

Mecosta County Master Plan (Excerpts) – Updated November 2014

Page 1 - Master Plan last updated November 2014. “guide the future growth and development of Mecosta County.... Over the next ten (10) to fifteen (15) years.

Page 16 – “Wetlands are extremely important to the County’s environment. The various bogs, marshes, potholes and ponds serve as natural systems for pollution mitigation from agricultural runoff and urban development. In addition, wetlands serve as the primary means of groundwater aquifer recharge.”

Page 20 – “City of Big Rapids....now draws from a new groundwater aquifer well field to serve the residents and customers of the Big Rapids municipal water system.”..... “Though generally abundant, care must be observed in the management and development of land within the County. The potential for surface and ground water pollution increases as development, particularly commercial, industrial, ... are expanded and new sites developed.”

Page 39 – “Agricultural land uses represent the single largest land use within the County.”

Page 44 – “LAND USE Goal: To promote efficient and balanced land use patterns which are consistent with the rural and agricultural character of the County, the carrying capacity of the land, and the fiscal capability of public infrastructure and services.”

Page 44 – “eliminate ‘spot zoning’ actions, and, discourage the conversion of AG and AF property to commercial uses.”

Page 44 – “Support existing agricultural land uses and family farms through innovative and protective zoning practices, open space preservation, and transfer of development right alternatives.”

Page 45 – “ECONOMIC DEVELOPMENT Goal: Promote residential, commercial, and industrial development and employment creation for the residents of Mecosta County while maintaining sensitivity and quality of life.”

Page 50 – “The Future Land Use Plan is intended to guide decisions regarding the future development pattern of Mecosta County..... the plan proposes retaining the agricultural character of the County while providing viable development alternatives in appropriate locations within the County. It is the rural atmosphere and natural features of the County which has attracted many of the current residents to the County. Prime farmland and agricultural uses, in particular, should be preserved and protected.”

Page 51 – “The plan (Future Land Use Plan) suggests that the primary location for industrial development should and will occur in and adjacent to the City of Big Rapids....”

Page 51 – “One of the primary goals of the County is to maintain the rural and resort character of the County and to preserve and protect existing farming and agricultural land uses. As a result, the primary land use classification for Mecosta County is that of Agricultural and Agricultural Forested designation.”

Page 73 – “GREEN CHARTER TOWNSHIP... the predominate land use in Green Township is in agricultural or farming activity. The Township, as noted in the Master Plan and confirmed by a community survey, has identified the preservation of Prime agricultural lands and the ambient rural atmosphere and open space associated with rural areas as the primary goal of the plan.”

Page 73 – “GREEN CHARTER TOWNSHIP..... The future land use plan recommends that existing areas designated for agricultural use be preserved and protected from the encroachment of any proposed development.”

Page 73 – “GREEN CHARTER TOWNSHIP... Open space areas, woodlands and scenic views area to be preserved as important features of this area.”

Page 74 – “GREEN CHARTER TOWNSHIP... “Existing industrial development is located along 18 Mile Road in section 31 of the Township and along 19 Mile and Coolidge Road in Section 27 of the Township. These areas are not accessible to public utilities and further development for industrial purposes in these areas is highly discouraged.”