planning Commission\_\_\_\_\_

---

George A Frisch, Chairman

---

Nancy De Lorge, City Clerk

# Table of Contents

Acknowledgements .....	2
Introduction .....	5
What is Planning? .....	5
How is the Plan to be Used? .....	5
Who is Responsible? .....	6
How Were Citizens Involved? .....	7
Background Studies .....	8
Historic Context .....	8
Regional Setting .....	9
Surrounding Influences .....	9
Population .....	11
Housing .....	12
City Facilities .....	13
Natural Resources .....	13
Transportation .....	18
Economic Base .....	19
Existing Land Use .....	19
Goals & Policies .....	21
Introduction .....	21
General Planning Goals .....	21
Policies .....	22
Planning Strategies .....	26
Introduction .....	26

Land Use Plan .....	26
Implementation .....	35
City Governmental Policies .....	35
Intergovernmental Cooperation .....	35
Master Plan Education .....	35
Plan Updates .....	37
Implementation Tools .....	37
Conservation Greenbelts .....	38
Water Quality .....	38
Natural Beauty Roads .....	39
City Recreation Space .....	39
Future Planning Commission Tasks .....	40
Future Environmental Committee Tasks .....	40
Appendix A .....	41
2017 Re-Affirmation of the Plan .....	41
General Plan Updates .....	42
Plan Clarification .....	42
Background Studies .....	43

# 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 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 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 is 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 Board of Zoning 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.

- Board of Appeals - The Board of Appeals 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 Board of Appeals.
- Environmental Committee - The Environmental Committee of Lake Angelus is an advisory committee to the City Council that is made up of up to twelve residence of the City that offer to serve and are approved by the City Council to serve a term of three years. The Committee holds four meetings a year and monitors all aspects of the riparian environment including mosquito monitoring, fertilization of lawns, septic systems, stormwater runoff, invasive flora species and contaminants of the water itself, as well as trying to lessen our unwanted avian inhabitants while increasing our desirable fish population.

## HOW WERE CITIZENS INVOLVED?

In the course of preparing the Master Plan, the Planning Commission actively sought the input of the citizens of Lake Angelus. A community survey was sent to every household resulting in a return rate of over 80%.

Two public workshops were held to report the progress of the Master Plan and seek the input of citizens on issues of concern.

# Background Studies

In order to develop a comprehensive Master Plan, an inventory of cultural and natural resources must be made. This essentially builds the "backbone" for decision-making within the City and establishes an accurate projection of what to expect in the future.

## 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 which brought them to Lake Angelus.

By the 1920's, residents had agreed on restrictions to govern themselves and the use of 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.

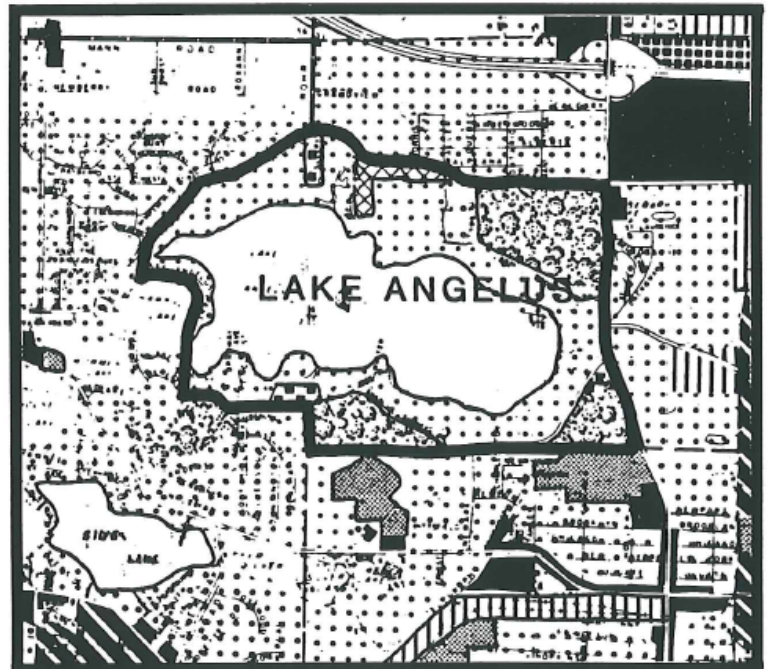
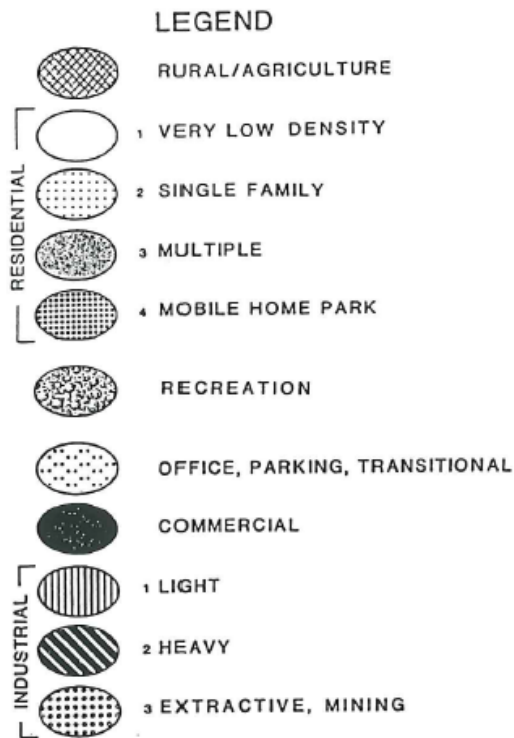


## Surrounding Master Plans

- The majority of land around Lake Angelus is planned for single-family residential use which will help preserve Lake Angelus' residential character.
- Less compatible uses are the commercial areas at the I-75 and Baldwin interchange and the light industrial use east of Baldwin Road.
- Public-Quasi Public areas are also planned to the south of the City. These facilities could include churches, schools, or governmental facilities.

## Surrounding Zoning

- The majority of land surrounding the City is zoned for single-family residential.
- A sizable area of commercially zoned property is located on the east side of Baldwin Road extending from I-75 south past Lake Angelus Road.
- Large areas to the south of the City are zoned for multiple-family residential.



Surrounding Community Zoning

## POPULATION

The tables to the right indicate selected 1990 U.S. Census data on population characteristics for the City of Lake Angelus. The population of surrounding communities is also presented. Key characteristics are summarized below:

- The City's population in 1990 was 328 persons
- The number of males and females was nearly equal
- The average household size was 2.69 persons in 1990
- There were 20.7% of residents less than the age of seventeen (17) and 13.4% of residents 65 and older

### General Characteristics

	No.	%
Population	328	100.00
Female	167	51
Male	161	49
Under 17	67	20.7
Over 65	44	13.4

### Age Distribution

	No.	%
Under 5 years	16	5
5 to 17 years	51	15
18 to 20 years	9	3
21 to 24 years	12	4
25 to 44 years	80	24
45 to 54 years	63	14
55 to 59 years	24	7
60 to 64 years	29	9
65 to 74 years	27	8
75 to 84 years	12	4
85 years & over	5	1

### Households by Type

Total Households	122
Family households	105
Households with related children	35
Married couple HH	100
Percent of total	95.0
Living alone and 65+	4
Persons per household	2.69

### Comparative Population

Lake Angelus	328
Auburn Hills	17,076
Pontiac	71,166
Waterford Twp.	66,692
Orion Twp.	21,019

## HOUSING

The tables to the right indicate selected 1990 U.S. Census data on housing characteristics for the City of Lake Angelus. Key characteristics are summarized below:

There was a total of 138 dwelling units, the vast majority of which were owner-occupied.

All dwelling units were single- family detached.

Over 70% of the dwelling units exceeded a value of \$300,000, with a median value of \$377,600.

### Housing Units & Occupancy

	1990
<b>Total Units</b>	138
<b>Occupied Units</b>	122
Owner Occupied Units	110
% Owner Occupied	90.16
Renter Occupied Units	12
<b>Vacant housing units</b>	16
Owner vacancy rate	3.51
Renter vacancy rate	0.00

### Units in Structure

1 unit, detached	138
1 unit, attached	0
2 to 4 units	0
5 to 9 units	0
10 or more units	0
Mobile Home	0

### Value of Owner Occupied Units

Specified owner-occupied units	97
Less than \$50,000	1
\$50,000 to 99,999	5
100,000 to 149,999	5
150,000 to 199,999	1
200,000 to 299,999	14
300,000 or more	71
Median value	\$377,600

## CITY FACILITIES

Because of Lake Angelus' small size, it does not provide a great array of services. Rather, the City relies on the private sector and surrounding townships to provide its residents with the necessary services.

The current City Hall was built as a school house in 1917. In 1961, the hall was renovated and began to be used as a police station and meeting hall. The hall serves several community functions and is the meeting place for the monthly meetings of the City Council. The City also owns over 100 acres of public land that includes Welcome Island, Staff Reserve, Sleepy Hollow, land at the dam, the Shores Road outlots, and the boat launch. On the southeast corner is the Hulbert Wildlife Shelter and the City Hall.

The City of Lake Angelus is in the unique position of residing between two cities and a township. Fire services are provided by Waterford Township. The City employs its own professional police department.

Individual wells and septic fields serve the majority of residences within the City. There are a few homes connected to central sewer and water services provided from adjoining municipalities. Remaining utilities are provided as follows: electricity is supplied by Detroit Edison, telephone services supplied by Ameritech, and natural gas provided by Consumers Power. The City also has the availability of cable television service.

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

## NATURAL RESOURCES

The lake and the surrounding woodland and wetland areas define the unique character of the City of Lake Angelus and provide many areas for scenic residential development. This attractive environment had drawn people to the City and ultimately will continue to make Lake Angelus one of the most attractive places in southeastern Michigan to live.

The protection and preservation of the City's special natural features is vital to maintaining the character of the community. The significance of the City's natural resource features is explained below.

### **Topography**

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.

## **Wetlands**

Lake Angelus does not have an abundance of wetlands within the City limits. There are several small wetland areas scattered throughout. In the northeast corner, near the McMath- Hulbert Observatory, the largest 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.

## **Water Resources**

Lake Angelus is the first in a chain of lakes including Mohawk Lake, Wormer Lake and the larger lakes like Loon and Oakland, which ultimately lead into the Clinton River. Land to the north of Lake Angelus drains into the lake through groundwater runoff and small streams.

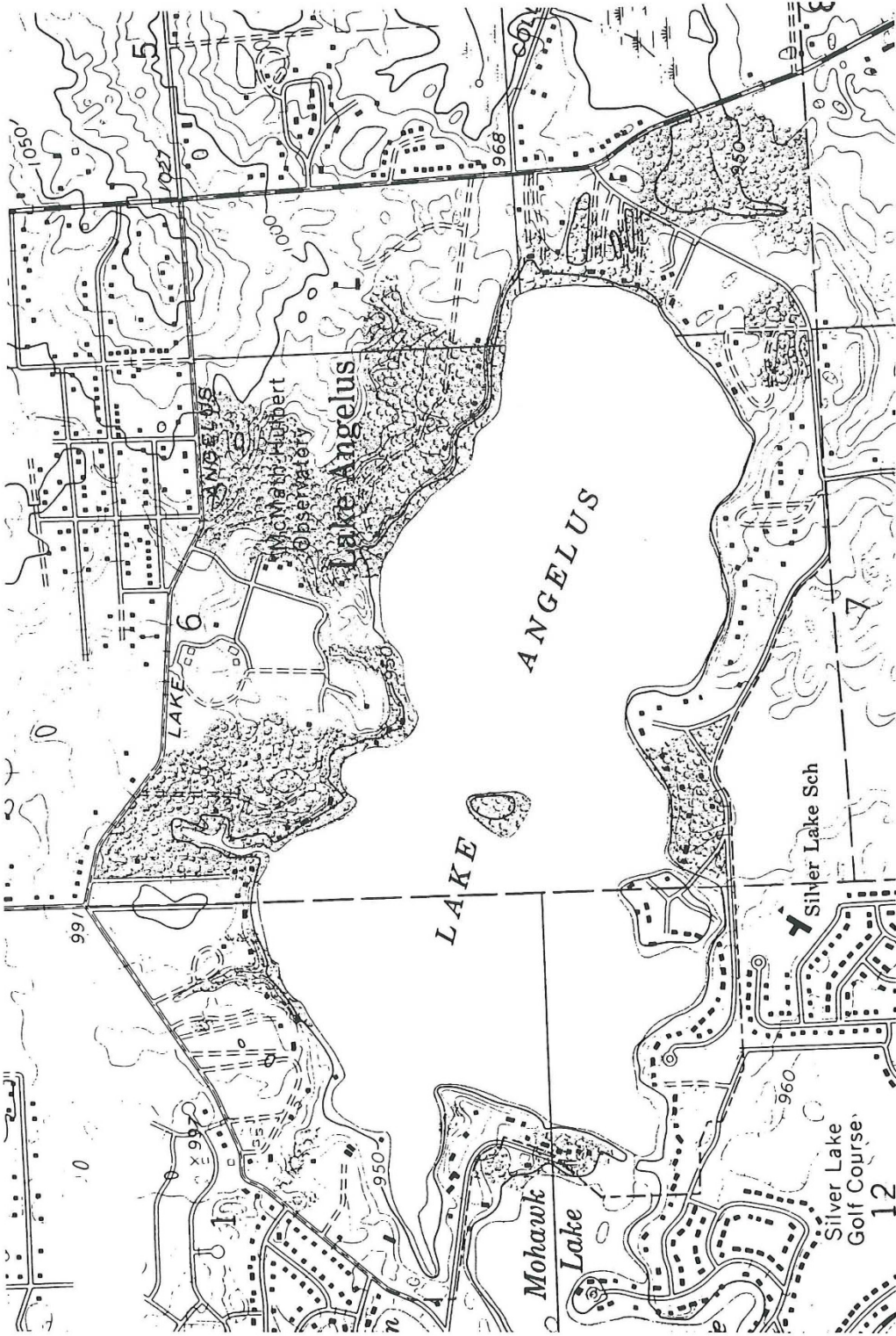
Properties to the south also drain into the lake. There are also a number of springs feeding into the lake. In the 1930's, a dam was reconstructed to control the lake levels.

## **Woodlands**

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.

The City of Lake Angelus is fortunate to have such wooded and environmentally beautiful features. 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.



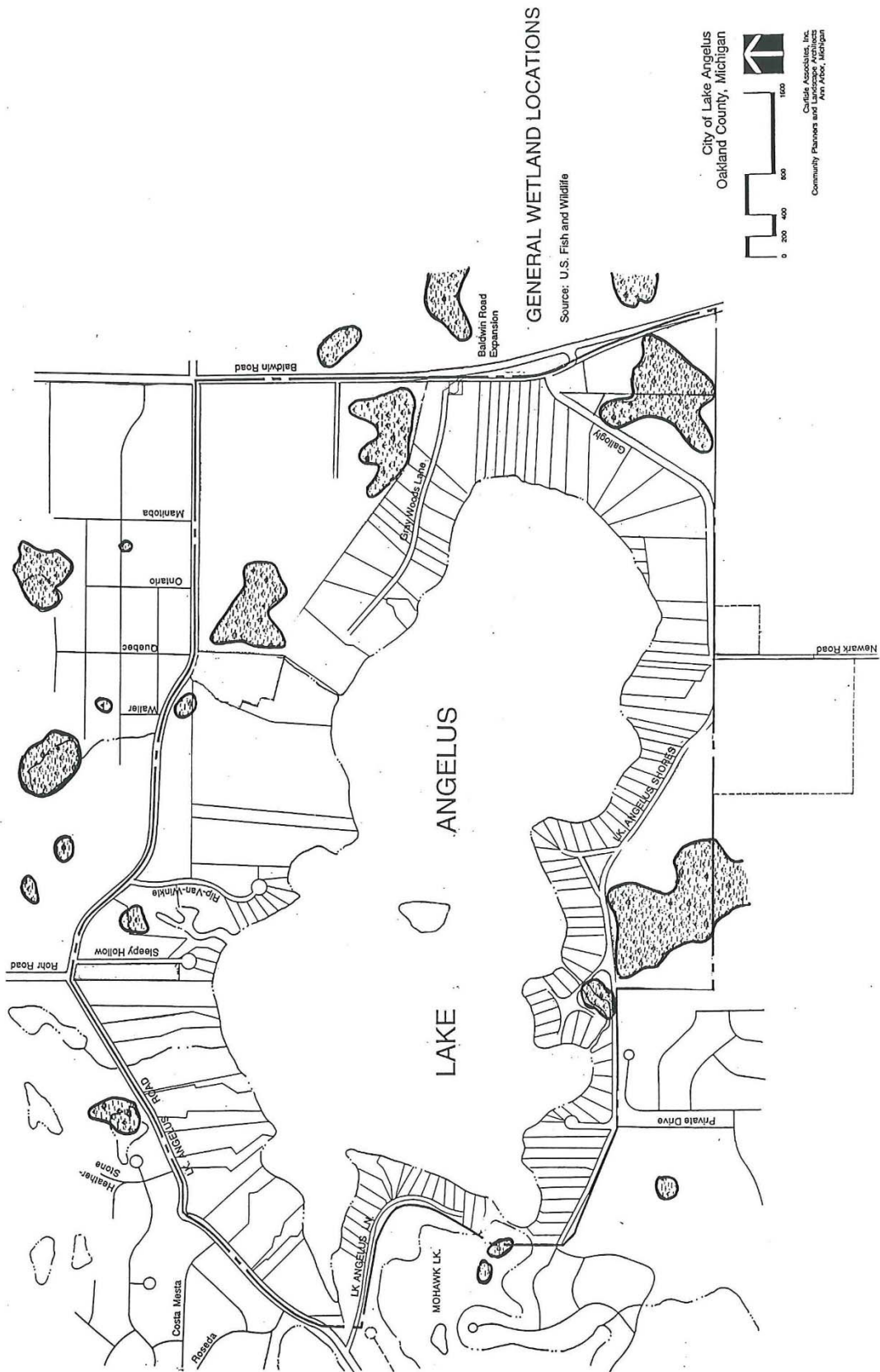


City of Lake Angelus  
Oakland County, Michigan



Carle Associates, Inc.  
Community Planning and Landscape Architects  
Ann Arbor, Michigan

**WOODLANDS**



GENERAL WETLAND LOCATIONS

Sources: U.S. Fish and Wildlife

## TRANSPORTATION

The following describes transportation serving the residents of Lake Angelus.

### Interstate Access

The City of Lake Angelus is located only one-half mile to the south of Interstate 75.

### Railroads

There are no rail lines located in close proximity in the City.

### Airports

General aviation services are available at the Oakland-Pontiac Airport. Detroit Metropolitan Airport and Flint Bishop Airport, both located within an hour's drive, provide commercial aviation services.

### Primary and Local Roads

Primary roads are established by, and the responsibility of, the Oakland County Road Commission upon approval of the Michigan Department of Transportation. By designating a road as part of the County Primary System, State and Federal weight and gas tax revenues can be obtained for maintenance. All public roads not classified as interstate, state or primary roads are local roads.

Baldwin Road, Lake Angelus Road and part of Gallogly Road are maintained by the Road Commission of Oakland County. The remaining portion of Gallogly Road is maintained by the City of Pontiac. Within the City limits, every other road is private. In Table 1, the breakdown of each road is given and length and surface supplied.

Table 1:

<b>Road</b>	<b>Classification</b>	<b>Length (Miles)</b>	<b>Surface</b>
<i>Baldwin</i>	Public	1.0	Hardtop
<i>Gallogly</i>	Public	0.70	Gravel
<i>Lake Angelus Shores</i>	Private	1.0	Hardtop
<i>Lake Angelus Lane</i>	Private	0.45	Hardtop
<i>Lake Angelus Road</i>	Public	2.0	Gravel
<i>Old Baldwin Road</i>	Public	0.25	Hardtop
<i>Sleepy Hollow</i>	Private	0.20	Gravel
<i>Rip Van Winkle</i>	Private	0.30	Gravel
<i>Gray Woods Lane</i>	Private	0.50	Hardtop
<i>Private Drive</i>	Private	0.40	Hardtop

**TABLE 1**

<b>Road</b>	<b>Classification</b>	<b>Length</b>	<b>Surface</b>
Baldwin	Public	1 mile	Hardtop
Gallogly	Public	.70 mi.	Gravel
Lake Angelus Shores	Private	1 mile	Hardtop
Lake Angelus Lane	Private	.45 mi.	Hardtop
Lake Angelus Road	Public	2 miles	Gravel
Sleepy Hollow	Private	.20 mi.	Gravel
Rip Van Winkle	Private	.30 mi.	Gravel
Gray Woods Lane	Private	.5 mi.	Gravel
Private Drive	Private	.4 mi.	Hardtop/gravel

## ECONOMIC BASE

The City's tax base is primarily provided by residential use. Commercial and industrial uses surround the City, but there are no such uses within the City. SEV has increased in the last six years. This rise in assessed value corresponds with a subsequent rise in all of Oakland County. Table 2 demonstrates the total State Equalized Value (SEV) for the last six years.

**Table 2**  
**State Equalized Value**

<u>Year</u>	<u>Value in dollars</u>	<u>Annual Increase</u>
1988	17,240,700	
1989	19,116,160	11%
1990	22,307,100	14%
1991	26,311,250	15%
1992	26,971,000	2%
1993	30,915,900	15%

Source: Oakland County Equalization Division

## EXISTING LAND USE

The City of Lake Angelus is a residential community. Except for the northeast and southeast corners of the City, the majority of the remaining land is single family residential.

An inventory of the existing land use includes the following categories:

- Single Family Residential Use includes improved parcels having a single family residential dwelling unit.
- *Scientific/Educational Use* includes improved land parcels and facilities which are held by private owners and are used for either research or educational purposes. The McMath-Hulbert Observatory is included in the scientific and educational category.
- *Open Space/Recreation Use* includes public and private land parcels, either Source: Oakland County Equalization Division improved or unimproved, used for non-intensive recreational activities.
- *Vacant* land includes privately owned land that is not currently being put to an active use.
- *Water* includes Lake Angelus.

**TABLE 3**  
**Land Use Breakdown**

<b>Land Use Classification</b>	<b>Acres</b>	<b>%</b>
Single-Family	388	36
Scientific/Educational	9	1
Open Space/Recreation	179	17
Vacant	50	5
Water	440	41
<b>TOTAL</b>	1066	100

# Goals & Policies

## 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.

## GENERAL PLANNING GOALS

The following general goals set forth the desires and aspirations of the community:

1. Promote the protection of Lake Angelus and its shorelines, wildlife, natural streams, wetlands, and wooded areas.
2. Allow future development that is compatible with riparian, low- density residential development.
3. Manage growth at a rate which does not damage the natural features, resources and existing development patterns.
4. Study the creation of a natural conservation buffer surrounding the City through the preservation of open space on private property and City-owned conservation areas.
5. Promote governmental communication and enforcement of City ordinances and amendments.

# POLICIES

## **Residential Development and Community Character**

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

- 1.1 Ensure that new development and the redevelopment of existing land uses promotes an image that is compatible with the existing character of the community.
- 1.2 Maintain mature trees and historic structures as an important element in defining community character.
- 1.3 Discourage the conversion of open space into more intensive uses.
- 1.4 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.

- 2.1 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.
- 2.2 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 on roads, adjacent land uses, utilities and the environment.

- 3.1 Encourage well designed architecture and landscaping which uphold the high-quality image of development within the community.
- 3.2 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.
- 3.3 Ensure the appropriate transitions are provided. Transitions include screening measures to protect neighboring areas from noise and visual intrusion.
- 3.4 Mitigate the impact of new development on roads within the City and natural

features by encouraging the use of combined drives to serve adjacent properties.

## **Utilities and Services**

Policy 4: Only the utilities and services required to meet the needs of City residents shall be provided.

- 4.1 Priority shall be given to the evaluation of septic fields and well systems for safety to its users and the environment.
- 4.2 Sewer and water service shall be developed based upon evidence of cost-effectiveness and environmental benefit to the lake and its water quality.

## **Roadways**

Policy 5: The natural beauty of the roads within the City shall be maintained to protect the natural character of the City.

- 5.1 Expansions or improvements to roads will be discouraged if they prove detrimental to the character of the community.
- 5.2 The extension of Telegraph Road north of Walton is opposed due to the potential detriment to the character of the City.
- 5.3 Roads within the City will be maintained and improved in an effort to enhance the natural character of the City and in accordance with the Natural Beauty Roads Program.

## **Natural Resources and Open Space Policies**

Policy 6: An integrated open space system consisting of City-owned property and private scenic easements will be studied. The integral elements of the open space system include wetlands, woodlands, floodplains and steep sloped areas.

- 6.1 The open space plan should be considered in its totality as a combination of privately and publicly owned properties.
- 6.2 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.
- 6.3 Poor soil areas, such as wet, organic soils, should be retained in their natural

condition, and integrated with the planned open space system.

- 6.4 Flood hazard areas and wetlands should be incorporated into the open space system.
- 6.5 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 7: 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.

- 7.1 Wetlands - 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.

- 7.2 Woodlands -- 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.

- 7.3 Groundwater resources Groundwater recharge areas replenish water levels in underground storage areas and supply water to lakes, rivers and streams. Because 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. Vegetation essential to the water holding characteristics should be preserved or, where necessary, enhanced as part of a development program.

- 7.4 Drainage systems - 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.

## **Government Policies**

Policy 8: 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:

- Promote communication and enforcement of City ordinances.
- 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.
- 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.

# Planning Strategies

## INTRODUCTION

Planning strategies, represented in both graphic and narrative form, identify the manner in which goals and policies are to be implemented.

## LAND USE PLAN

The Land Use Plan Map, (Map 1) provided on page 29, serves as a graphic representation of the City's goals and policies. The Land Use Plan Map is not a zoning map, but rather a generalized guide to the desired future land use patterns within the City.

In the course of preparing the plan, the following factors were considered: existing development patterns, demographic trends, regional influences, natural resource conditions, and street patterns.

### Land Use Plan Definitions

The following defines the intent of each land use plan category:

- *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.
- *Scientific/Educational* - This category provides for land and facilities which are used for either research or educational purposes.
- *Open Space/Recreation* - Areas designated for *Open Space/Recreation* include public lands and buildings which are devoted to recreation or conservation use.

Land designated for *Open Space/Recreation* is intended to provide recreation and open space systems which preserve and enhance the character of the City. 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.

## Concepts and Strategies

The following describes key features of, and the rationale behind, the Land Use Plan, by category:

- *Residential Land Use* - The future character of the City depends on protecting areas for residential development and maintaining existing neighborhoods. Policy 2 establishes single family residential use 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 and Open Space/Recreation Land Use* - The designations of both Scientific / Educational and Open Space / Recreation in the Land Use Plan are confined to areas which are currently used for those purposes. However, additional discussion regarding the preservation of open space is provided under the Recreation and Open Space Plan.



## Recreation and Open Space Plan

- *Open Space/Conservation* - A key element of the Master Plan, as outlined in Policies 1 and 6, is the integration of natural resources and features into an open space system.

Map 2 represents the Conservation Plan which incorporates the following:

- 47 acres south of the City boundary in Pontiac
- Welcome Island
- City Hall Property
- Hulbert Wildlife Sanctuary
- 4 acres located west of Sleepy Hollow

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 dam site should continue to be preserved in compliance with their original intent.

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. The various mechanisms available to the City and its residents will be discussed more fully in the Implementation Strategies section of this report.

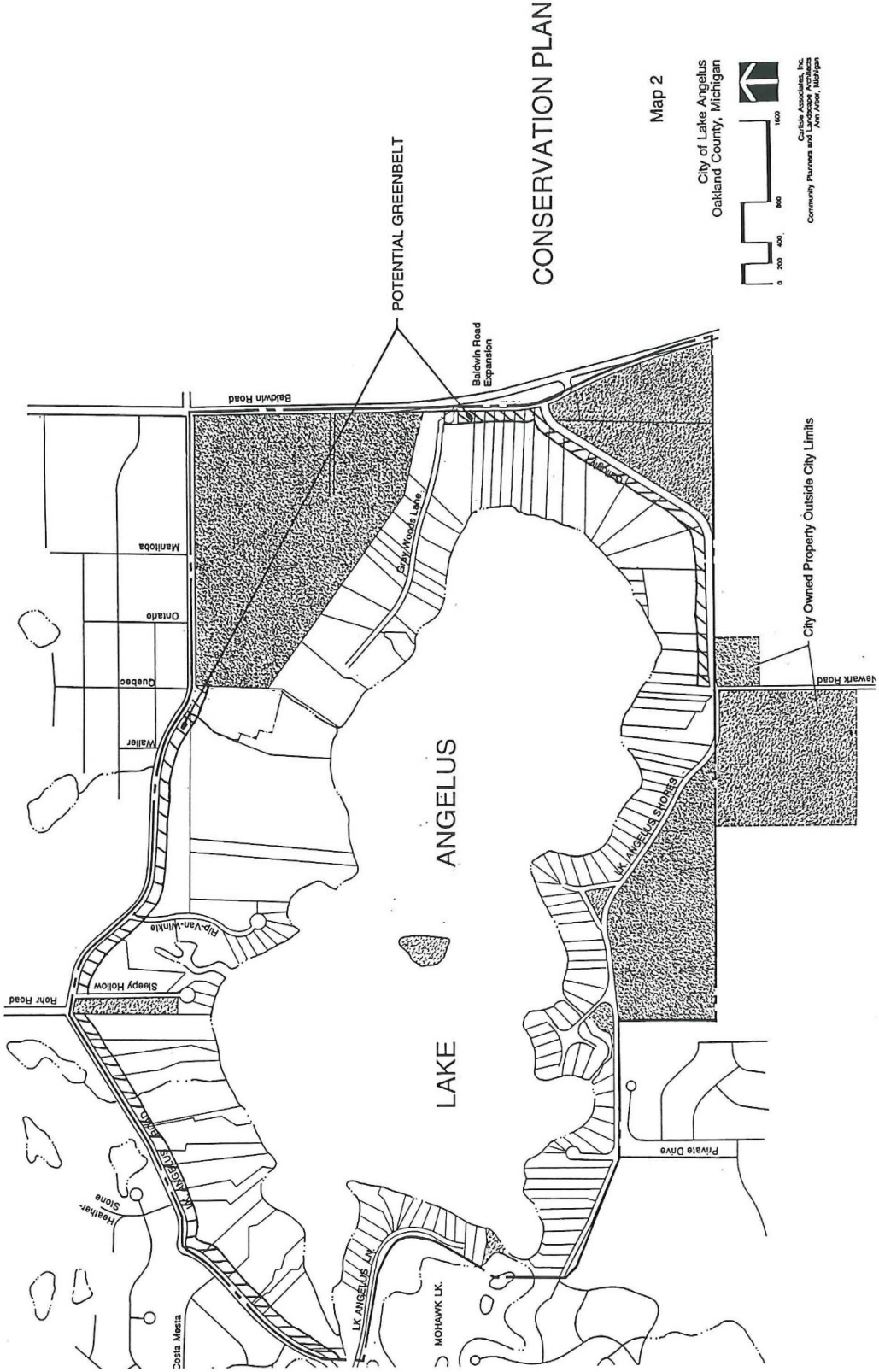
## Recreation

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 and are done leisurely rather than competitively. The properties included are:

- Staff-Wildlife Sanctuary
- 97 acres located south of Lake Angelus Road and immediately west of Baldwin Road

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 (Map 3) will provide a simple nature walk to give residents exercise possibilities while still maintaining the Sanctuary's natural setting. The second recreation site would be approximately 97 acres located in the northeast corner of the City.

These amenities are demonstrated on Map 4. The changes were suggested after reviewing the citizen survey and development potential with the environmental features in mind. They were designed to give the City a place to gather and enjoy leisure time while, at the same time, preserving Lake Angelus' scenic character.



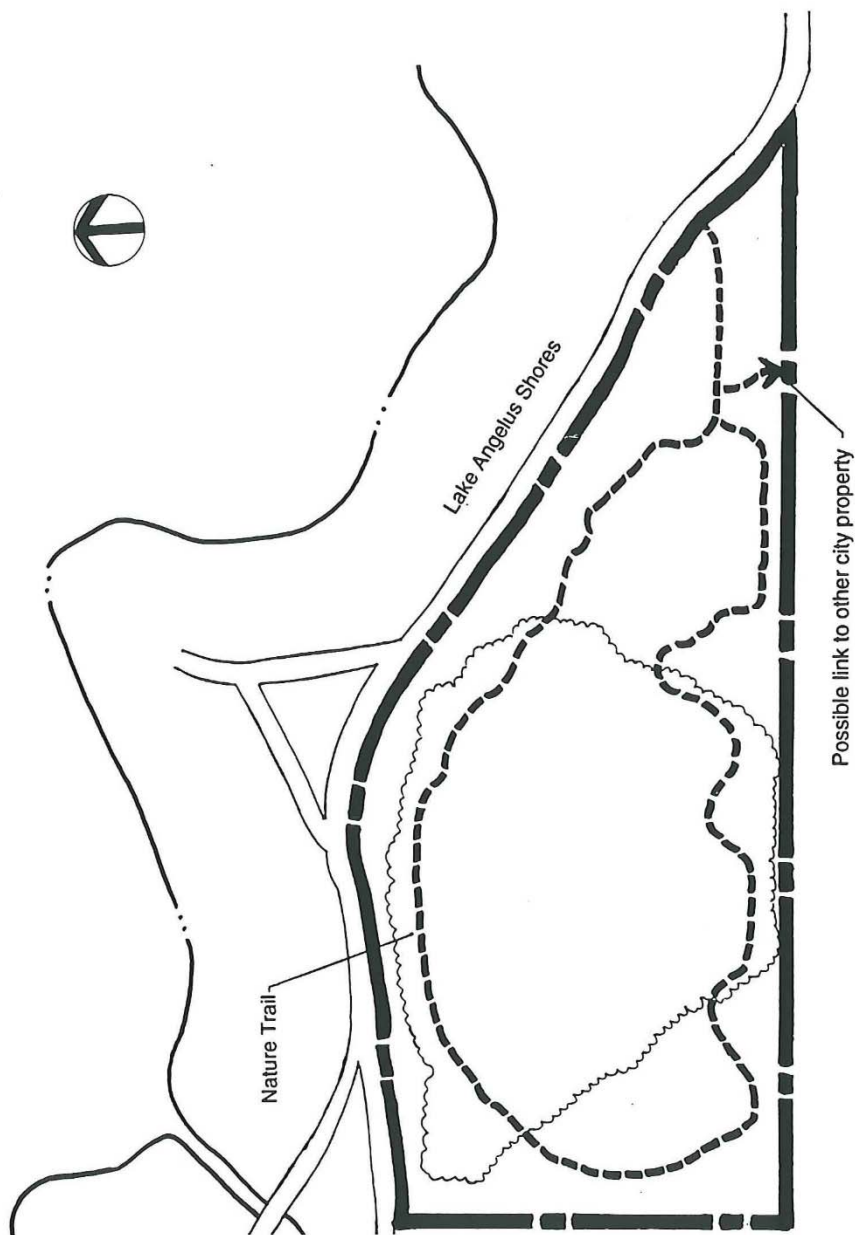
CONSERVATION PLAN

Map 2

City of Lake Angelus  
Oakland County, Michigan



Circle Associates, Inc.  
Community Planners and  
Architects, Michigan



Map 3

City of Lake Angelus  
Oakland County, Michigan

Carlisle Associates, Inc.  
Community Planners and Landscape Architects  
Ann Arbor, Michigan



## **Roadway Plan**

The City of Lake Angelus has several major transportation concerns: the scenic preservation of Gallogly Road and Lake Angelus Road, and; the expansion of Telegraph Road and other major arterials around the City.

The expansion and extension of Telegraph Road north of Walton Boulevard would have a major effect on the City of Lake Angelus. Extension of the road to connect to Gallogly Road is unacceptable to the City for numerous reasons. Any Telegraph Road extension to connect with Gallogly Road would greatly increase traffic through the City and thus detract from the residential setting of Lake Angelus. The extension would also ruin the natural environment along Gallogly that is so important to the City's residents.

The City is committed to the protection of its roads because they are so vital to the City's character, natural beauty and appeal. The preservation of natural character along Lake Angelus Road and Gallogly Road is vital. Improvements, if any, should be done in a manner that minimizes disturbances along these corridors. The Natural Beauty Roads Act establishes guidelines for the protection of roads of these types and could provide useful guidance to the City.

# Implementation

Section six of the Municipal Planning Act requires that a Planning Commission prepare a Master Plan as the official policy making document regarding land use decisions. Implementation of the Plan is an incremental process, requiring cooperation between the public and private sector.

In an effort to implement the City Master Plan, several key tools are presented in the following text.

## CITY GOVERNMENTAL POLICIES

The Master Plan is the official policy document regarding the development of the community. It establishes a series of goals toward which the entire community can work. The Plan establishes the foundation against which public and private development proposals can be measured. Too often, local officials and citizens find themselves in a reactive role to development proposals within their community. Without a firm base of information, communities must either accede to development pressures or be criticized for arbitrary denials. In addition, decisions regarding public programs and projects are often made incrementally and not related to any overall concept.

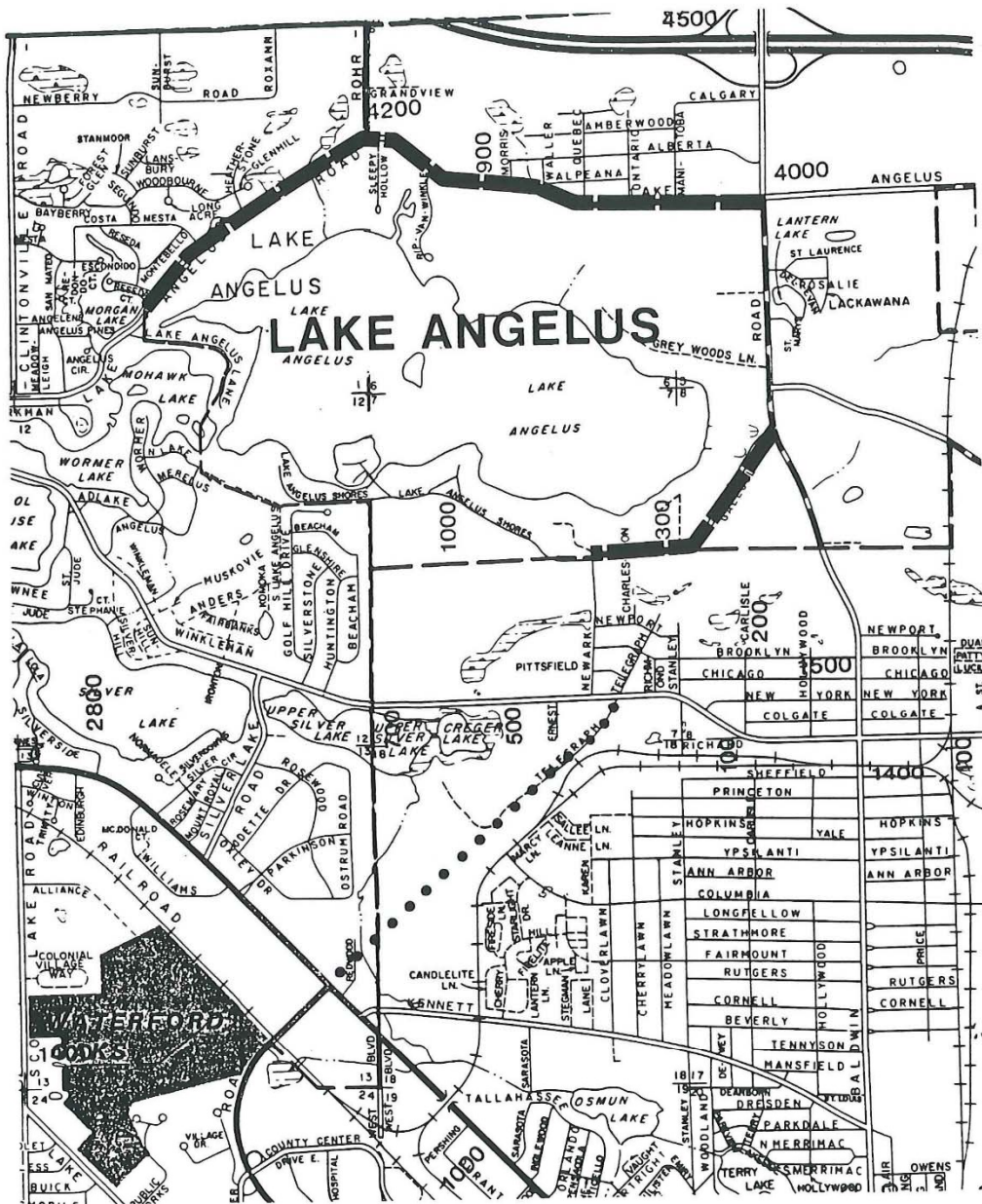
## INTERGOVERNMENTAL COOPERATION

In an effort to make the Lake Angelus Master Plan more effective, coordination between governmental units must be promoted. The future of Lake Angelus will be influenced by the decisions of communities which surround the City and of agencies with responsibilities that supersede those of the City. Lake Angelus officials must not only be aware of City-wide issues and concerns, but they should also be aware of issues surrounding the City that could affect it.

Communication between the City and various communities and agencies will greatly enhance the Plan's effectiveness.

## MASTER PLAN EDUCATION

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures which make citizens more aware of the planning process and the day to day decision making which affects implementation of the Plan. A continuous program of discussion, education and participation will be extremely important as the City moves towards the realization of the goals and objectives contained within the Master Plan. The Master Plan should also be added to the City's website for public access.



Map 5

City of Lake Angelus  
Oakland County, Michigan

- Scenic Road Corridors
- ... Proposed Telegraph Extension



Carlisle Associates, Inc.  
Community Planners and Landscape Architects  
Ann Arbor, Michigan

## PLAN UPDATES

This plan should not become a static document. Circumstances and conditions may change that influence the policies embodied in the Plan. The City Planning Commission should attempt to re-evaluate and update portions of it on a periodic basis. The Planning Commission should set goals for the review of various sections of this Plan on a periodic basis.

## IMPLEMENTATION TOOLS

### Zoning

Zoning is the development control that has been most closely associated with planning. Originally, zoning was intended to inhibit nuisances and protect property values. However, zoning can also serve additional purposes which include:

1. Promoting orderly growth in a manner consistent with land use policies and the Master Plan.
2. Promoting attractiveness and variety in the City's physical environment by providing variation in lot sizes, etc.
3. Guiding development away from undesirable areas such as wetlands and current City-owned open space.
4. Preserving and protecting existing land uses until such time as they may change in accordance with the Master Plan.

The zoning ordinance and official map, in themselves, should not be considered as the major long-range planning policy of the City. Rather, the Master Plan should be regarded as a statement of planning policy and the zoning should be used to assist in implementing that policy.

### Special Purpose Ordinances

Control of land use activities need not be confined to the Zoning Ordinance. Special purpose rules and regulations often complement the Zoning Ordinance and make it more effective.

The following special purpose ordinances have already been adopted by the City of Lake Angelus, but should be reviewed to ensure compatibility with the Master Plan.

- Wetlands Protection Ordinance
- Lot Split Ordinance
- Water Quality Board Ordinance
- Nuisance Ordinance
- Woodlands Management (Tree Protection)

These ordinances along with future ordinances, will prove to be important tools for regulating growth and development in the City.

## CONSERVATION GREENBELTS

A "greenbelt" is a contiguous, interrelated open space buffer either surrounding or intertwined within an entire community. The purpose of the conservation greenbelt would be to maintain a "green ring" of open space around the City that would preserve the natural character of the community. The resources protected in a greenbelt may include drainage courses, wetlands, wildlife areas, and woodlands. The preferable method of establishing the conservation greenbelt is through the use of private voluntary techniques.

The following recommendations are made to develop a successful and complete conservation greenbelt and open space program.

- Develop programs around a clear vision of the future.
- Rely on voluntary efforts on the part of affected property owners.
- Build strong community support.
- Document and publicize benefits of open space preservation.
- Think and plan on a community- wide level.

## WATER QUALITY

For the majority of residents, the lake and its surrounding environment is the very focal point that attracted them to the City. Its protection for the residents of the City, whether present or future, is a vital part of the Master Plan. Efforts to protect the lake would benefit:

- fish and wildlife habitat
- ecological processes
- scenic and recreational activities

A relationship between land use and water quality is evident. The emphasis on water quality protection programs is changing to focus more on lands next to the lake and within its watershed boundary. To preserve and improve the lake's water quality, the following are strategies that could be used:

- Develop a buffer zone around the lakes' shoreline. Within this boundary, vegetation removal would be monitored and restricted where applicable.
- Reduce land disturbances on steep slopes. This would reduce erosion, pollution from storm-water runoff and sedimentation.
- Eliminate the use of lawn fertilizers and pesticides that flow into the lake. To accompany this, an education program should be developed to inform citizens what fertilizers and pesticides are safe to use.
- Continue to study and monitor the water quality.
- Monitor the impact of waterfowl population and evaluate measures to reduce impacts.

## NATURAL BEAUTY ROADS

Stretches of a road with unique environmental and scenic characteristics can be protected by designating them "Natural Beauty Roads" (P.A. 150 of 1970). Guidelines have been established by the Department of Natural Resources to protect native vegetation along those natural beauty roads from destruction by such things as: spraying, dusting, salting, cutting, or mowing. Trees may be trimmed or cut, but sound forestry practices must be exercised. If natural beauty road designations are proposed in the City, the impact the designation may have on future service provisions should be considered. Since disturbances along the designated roadways are limited, improvements may be restricted.

## CITY RECREATION SPACE

Scenic and passive recreation space for the residents of Lake Angelus is an important asset to the community. Plans for the Staff-Wildlife Sanctuary and the Recreation Property located on the northeast corner of the City preserve these natural areas while allowing pedestrian access and enjoyment. It is the intent of the Recreation Plan to improve the two parcels for the community's enjoyment, while maintaining the scenic beauty of both sites.

Improvements to both sites, as illustrated in Maps 3 & 4 would accomplish two important things:

- Maintain the scenic quality of the parcels.
- Provide a place for citizens to exercise and congregate.

Improvements could be achieved at a minimal cost to the community, while enhancing the City's character. This Plan would set a precedent for future development of the remaining City- owned parcels and promote a land use concept that demonstrates scenic conservation and recreational use. The improvements to the two parcels are as follows:

### **Staff-Wildlife Parcel**

- Create a scenic pathway that winds through the Wildlife Sanctuary. The path will accommodate walkers during the summertime and cross-country skiers in the winter. The path will be approximately one mile long with benches at various points along the pathway.

### **97 Acres in N.E. Corner**

- Create scenic pathways through the site. As with the Staff- Wildlife Sanctuary, the pathway should be of sufficient width to accommodate walkers and cross- country skiers. Trail benches would be placed at various points for seating.
- Maintain the picnic area. The picnic area will consist of picnic tables and barbecue grills. This area will give the residents of Lake Angelus a place to congregate while they play tennis or use the pathways. The picnic area could also be used for private parties through arrangement with City government. Direct access from the picnic area to the pathway would be available.

## FUTURE PLANNING COMMISSION TASKS

After adopting the Master Plan, the Planning Commission can utilize the following list of tasks to begin the implementation process. While the list may not be exhaustive, it outlines many areas of priority.

- Review all ordinances related to land use and development to determine consistency with the goals and policies of the Master Plan.
- Specifically review the Zoning Ordinance to determine if zoning district regulations and standards are consistent with the Master Plan.
- Review Wetlands Ordinance to determine compliance with recent revisions to State legislation regulating wetlands.
- Consider alternative methods to protect woodlands and regulate shoreline clearing.
- Begin studies of various alternative methods to promote conservation buffer (i.e., scenic easements, etc.).
- Continue studies of lake water quality. Expand to consider ground water quality education program for citizens.
- Prepare specific plans for City- owned property if intent is to develop these properties in accordance with Master Plan sketches.
- Consider regulating major changes in topography and earth movement.

## FUTURE ENVIRONMENTAL COMMITTEE TASKS

The Environmental Committee should play a role in implementing the Master plan through work on the following tasks in collaboration with the Planning Commission:

- Review Wetlands Ordinance to determine compliance with recent revisions to State legislation regulating wetlands.
- Consider alternative methods to protect woodlands and regulate shoreline clearing.
- Begin studies of various alternative methods to promote conservation buffer (i.e., scenic easements, etc.).
- Continue studies of lake water quality. Expand to consider ground water quality education program for citizens.

# Appendix A

## 2017 REAFFIRMATION OF THE PLAN

In 2017, the Lake Angelus City Council requested re-affirmation of the City's Master Plan, in accordance with the 5-year review, as required by the Michigan Planning Enabling Act, Act 33 of 2008, as amended. The purpose of the review is to ensure that the Plan continues to accurately represent the goals of the City, given the present state of the community and surrounding region in terms of economic climate, population change, and development pressures.

Review of the Master Plan was conducted under the guidance of the following City boards and staff:

### **City Council**

Patrick McNew, Mayor  
Dennis Mitchell, Mayor Pro-Tiem  
Daniel Jenaras  
Joe Hilger  
Richard Altherr

### **Planning Commission**

Bob Bailey, Chairman  
Joe Hilger, Council Liaison  
Charles Poploskie  
Edward Prokopp  
Gary Parlove  
Heidi Hoyles  
Mark Symonds

### **City Attorney**

Gerald Fisher

### **Building Official**

Ken LaBelle, McKenna Associates

### **City Planners**

McKenna Associates  
235 East Main Street, Suite 105  
Northville, MI 48167

## GENERAL PLAN UPDATES

During the reaffirmation process, textual references to the current Michigan planning and zoning statutes were inserted into the document where appropriate. The Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, replaces the Michigan Municipal Planning Act, P.A. 285 of 1931, as the current planning act responsible for guidance Master Plan development. The Michigan Zoning Enabling Act, P.A. 110 of 2006, as amended, replaces the Michigan City or Village Zoning Act, P.A. 207 of 1921, as amended, as the statute responsible for guiding the development of zoning ordinances in support of the Master Plan.

Other minor amendments were made to update the responsibilities of the City Council and Planning Commission, based on their authority as described in the Zoning Ordinance. An addition to the list of responsible bodies is the Environmental Committee.

Environmental Committee – The Environmental Committee of Lake Angelus is an advisory committee to the City Council that is made up of up to twelve residence of the City that offer to serve and are approved by the City Council to serve a term of three years. The Committee holds four meetings a year and monitors all aspects of the riparian environment including mosquito monitoring, fertilization of lawns, septic systems, stormwater runoff, invasive flora species and contaminants of the water itself, as well as trying to lessen our unwanted avian inhabitants while increasing our desirable fish population.

## PLAN CLARIFICATION

(Original document page in parentheses)

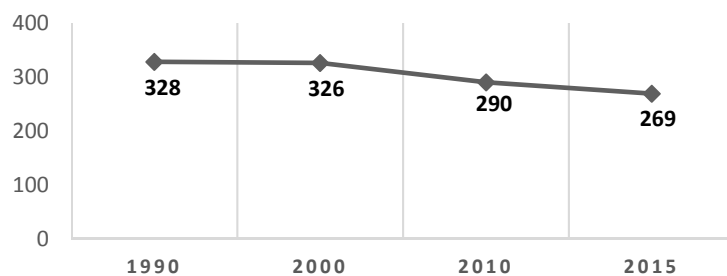
- Page 14 (10): Paragraph 2. References to the 100 acres of public land should include Staff Reserve, Sleepy Hollow, land at the dam, the Shores Road outlots, and the boat launch area.  
Paragraph 3. Fire service is provided only by Waterford Township, with support from surrounding communities.  
Paragraph 4. Remove telephone services from the list of providers.
- Page 15 (10): Wetlands section. Add reference to the 20-acre wetland identified in the April 2017 report from Hubbell, Roth, and Clark, Inc.
- Page 16 (10-11): The City is no longer served by Orion Township for fire service; Waterford Township services the entire City.
- Page 18 (14): Table 1. Add Old Baldwin Road to the table. It is an asphalt (Hardtop) surface and approximately .25 miles long. Gray Woods Lane and Private Drive are now asphalt (Hardtop).
- Page 25 (19): Policy 8, Objective 3. Add that the Master Plan should be posted to the City's website (*note: while this is technically a change to the objective, the intent of this change is to reference modern means of disseminating information rather than to alter the objective*).
- Page 30 (22): Last Paragraph. "Possible amenities of the site could include: Boat Storage, nature walk, picnic area, parking, sled hill" is no longer relevant and should be removed.
- Page 34 (26): Remove references to the Telegraph Road extension, which has been built out in a manner which does not connect to Gallogly Road.

- Page 35 (28): Master Plan Education. Add that the Master Plan should be posted on the City's website.
- Page 37 (29): Special Purpose Ordinances. Add Woodland Management to the list of special purpose ordinances. Note that it has been a major topic of discussion by the Planning Commission in 2017 and is expected to be adopted.
- Page 39 (31): City Recreation Space, 97 Acres in N.E. Corner. "Grade and gravel" and "Create a better delineated outdoor boat storage area" are no longer considered desired implementation tools by the City.  
 Future Planning Commission Tasks. Bullet points 4 and 5 should be separated into a new *Implementation* category titled "Future Environmental Committee Tasks." Bullet point 3 should be a shared implementation action by Planning Commission and the Environmental Committee.

## BACKGROUND STUDIES

The following information is being provided as an update to the Background Studies section of the original Master Plan. The original information was based on the 1990 U.S. Census; referencing demographic data from 2000 and 2010 and Census estimates from 2015 provided the City with a current dataset from which to reaffirm the goals and objectives from the Master Plan (\*Note: All references to 2015 data are Census estimates with a margin of error. Where this margin is significant, 2010 data is utilized as the most current). A summary of that data follows:

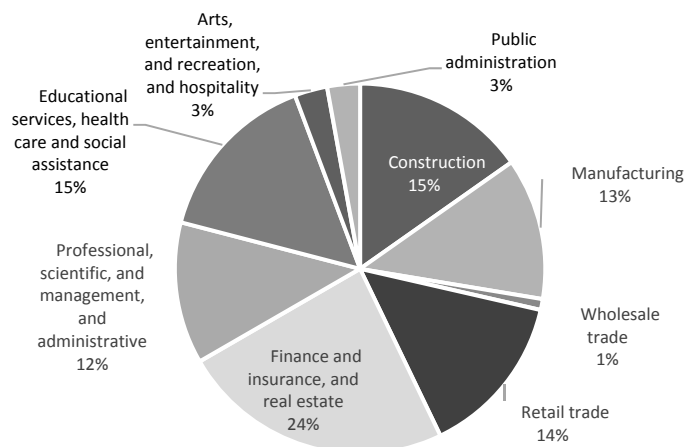
Total Population, 1990 - 2015



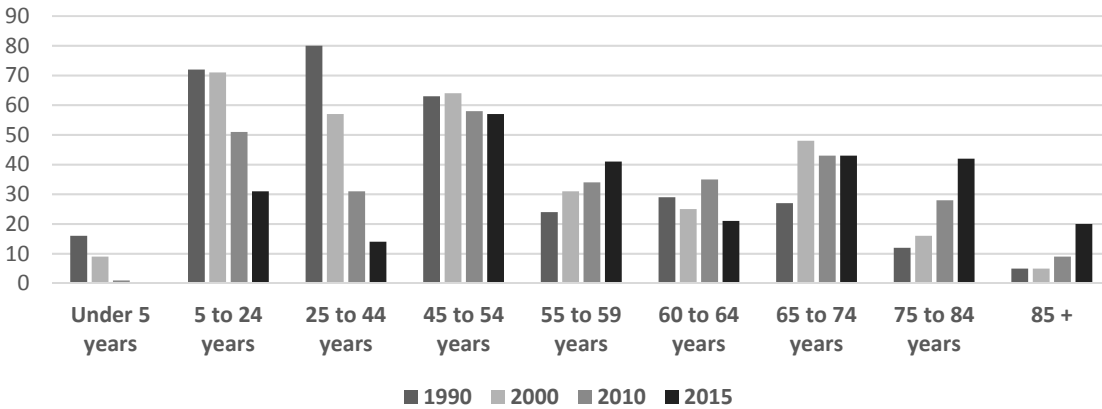
### Population

The population of the City decreased by nearly 12% between 1990 and 2010, and is estimated to be smaller in 2015. This change is supported by smaller household sizes as the age of residents increases. For example, in 2000 the average household size was 2.47 persons; in 2015, the size is estimated to be 2.01 persons. At the same time, the median age in 2000 was 47 years old, and in 2015 is estimated to be 58 years old.

Resident Industry of Employment, 2015



### Age Distribution, 1990 - 2015

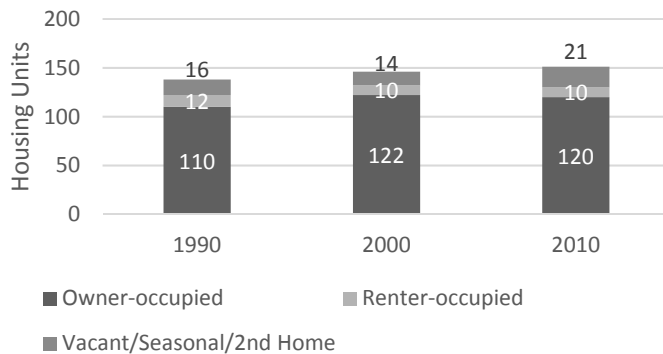


Residents of working age (in 2015) were employed in a variety of industries, but nearly one in four (4) worked in the Finance, insurance, and real estate fields. Other popular industries include Construction, Education and Health Care, Retail, Construction, and Management and Administration. Lake Angelus residents continue to be successful in their endeavors: median household income remains among the highest in Michigan at over \$151,000 annually.

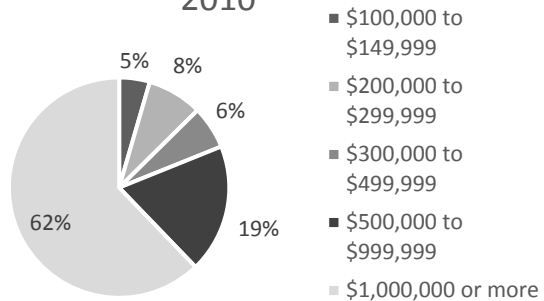
### Housing

The number of housing units has increased from 138 in 1990 to 151 in 2010. This means 13 homes were constructed on previously vacant land or through new lots split from existing parcels. Over the same period, vacant/seasonal housing units have increased from 16 to 21 units. The City has also gained eight (8) households over that duration. This means that of the 13 homes constructed, eight (8) are used as a primary residence, and the other five (5) are vacant, seasonal, or second homes. Housing value remains high, with over 62% of the housing stock being valued over \$1 million dollars.

### Housing Units by Occupancy Type



### Percent of Housing Units by Value, 2010



In the year 2017, there are 158 unique residential addresses in the City. Given the development

pattern of guest homes and accessory buildings now utilized for primary residences, it is challenging to determine the number of housing units are in the City, as they are defined by the U.S. Census Bureau.

Household makeup in Lake Angelus has followed the general national and statewide trend of decreased numbers of married-couple families and an increase in other family structures. The City also has experienced a trend of increased non-family households, whether that is non-married couples cohabitating or householders living alone. This too, is a trend that can be found throughout the region.

	1990		2000		2010	
	Number	Percent (%)	Number	Percent (%)	Number	Percent (%)
<b>Households by Type</b>						
<b>Number of Households</b>	122	100.0%	132	100.0%	130	100.0%
<b>Family Households</b>	105	86.1%	104	78.8%	100	76.9%
<b>Married-couple family</b>	100	82.0%	101	76.5%	92	70.8%
<b>Other family</b>	5	4.1%	3	2.3%	8	6.2%
<b>Nonfamily Households</b>	17	13.9%	28	21.2%	30	23.1%
<b>Householder living alone</b>			27	20.5%	29	22.3%
<b>Householder not living alone</b>			1	0.8%	1	0.8%

\*Note: The number of households does not match the number of housing units. This is because housing units is the total number of structures in the city devoted to residential use, while the number of households is the number of households (families, groups of people, etc.) that occupy the structures. A discrepancy in these numbers can occur when there are vacant homes, seasonal/ second homes, etc., which is likely the case in Lake Angelus.