

# MANSFIELD TOWNSHIP

Master Plan

Iron County, MI



Prepared by:  
Mansfield Township Planning Commission

Citizens and Property Owners of Mansfield Township

August 18<sup>th</sup>, 2021 Final  
Amended January 13<sup>th</sup>, 2022  
Approved by Mansfield Township Board January 19<sup>th</sup>, 2022

MANSFIELD TOWNSHIP  
RESOLUTION TO ADOPT THE MASTER PLAN  
RESOLUTION 2021-5

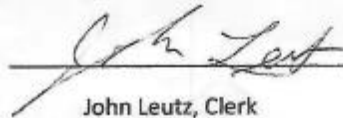
Be it resolved that the Mansfield Township Board adopt the Master Plan as submitted by the Planning Commission and approved on August 18, 2021.

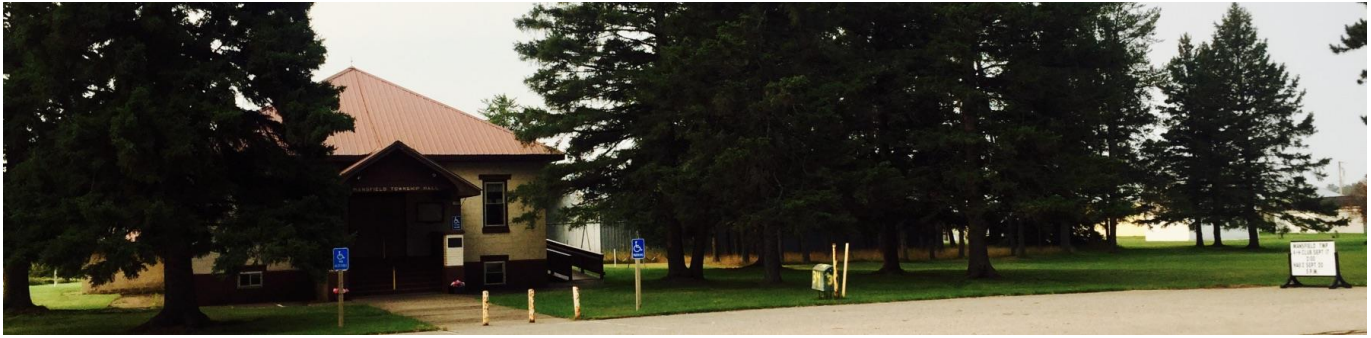
On a roll call vote the following voted "aye"  
Dryjanski, Poynter, Olson and Minerick.

The following voted "nay"  
Leutz

The resolution passed.

I John Leutz, Clerk of Mansfield Township, Iron County, Michigan, do hereby certify that the above is true and correct of that certain resolution adopted by the Mansfield Township Board at the regular Township meeting held September 15, 2021, at 6:00 P. M..

  
John Leutz, Clerk



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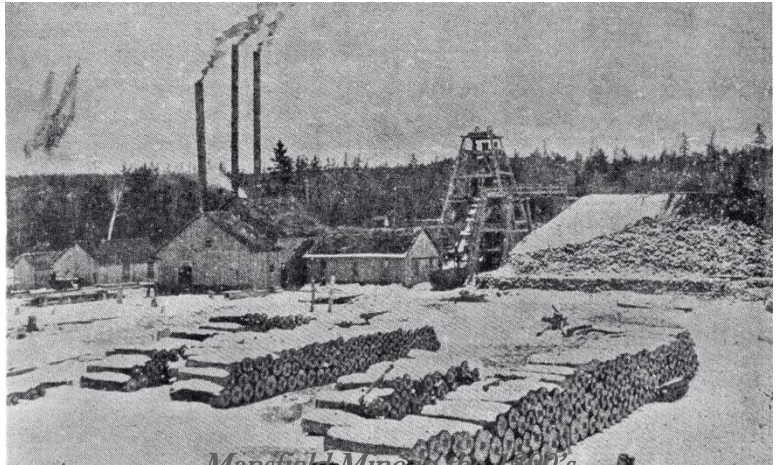
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# Chapter 1

## HISTORY

Mansfield Township, the smallest Iron County township, was created in 1891 when Felch township left Iron County to join the newly organized Dickinson County. Meanwhile, “Crystal Falls Township gave up two geographical townships and one was added from lands received from Marquette County to form the present boundaries of Mansfield Township”.<sup>1</sup>

Logging and mining primarily brought people to Mansfield Township. The land was forested with pine and iron ore was discovered to be beneath the ground in 1889 by William Calhoun. The village of Mansfield, platted along the Michigamme River, was close to the mine being developed by the Mansfield Mining Company and the railroad spur that was extended to the mine from Crystal Falls in 1890. Tragedy struck on September 28, 1893 when the Michigamme River broke through the roof of the mine and causing 27 men to perish. Then in 1894, a forest fire swept through the village destroying practically every home adding to the mining families’ already grim circumstances. The DeSoto Iron Company reclaimed the mine by diverting the Michigamme River and then later sold to the Oliver Mining Company. The mine produced a total of 1,462,504 tons of iron ore during its lifetime.



*Mansfield Mine in the 1890's*

After the Mansfield Mine closed some miners turned to logging and others to farming. The Mansfield Location, a mining boom town, faded away. As time went on, some people still living in Mansfield Township commuted to Iron Mountain, Crystal Falls and other surrounding cities for employment.

North of the Michigamme River is the area in Mansfield Township known as Dykes District or Dykesville. Mitchell Dykes, way back in the 1880s began logging the area near the Fence River. Pine logs, cut in the winter, floated down the snowmelt swollen Fence River and the Michigamme River to the railroad spur in Mansfield during the spring. In 1950, due to the distance hardship (24.2 miles on mostly gravel roads) from Dykes District to Mansfield Township Hall and despite a declining population, Precinct #2 was built for voting and meetings. In 2017 twelve registered voters used the precinct which was closed after the November 2018 elections.

The Michigamme River cuts diagonally across Mansfield Township. In 1941 Wisconsin Electric, now known as We Energies, built Way Dam, named for Chairman of WI Electric Board Sylvester B. Way, to create the 7000-acre Michigamme Reservoir. “Steadily performing its intended purpose, the reservoir helps keep electric rates low for area residents, stabilizes downstream river flows, and provides recreational

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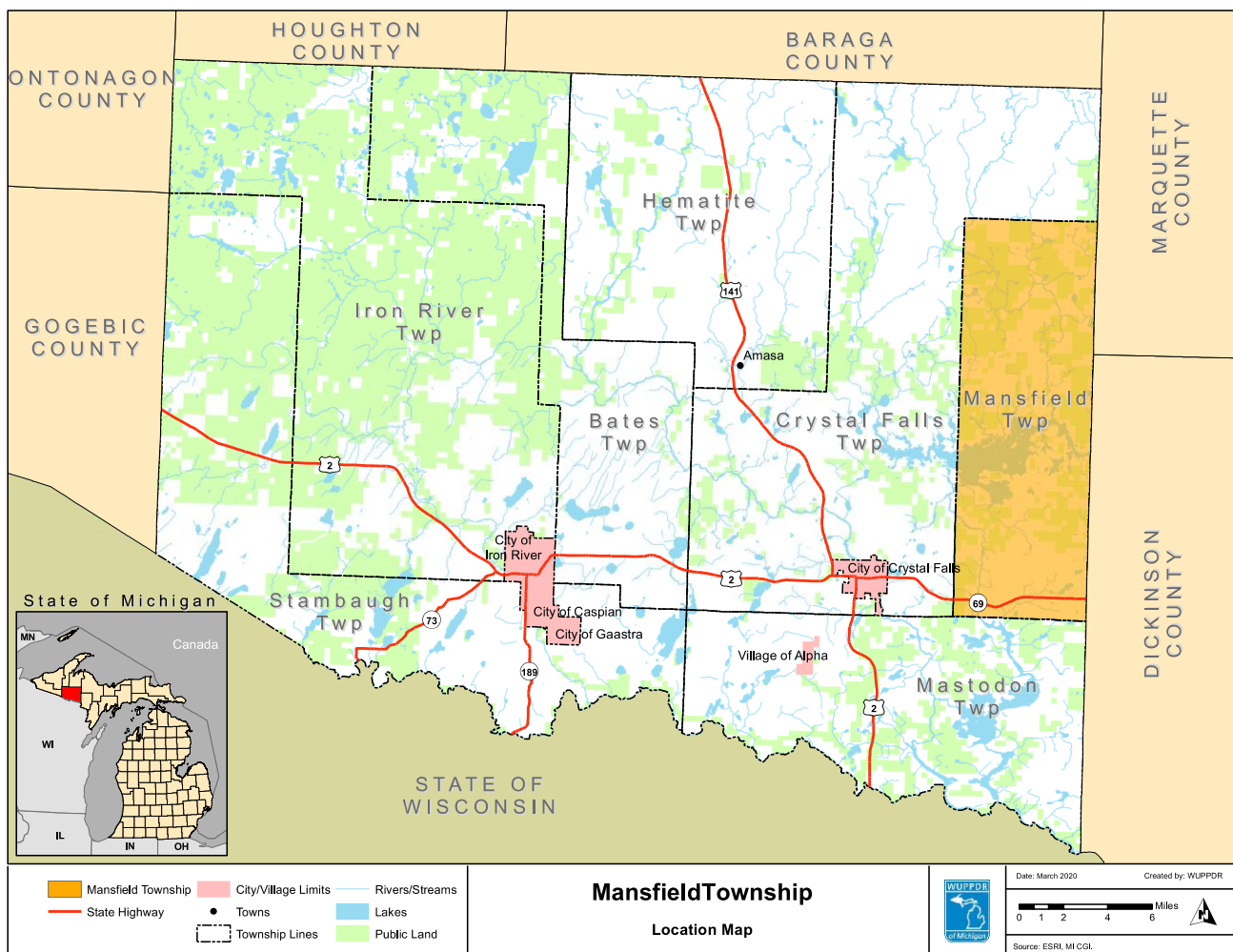
<sup>1</sup> Mansfield Memories Committee (1991). *Mansfield Township Centennial 1891-1991*. Ishpening, MI: Globe Printing, Page iii.



opportunities while contributing significantly to the local tax base.”<sup>2</sup> The majority of shoreline is undeveloped wilderness owned by We Energies. Camping sites 12 - 14, 16, 20, 21 and 26 are found in Mansfield Township.

## LOCATION OF MANSFIELD TOWNSHIP

Mansfield Township is located in eastern Iron County, Michigan. The total area of Mansfield Township is 107.7 square miles or approximately 68,928 acres. According to the 2010 US Census Bureau the total population is 241 people, 129 males, and 112 females. The total housing units found in the township are 267 with 122 (45.7%) units occupied by residents and 145 (54.3%) units labeled as vacant. Of the vacant housing units, 129 (48.2%) are listed as seasonal, recreational or occasional use, 14 (5.2%) are listed as all other vacants and two (0.7%) are listed as for sale.



<sup>2</sup> Mansfield Memories Committee (1991). *Mansfield Township Centennial 1891-1991*. Ishpeming, MI: Globe Printing. Page 46

The land and water of Mansfield Township is summarized in the table below.

<b><u>UNDEVELOPED LAND</u></b>	<b><u>Acres</u></b>	<b><u>% of Township Land</u></b>
Multiple Use Forest	53,000	77%
Agricultural	6,000	9%
Water/Wetlands	8,328	12%
<b>Total Undeveloped Land</b>	<b>67,328</b>	<b>98%</b>
<b><u>DEVELOPED LAND</u></b>		
Single Family/Duplex/Seasonal Homes	1,000	1.5%
Resort/Camps	600	<1%
Commercial	0	
Industrial	0	

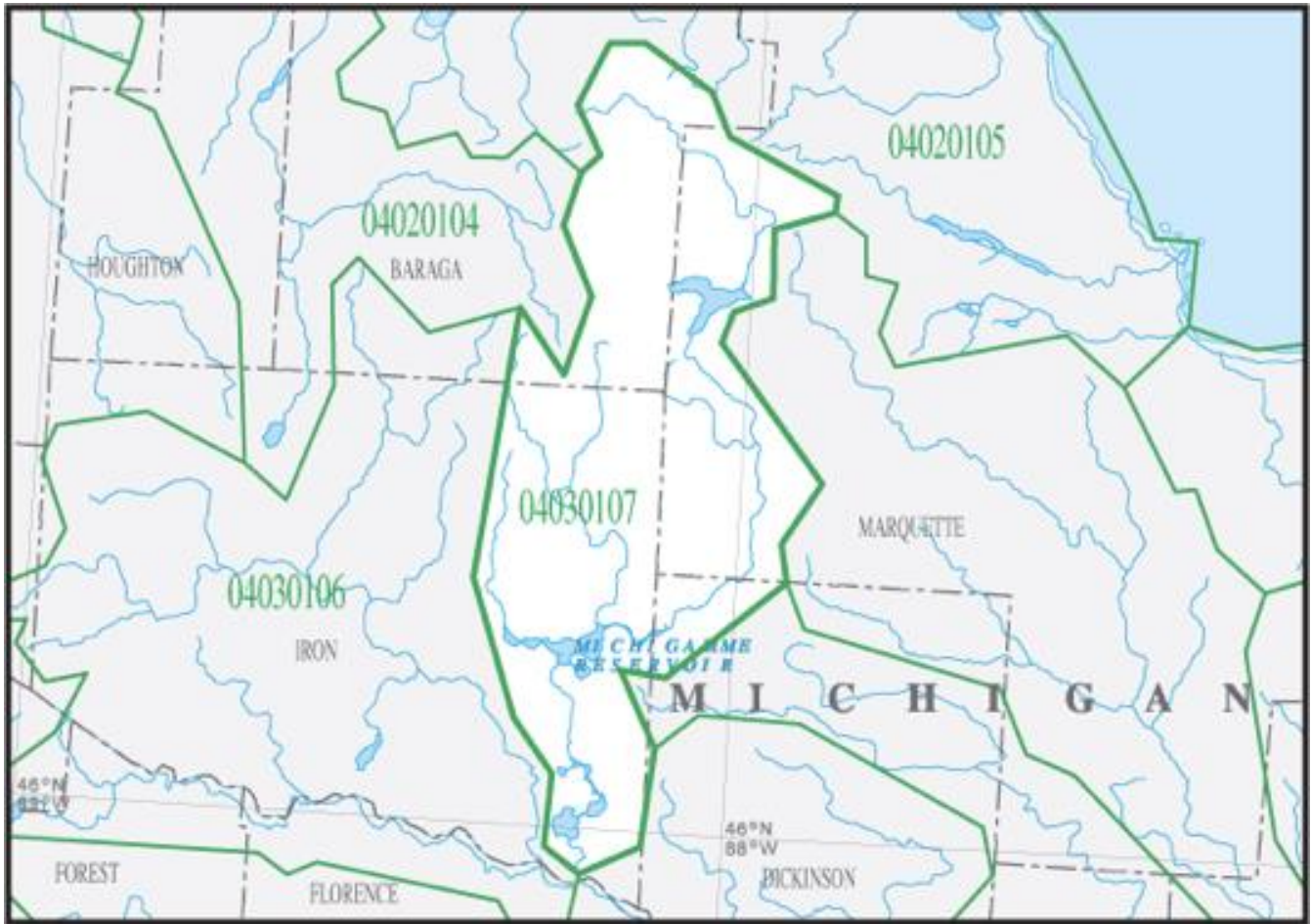
The majority of land in Mansfield Township is forestland and has been designated as Multiple Use Forest (MUF). Current zoning regulations require parcels of 40 acres or more with one residence allowed per parcel and is what gives Mansfield its unique rural undeveloped nature. MUF land is mostly privately owned for recreational pursuits and rural residences, but some is held by the state of Michigan and timber companies.

About nine percent of Mansfield Township is farmed in either 20 acre or 40 acre parcels. Property owners may have one residential home per parcel. One area known as “Mansfield Flats” had nothing to do with logging or mining for its namesake. The pioneers and some former local miners, who cleared this land knew it would be ideal flat farm land to grow vegetables and have a few cows, hogs even sheep. The “Flats” is located in the Southeast corner of Mansfield Township. Other smaller areas of flat land also became farms. They are scattered throughout the township. The Dykes District located in the North has several 40-acre parcels that are still actively farmed. With a short growing season of only 84 days, Mansfield Township farmers are limited in what they can grow or produce. Potatoes, forage, hay, small grains, part time vegetable growing and maple syrup production are some of the crops produced in the Township. Small livestock operations such as cattle, goats, hogs and horses also exist in the Township.

Mansfield Township is about 77 percent forest land and at least twelve percent of Mansfield Township is covered by water and/or wetlands. Most of the township is within the Michigamme Watershed.\* The Michigamme River cuts diagonally across the township and supports two hydro-electric dams, Way Dam and Hemlock Falls Dam. The Michigamme Reservoir is the largest body of water in Mansfield Township. It is primarily owned by WE Energies, the largest land owner and tax payer in Mansfield Township, and is formed by Way Dam. The majority of the land surrounding the reservoir is undeveloped forest with strategically placed WE Energies run campsites and boat landings. There are numerous lakes, rivers, and wetlands throughout the township that are well known for marvelous fishing and other recreational activities. The majority of the area in Mansfield Township is undeveloped making great habitat for deer, bear, moose, eagles, wolves, coyotes, grouse, many bird species and numerous other wild animals.

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\* Michigamme Watershed Map and list of all lakes, rivers and wetlands is on page 4.



### \*Michigamme Watershed

The majority of Mansfield Township's lakes, rivers, wetlands, and the reservoir are found within the Michigamme Watershed. The one exception is the headwaters of the Ford River, which is located just within the border of the township and Iron County. The following are a list of the lakes, rivers, and creeks that are found within the Mansfield Township borders. The majority of the Michigamme Reservoir is also found within the township, splitting it in half.

#### North of Michigamme Reservoir

Little Spring Lake  
Spring Lake  
Bates Lake  
Dishaw Lake  
Hickman Lake  
Fence Lake (Western Part)  
Little Sundog Lake  
Crescent Pond  
Shiner Lake  
Lake Thirty-Two  
Corbett Lake  
Spot Lake

#### South of Michigamme Reservoir

Crotch Lake  
Lake Ellen  
Little Lake Ellen  
Wallace Lake  
Butler Lake  
Mitchell Lake  
Holmes Lake  
Dawson Lake

#### Rivers & Creeks

Smith Creek  
Michigan River  
Fence River  
Noyes Creek  
Three Mile Creek  
Michigamme River  
Kukura Creek  
Parks Creek  
Ford River (Headwaters)  
Clarks Creek  
Numerous Un-named Creeks,  
Ponds, Marshes or Wetlands



Most of the developed land in Mansfield Township has residential houses on it. The houses are scattered throughout Mansfield Township. There is a combination of single family year-round residences and seasonal or recreational homes. Evaluation of the changes in household characteristics in a community can often provide valuable insight about population trends. Household relationships reflect changing social values, economic conditions and demographic changes such as increased life spans and the increasing mobility of our society. The following tables are based on the 2000 and 2010 U. S. Census for Mansfield Township.

Household type--2000	
Married Family with children under 18	17
Married Couples Living Together	62
Female Householder with no Husband	5
Non-Families	32
<b>Total Households</b>	<b>116</b>

Household type--2010	
Married Family with children under 18	9
Married Couples Living Together	70
Female Householder with no Husband	2
Male Householder with no wife	5
Non-Families	45
<b>Total Households</b>	<b>122</b>

In 2000, 12.5% of the households had someone who is 65 years of age, or older. The average household size was 2.34 and the average family size was 2.81. In 2010, 29.5% of the households have someone who is 65 years of age, or older. The average household size is 1.96 and the average family size is 2.39. In 2000, according to the US Census Bureau, the total number of housing units was 255. By 2010 that number had increased to 267. The high number of housing units versus total households is due to seasonal, recreational, or occasional use second homes. The following chart compares the number of housing unit in Mansfield Township with the surrounding townships, Iron County and Michigan.

Mansfield Township and Surrounding Townships Housing Statistics - 2010 US Census Bureau									
Community	Housing Units	Owner Occupied		Renter Occupied		vacant			
	#	#	%	#	%	Seasonal	%	Other Vacant	%
Mansfield Township	267	122	45.7	0	0	129	48.3	2	0.7
Crystal Falls Township	1,207	668	90.6	69	9.4	403	85.7	67	14.3
Mastodon Township	689	298	94.9	16	5.1	330	88	45	12
Sagola Township Dickinson County	930	437	92	38	8	423	95.1	22	4.9
Republic Marquette County	983	430	87.2	63	12.8	410	83.7	80	16.3
Iron County	8,722	4,793	73.8	993	26.2	2,377	78.6	647	21.4
State of Michigan (000)	3,786	2,793	73.8	993	26.2	234	52.1	215	47.9

YEAR	TOTAL POPULATION	AGES 0 - 19	AGES 20 - 34	AGES 35 - 54	AGES 55 - 64	AGE 65 +
1960	302					
1970	176					
1980	222					
1990	248					
2000	243	48	29	66	51	49
2010	241	24	10	69	67	71
2017	245	12	48	19	68	98

**Mansfield Township Population Changes by Decade & Age**

Population characteristics and demographics are an important aspect of a township.

The population of Mansfield Township was 245 people as of 2017, according to the US Census Bureau. Over the last 20 years, the population of Mansfield Township has been stable. However, the population does swell with property owners and vacationers who live and work elsewhere.

The people who live in Mansfield Township year-round work in the tourism industry, farm,

are retired, or work outside of the township. There are a few who do home occupations.

The number of school age children has steadily declined since 2000. However, the 20 - 34 age group has dramatically increased along with the 65+ group. Sixty-eight percent of the population is retired or close to retirement age.

Recreation and tourism has always been important in Mansfield Township. Fishing and hunting was a necessity and enjoyable part of life when the area was first settled and during the logging and mining era.

Fishing, hunting and experiencing nature remain important activities for local and seasonal residents. Many families still rely on fish and wild game to supplement their food supply. Mansfield Township contains many cabins and hunting camps scattered throughout the vast forestland.

Tourism is economically important to the township. Tourism activities are not limited to hunting and fishing opportunities, but also include snowmobiling, off road vehicles, camping and many types of boating. There are numerous campsites provided on WE Energies' land around the Michigamme Reservoir, which is part of Wilderness Shores Recreation Area. Camping is fee based and there are six sites available and two boat launch sites on the Reservoir owned by WE Energies in the township. Dawson Lake Campground is owned and managed by Mansfield Township. Overnight camping is available for a fee for tents and RVs and there is a boat launch and a swimming area.

Other recreation activities that bring people to Mansfield Township include hiking, biking, berry picking, nature viewing, mushrooming, rock and mineral collecting, watersports and trapping to name a few. Mansfield Township also has 3 privately owned resorts that provide RV type camping, motel or cabin rentals. There are also two non-profit camps on large lake parcels that provide various recreational opportunities.

Bewabic State Park (MIDNR) manages the public boat launches at Lake Ellen and Holmes Lake. At this time there is no fee to launch a boat in those lakes or park a trailer for the day, however in the near future the DNR will be requiring a Recreation Passport purchased through the state of Michigan to use the public landings.



Mansfield Township has very limited public services and utilities. There are no schools, senior citizen facilities, fire or police protection other than at the county level or from other townships. Most Mansfield Township children attend Forest Park School, K-12, in Crystal Falls. Public water and sanitary sewer systems are not available in the Mansfield Township. Developed properties maintain their own potable water and septic tank systems. The township does sell yellow garbage bags to property owners and residents that includes pickup on a designated day each week.

Electric utilities are supplied to Mansfield Township by Upper Peninsula Power Company and Upper Michigan Energy Resources (WE Energies) and DTE Energy supplies natural gas to those properties along the natural gas pipe.

For many years there were two town halls. The main one is located at the intersection of Highway 69 and Way Dam Road. This hall is used for official local meetings and voting as well as parties and organized activities. The town hall has a stage, large open area for seating/tables, a full kitchen and is wheel chair accessible. In 2019, WIFI became available at the town hall.

A small-town hall is located in the Dykes District in northern Mansfield Township on Fence River Road, which was closed for use in 2018 after the November elections. The Dykes Town Hall was used for one Township meeting per year that included a potluck dinner and for voting in the Dykes District due to the 25+ mile drive for the residents who live there. However due to the fact the building has many code violations and there are currently only 2 registered voters living in that area the building is closed for use.



Dishaw Community Park, just east of the main Township Hall on the north side of MI-69, has a playground, baseball diamond, pavilion and a tennis court with basketball hoop that have fallen into disrepair. From 1911 to 1948 this was the location of the Mansfield School #2.

The site of the original Mansfield Mine and town, now a ghost town, is where the Mansfield Memories Pioneer Church is located on Stream Road.



**Mansfield Memories Pioneer Church**

Dawson Lake Campground has a Pavilion building that is available for rent as well as a lovely campground and other amenities.

The Escanaba & Lake Superior Railroad Company train tracks cut through Mansfield Township just south of the Michigamme Reservoir. It is not unusual to hear a train whistle blow off in the distance as a train crosses Way Dam Road.

One of the most important elements in the physical structure of a community is its road system. The basic objective of a road system is to accommodate vehicular movement safely and efficiently. Michigan Public Act 51 of 1951 requires that all counties and incorporated cities and villages establish and maintain road systems under their jurisdiction, as distinct from state jurisdiction. Counties, cities and villages receive approximately 61 percent of the funding allocated through Act 51 for local roads with the remaining 39 percent earmarked for state highways under the jurisdiction of the Michigan Department.



The state trunk line system includes state and federal highways which connect communities to other areas within the county, state and out state locations. These roadways provide the highest level of traffic mobility for the traveling public. More than half of the total statewide traffic is carried on the highway system, which comprises only eight percent of the Michigan roadway



network length. State highways are designated with the prefix “M,” federal highways with “US”. A segment of Highway M69 is located in the Township passing through in an east west direction for approximately 15 miles.

Act 51 requires that all roads, streets and highways included in the county primary road system are known as county primary roads. The mileage of each road system is used as the basis for computation of road funding. Primary roads are considered those of the greatest general importance to the County. All other roads not classified as primary are considered local. The local road system contains the most miles in the Iron County, but has the lowest level of traffic. A Road and Mileage Chart is found on page 9. There are also many private roads in Mansfield Township maintained by the property owners with adjacent properties.



Mansfield Township has three bridges, M69 Highway and Old 69 Road bridges over the Michigamme River and the Fence River Road bridge over the Fence River. The Michigan Department of Transportation inspects the bridges and determines if repairs need to be done.

Roads under the jurisdiction of the Michigan Department of Transportation are evaluated on the basis of pavement condition, ride quality, friction and rutting. Surface conditions are determined by the amount of deterioration such as cracking, faulting, wheel tracking, patching and other defects. Determining ride quality is subjective, but is based on the degree of comfort experienced by drivers and passengers. The Mansfield Township Board determines road repairs as funds are available. Funding for road repair and construction is limited and projects are completed when possible.

There is no public transportation in the township at this time.

Iron County boasts over 260 miles of extensively groomed and well-marked snowmobile trails, two of which cross through Mansfield Township for a short distance. Iron County has opened some paved roads to ATV/UTV/ORV use by adopting the [Iron County Off-Road Recreational Vehicle Ordinance](#). To read the full ordinance click on the link above or go to <https://ironmi.org/departments/sheriffs-office/ordinance/>

## Mansfield Township Roads and Mileage

<u>Roads</u>	<u>Primary</u>	<u>Local</u>
<u>Alto</u>		<u>&lt; 0.1</u>
<u>Camp 1</u>		<u>0.5</u>
<u>Camp 5</u>	<u>1</u>	
<u>Channing</u>	<u>3.3</u>	
<u>Davis</u>		<u>0.45</u>
<u>Dawson Lake</u>		<u>1.3</u>
<u>Drakes Road</u>		<u>0.5</u>
<u>Fence River</u>		<u>2.4</u>
<u>Fence Lake</u>		<u>0.5</u>
<u>Franks</u>		<u>0.21</u>
<u>Gravel Pit</u>		<u>0.5</u>
<u>Kania</u>		<u>0.8</u>
<u>Kopf's</u>		<u>1.5</u>
<u>Lake Ellen</u>		<u>1</u>
<u>Lake Mary</u>	<u>0.6</u>	<u>0.9</u>
<u>Mansfield Cut-off</u>	<u>6.5</u>	<u>1</u>
<u>Noyes</u>		<u>0.5</u>
<u>Old Mansfield Location</u>		<u>1</u>
<u>Peterson</u>		<u>3</u>
<u>Phelans</u>		<u>1</u>
<u>South County Line</u>		<u>0.8</u>
<u>Stream</u>		<u>1.5</u>
<u>Maple Lane</u>		<u>0.1</u>
<u>Way Dam</u>		<u>3.1</u>
<u>Way Dam/Channing</u>	<u>5.7</u>	
<u>WPA/Noyes</u>	<u>2</u>	
<u>Wright</u>		<u>1.5</u>



# CHAPTER 2

## THE ZONING PLAN

### Introduction and History

Since the 1920s, courts throughout the United States have recognized that governments can impose reasonable regulations on the use of privately owned land. Local governments focus considerable attention reviewing plans for new development to prevent problems and conflicts before they materialize. Land use regulations protect the overall appearance of the community, protect the natural features that residents value, and help minimize the cost of local government services. Local governments exercise land use authority through local planning and zoning.

Development of land in Michigan is structured in a manner intended to provide for smooth transitions in zoning. In addition to the Michigan Zoning Enabling Act, property owners need to be aware of state environmental laws and historic designation laws. In a state where many properties are located on or near one of our 11,000 lakes, property owners must also have an understanding of easements and riparian rights.

While state law controls the ability of local governments to regulate the use of land through zoning, every local community has its own rules and regulations governing the use of land.

Mansfield Township's history of zoning began prior to 1980, when serious attention began to focus on zoning. In 1983 the first Zoning Ordinance Manual was developed and adopted with the understanding that it is a continuous work in progress. At that time, the Zoning Board continued its work on the manual and in 1998 an updated Zoning Ordinance Manual was adopted. As can be imagined, many changes were required to identify, define and establish the current zones and zoning ordinances. All properties were zoned or re-zoned based on land use. Colored maps were developed for each zone and new ordinances, as well as updated ordinances were included in the manual. As expected, work continued on the Zoning Ordinance Manual with amendments in 2001 and 2005.

In 2006 the Michigan Zoning Enabling Act (PA 110 of 2006) required that the Zoning Board be established as a Planning Commission. The deadline to establish the ordinance creating a Planning Commission was July 1, 2011. Mansfield Township's Planning Commission was established in January of 2007 with the included responsibility of developing a Master Plan for the township.

The Planning Commission began to develop a Master Plan and continue to update/revise the Zoning Ordinance Manual with amendments in 2008, 2014 and 2015. A fully updated manual, which included the amendments from 2001, 2005, 2008, 2014 and 2015, was adopted in 2015 with printed copies and availability on an e-file.

The Michigan Zoning Enabling Act requires a zoning plan be prepared as the basis for the zoning ordinance. It must be based on an inventory of conditions pertinent to zoning in the township and the purposes for which zoning may be adopted. The zoning plan identifies the zoning districts and their purposes as well as the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises in the Township. These matters are regulated by the specific terms in the Zoning Ordinance.

Mansfield Township's Master Plan sets forth the goals, objectives and strategies for future growth and development in the Township. It includes specific strategies for managing growth and change in land uses and infrastructure in the Township, and will be periodically reviewed and updated at least once each

five (5) years. This Chapter is the Zoning Plan, which, along with the rest of the relevant parts of this Plan, is intended to guide the implementation of and future changes to the Township Zoning Ordinance. The Master Plan should be the principal source of information in the investigation of all rezoning requests.

## Mansfield Township Land Uses

Mansfield Township has nine zoning districts. The following is a list of those districts.

**R-1—Residential-1** is intended to establish and preserve quiet single-family neighborhoods as desired by large numbers of people, free from other uses except those which are both compatible with and convenient to the residents of such a district. The minimum lot area is 25,000 square feet.

**AR-3—Agricultural/Residential-3** is intended to establish and maintain those areas which are suitable for a wide range of medium density residential, recreational and agricultural activities. The minimum lot area is 3 acres.

**R-10—Residential-10** is intended to establish and maintain for low intensity use those areas which are suitable for a wide-range of low density residential and recreational activities. The minimum lot area is 10 acres.

**RR—Resort-Residential** is intended to establish and maintain for residential and recreational use those areas which are suitable for high-density recreational development. The minimum lot area is 90,000 square feet.

**L-1—Lake-1** is intended to preserve the scenic character of the designated lakes and its bordering lands, the natural quality of the water itself while providing controlled recreational opportunities and low-density residential use. Keyhole development or funnel development will absolutely not be a permitted use. The minimum lot size is 90,000 square feet.

**A-20—Agricultural-20** is intended to establish a district in which agriculture and certain related uses are encouraged as the principal use of land. The minimum lot size is 20 acres.

**A-40—Agricultural-40** is intended to establish a district in which agriculture and certain related uses are encouraged as the principal use of the land. The minimum lot size is 40 acres.

**MUF—Multiple Use Forest** has been created to conserve significant natural resource characteristics found within the township. Land within this district is intended to be used primarily for low-density residential and industrial activities such as forestry and mining, as well as low-density recreational activities associated with forest land.

**C—Commercial** is intended to establish areas for commercial facilities.

### Land Use Matrix;

The following matrix details specific uses of each zoning district by permitted principal use, permitted accessory use and special land use by permit only.

Zoning Districts	R-1	AR-3	R-10	RR	L-1	A-20	A-40	MUF	C
Minimum Lot Area	25,000 sq. ft.	3 acres	10 acres	90,000 sq. ft.	90,000 sq. ft.	20 acres	40 acres	40 acres	na
<b>Permitted Principal Uses:</b>									
Single family dwelling	X	X	X	X	X	X	X	X	
Two family dwelling		X	X						
Public Parks	X								
Playgrounds	X								
Residential facility, daycare	X		X	X					
Home Occupations	X	X	X	X	X	X	X		
Two family dwellings		X	X						
Churches		X	X						

Schools		X	X						
Libraries		X	X						
Parks		X	X						
Recreational: parks, golf course, campgrounds		X	X						
Traditional agriculture		X	X			X	X		
Grow/harvest forest products								X	
Low intensity recreational park, golf, camps								X	
Outdoor recreational like hunting, fishing								X	
Hunting Camps								X	
Light agriculture								X	
Stores, services +many others, see p. 20 MT Zoning Ordinance									X

<b>Zoning Districts</b>	<b>R-1</b>	<b>AR-3</b>	<b>R-10</b>	<b>RR</b>	<b>L-1</b>	<b>A-20</b>	<b>A-40</b>	<b>MUF</b>	<b>C</b>
<b>Minimum Lot Area</b>	<b>25,000 sq. ft.</b>	<b>3 acres</b>	<b>10 acres</b>	<b>90,000 sq. ft.</b>	<b>90,000 sq. ft.</b>	<b>20 acres</b>	<b>40 acres</b>	<b>40 acres</b>	<b>na</b>
<b>Permitted Accessory Uses:</b>									
Barns, other buildings and structures		X	X			X	X		
Private garages	X			X	X				
Private garages and greenhouses		X	X			X	X		
Shed for yard tools and wood	X			X	X				
Roadside stands sell agricultural or other products		X	X			X	X		
Kennels		X	X			X	X		
Riding Stables		X	X			X	X		
Devices for irrigation of agricultural land		X	X			X	X		
Playhouse	X	X	X	X	X	X	X		
Pens	X	X	X	X	X	X	X		
Swimming pools, sauna, and bath houses	X	X	X	X	X	X	X		
<b>Special Land Uses by Permit:</b>									
Two family dwellings						X	X		
Multiple family dwellings-condominiums		X							
Mining		X				X	X	X	
Junk yards						X	X		
Veterinarian offices and animal clinics						X	X		
Other similar uses and structures	X	X	X	X	X	X	X	X	
Sanitary landfills								X	
Sawmills, pulp mills, heavy industry								X	
Public shooting , archery ranges								X	
Golf courses	X								
Light agricultural on > 5 acres	X								
Traditional agriculture								X	
Schools	X								
Churches	X								
Utilities	X								
Private parks	X								
Public parks				X	X				
Swimming pools, sauna, and bath houses	X	X							
Cemeteries		X	X						
Resorts and lodges			X						
Bathing facilities				X	X				
Recreational decks				X	X				
Ski hill developments				X					
Rental units				X					
Resort conditions				X					
Condominiums				X					
Single Family Residence									X

## Height, Placement, Floor Space and Setback Regulations

Zoning District	Setbacks				Land Area	
	Front	Side	Rear	Building Height	Minimum Lot Size	Minimum Lot Width
<b>L - 1</b>	30 Feet	20 Feet*(B)	30 Feet	40 Feet	90,000 Sq Ft	300 Feet
<b>R - 1</b>	40 Feet	20 Feet*(B)	25 Feet	40 Feet	25,000 Sq Ft	125 Feet
<b>AR - 3</b>	30 Feet	30 Feet	30 Feet	40 Feet	3 Acres	200 Feet
<b>R - 10</b>	30 Feet	30 Feet	30 Feet	40 Feet	10 Acres	300 Feet
<b>RR</b>	30 Feet	20 Feet*(B)	30 Feet	40 Feet	90,000 Sq Feet Rental Unit 3,000 Sq Ft	300 Feet
<b>C*</b>	30 Feet	5 Feet	20 Feet	40 Feet	See Section 400 of Zoning Ordinance	
<b>A - 20</b>	30 Feet	30 Feet	30 Feet	40 Feet	20 Acres	330 Feet
<b>A - 40</b>	30 Feet	30 Feet	30 Feet	40 Feet	40 Acres	660 Feet
<b>MUF</b>	30 Feet	30 Feet	30 Feet	* (A)	40 Acres	None

**\*Footnotes:**

- (A) Height at any point on a structure shall not exceed the horizontal distance to any lot line.  
 (B) A detached garage not exceeding fourteen (14) feet in height may be located within six (6) feet of a side lot line.

**Section 301**—All attached accessory buildings and structures, including garages, open porches, and breezeways, shall be considered a part of a building in determining the height and placement regulations. All unattached buildings shall be located not less than that specified in setbacks, from any side lot line, and not less than the required setback of the main building on the premises.

**Section 302**—All land divisions must be approved by Mansfield Township Assessor and Mansfield Township Zoning Administrator prior to any split. The assessor or the designee shall maintain an official record of all approved and accomplished land divisions.

**Section 400**—On lots in Zoning District C (Commercial) no structure shall be erected or maintained with thirty (30) feet of the boundary line of any Residential Districts. Where a district boundary line divided a lot into two (2) districts, it shall be treated as a lot line for purpose of the setback provisions of this Ordinance.

**Section 401**—All lots abutting any body of water, including but not limited to inland lakes, rivers, streams, creeks and impoundments shall maintain a minimum setback of one hundred (100) feet for the construction of structures. Waterfront setback is measured by horizontal plane, not following the contour of the land.

The setback on a nonconforming parcel of land with water frontage shall be that which provides the greatest protection and enhancement of the qualities of water bodies sought to be protected by the setback regulation and which also recognizes the need for structures to have responsible side and front yard setbacks.

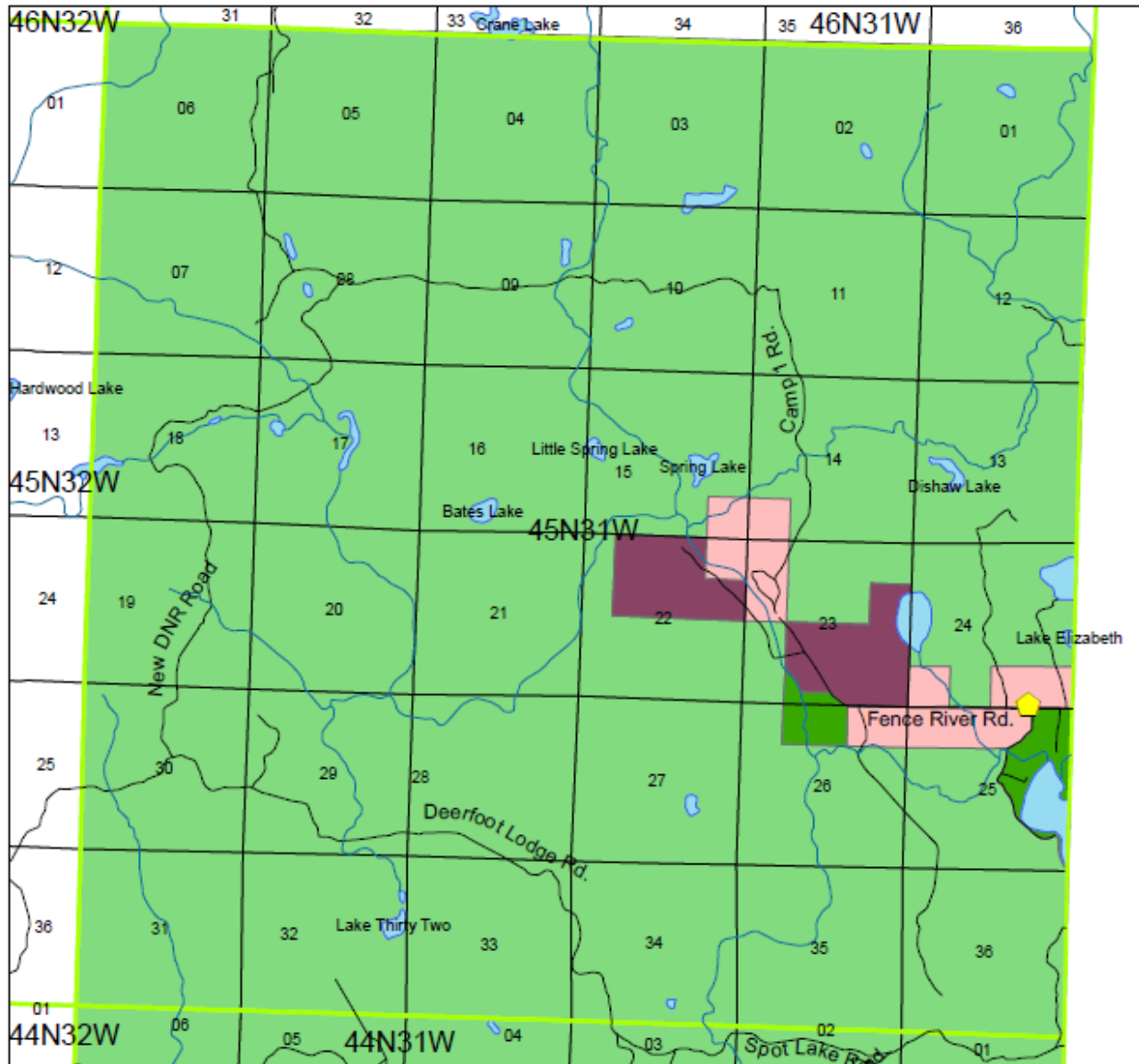
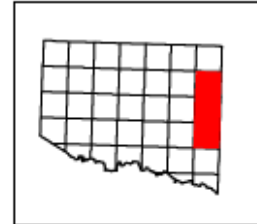




Date: 8/4/2021

# Mansfield Township Zoning T45N R31W

Current/Future Land Use Map



## Legend

- Mansfield Township Hall
- Railroads
- Highway M69
- Roads
- Town/Range
- Section Lines
- A20 - Agricultural (20 Acres)
- A40 - Agricultural (40 Acres)
- L1 - Lake (90,000 Sq. Ft.)
- MUF - Multiple Use Forest (40 Acres)
- R1 - Residential (25,000 Sq. Ft.)
- R10 - Residential (10 Acres)
- RR - Resort-Residential (90,000 Sq. Ft.)

Classification	Acres	% of Total
A20	2810	4.08
A40	2651	3.85
L1	681	0.99
MUF	61693	89.57
R1	120	0.17
R10	360	0.52
RR	561	0.81
<b>Total Acres</b>	<b>68876</b>	<b>100%</b>



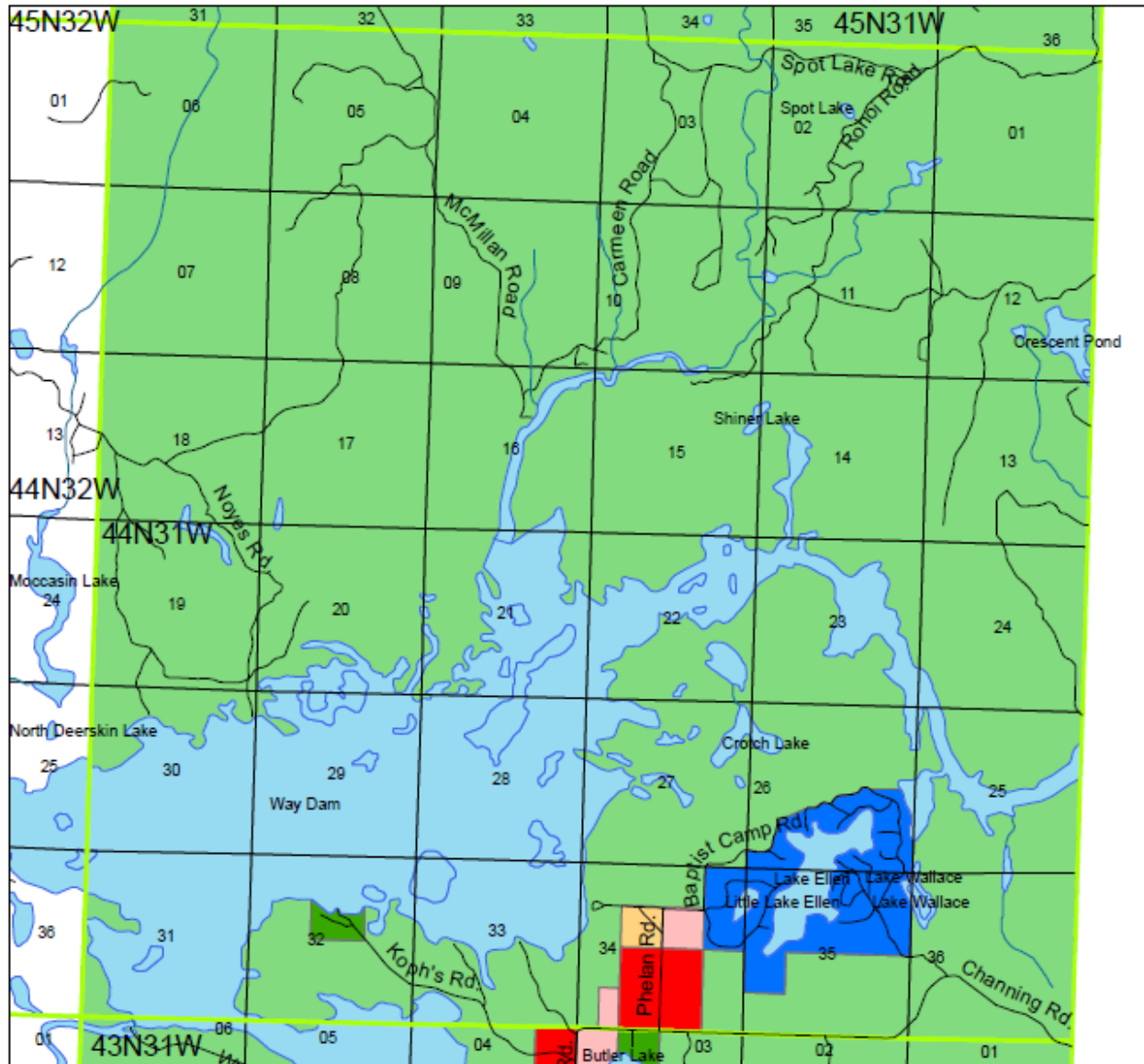
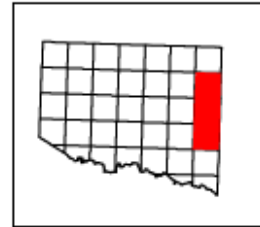
1 inch = 4,704 feet



Date: 8/4/2021

# Mansfield Township Zoning T44N R31W

Current/Future Land Use Map



## Legend

- Mansfield Township Hall
- Railroads
- Highway M69
- Roads
- Town/Range
- Section Lines
- A20 - Agricultural (20 Acres)
- A40 - Agricultural (40 Acres)
- L1 - Lake (90,000 Sq. Ft.)
- MUF - Multiple Use Forest (40 Acres)
- R1 - Residential (25,000 Sq. Ft.)
- R10 - Residential (10 Acres)
- RR - Resort-Residential (90,000 Sq. Ft.)

Classification	Acres	% of Total
A20	2810	4.08
A40	2651	3.85
L1	681	0.99
MUF	61693	89.57
R1	120	0.17
R10	360	0.52
RR	561	0.81
<b>Total Acres</b>	<b>68876</b>	<b>100%</b>



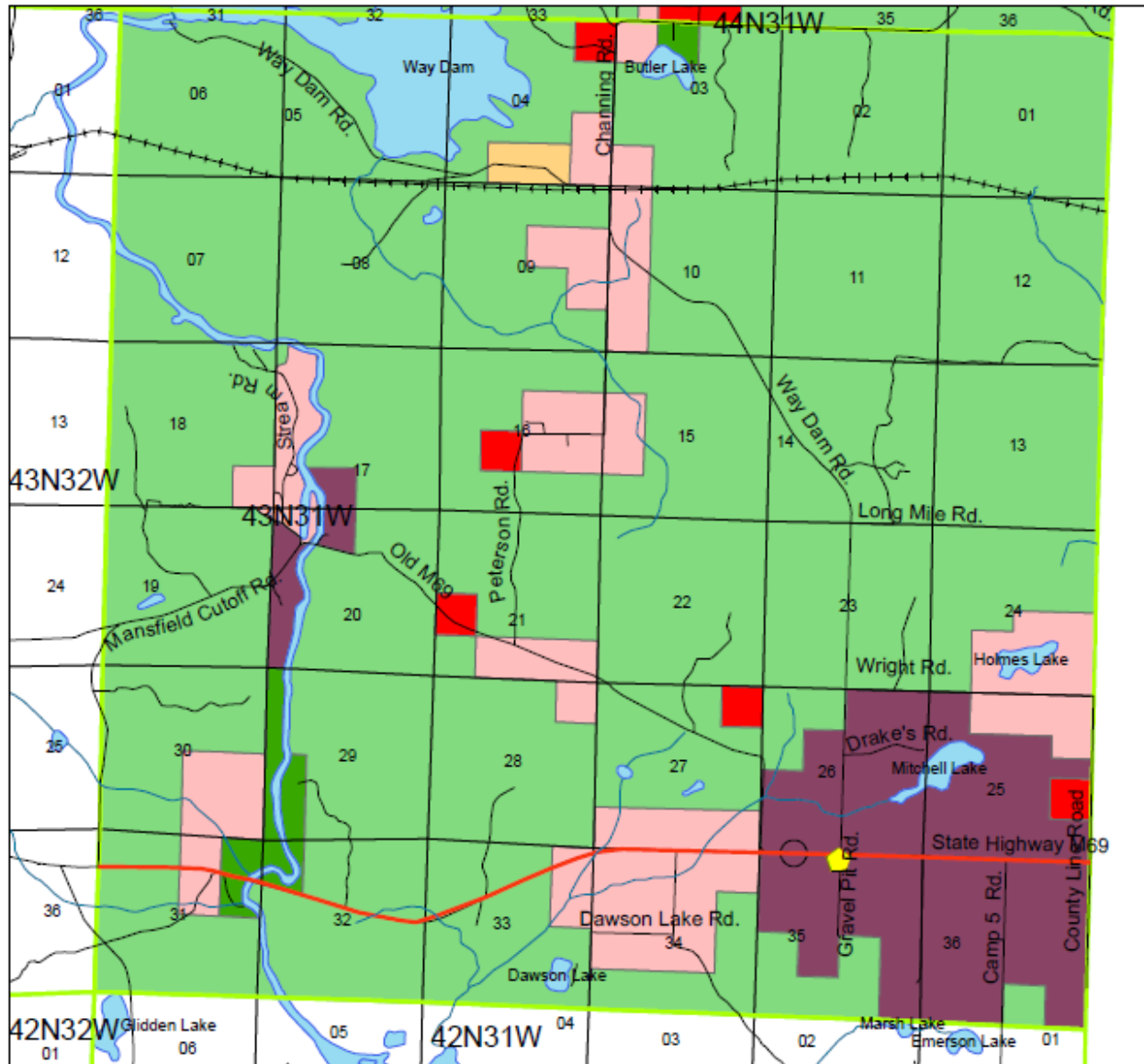
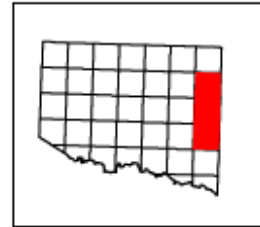
1 inch = 4,704 feet



Date: 8/4/2021

# Mansfield Township Zoning T43N R31W

Current/Future Land Use Map



## Legend

- Mansfield Township Hall
- Railroads
- Highway M69
- Roads
- Town/Range
- Section Lines
- A20 - Agricultural (20 Acres)
- A40 - Agricultural (40 Acres)
- L1 - Lake (90,000 Sq. Ft.)
- MUF - Multiple Use Forest (40 Acres)
- R1 - Residential (25,000 Sq. Ft.)
- R10 - Residential (10 Acres)
- RR - Resort-Residential (90,000 Sq. Ft.)

Classification	Acres	% of Total
A20	2810	4.08
A40	2651	3.85
L1	681	0.99
MUF	61693	89.57
R1	120	0.17
R10	360	0.52
RR	561	0.81
<b>Total Acres</b>	<b>68876</b>	<b>100%</b>



1 inch = 4,704 feet

# CHAPTER 3

## VISIONS & ISSUES

In order for the Mansfield Township Planning Commission to develop a Master Plan that included community input, a public attitude survey was sent out with the 2016 Winter Property Tax Bills to 418 residents and property owners in Mansfield Township. The response rate was 33.5 % (140 responses). The questions and all responses are shown in the Appendix pages labeled AA. An easy to read summary of the responses to questions 7 to 12 is shown in the Appendix pages labeled BB, and will be referenced in parts of this plan.

While it is important to affirm the significance of environmental issues, the two townhall meetings following the survey revealed that electorates were primarily concerned with population decline, economic opportunity, and affordable internet access.

*Figure 1*

### Water and land responses:

- 95%—protect natural areas such as: lakes, rivers, streams and wetlands.
- 87%—maintain zoning ordinances protecting water quality and scenic views.
- 69%—protect water quality by inspecting private sewer and septic systems.
- 84%—actively protect our natural resources from invasive species.

### Land responses:

- 92%—large open undeveloped areas are needed for quiet, solitude, outdoor lifestyles and to encourage future generations to learn and enjoy skills like: hunting, fishing, boating, and snow activities.
- 78%—forested and undeveloped lands should be protected for future generations to enjoy.
- 59%—protect and preserve farmland; do not subdivide it.

### Administrative and general responses:

- 90%—inform people about major township issues
- 80%—develop township website with meeting announcements and other information.
- 50%—we're pleased with the direction the township is taking.

In addition to the survey, three Community Visioning Meetings were held at the Mansfield Township Hall in 2017 on September 13, 27 and October 11. Prior to those meetings a prospective vision statement had been developed by the Planning Commission to be used as a starting point along with the handout in *Figure 1*. That vision statement was used at the public meetings to further develop a community wide vision with goals, objectives and strategies from first discussing what the current issues or



problems are and then possible solutions. The following is a list of issues that the first meeting developed first in small groups and then presented to the entire group.

### Issues:

- Population Decline
  - *Population has been declining for many years not only in Mansfield Township but Iron County as well.*
  - *Population aging/young people leave for college and jobs.*
- Boom/Bust Economy
  - *Mining jobs initially brought people to Mansfield but mining is not a sustainable resource meaning when the ore was gone so were the jobs.*
  - *Early logging practices tended towards clear cutting large tracts of land. Some of this land was turned into farm land but much was left to regrow on its own taking several generations to regrow in order to be logged again.*
- Employment
  - *Very few jobs in Mansfield Township*
  - *Long Commute, current jobs are in Crystal Falls, Iron Mountain, Iron River, Marquette/Ishpeming*
- Unpredictable Internet Connection/cellphone connections
  - *Makes telecommuting difficult*

### Vision:

- ❖ *Encourage responsible agricultural/renewable resources*
- ❖ *Encourage managed and limited growth*
- ❖ *Encourage tourism*
- ❖ *Increase cell towers to make internet and cell phone usage better*
- ❖ *Improve recreation areas: Dawson Lake Campground/Tennis Court/Baseball Diamond*
- ❖ *Seek opportunities for senior housing and recreation*

### ***How can these desires be accomplished?***

To accomplish community directions from the survey and related visioning sessions with the community, this master plan maps a path showing, visions, goals, objectives, and individual strategies (action steps). A vision comprises peoples' values, wishes, fears, and desires. A vision may seem a somewhat idealistic and intangible view of the future. Visioning addresses: What are people saying about the community? What do the headlines in the paper read, in five, ten or 20 years? The visioning process will be continued to develop a set of goals, objectives and strategies that move today's community toward the consensus community vision.

- *Goals show individual components of the vision.*
- *Objectives are achievable points of reference targeted to achieve goals.*
- *Strategies are procedure or policy statements of the township's proposed action designed to achieve the objective. Strategies show how objectives will be implemented.*

**Vision for the future:** Mansfield Township, a scenic rural area lying within the Michigamme River watershed in Iron County, Michigan, is a place of natural beauty, solitude and country living striving for managed growth and economic opportunities while addressing tourism desires of environmental stewardship.



# CHAPTER 4

## MANSFIELD TOWNSHIP MASTER PLAN

### Goals, Objectives and Strategies

Mansfield Township, a scenic rural area lying within in the Michiganme River watershed in Iron County, Michigan, is a place of natural beauty, solitude and country living striving for managed growth and economic opportunities while addressing tourism desires of environmental stewardship. The Mansfield Township Master Plan is intended to provide best practices which comply with Michigan’s State and local laws and regulations.



**Goal:** The current Mansfield Township Zoning Ordinance, which will be evaluated on an ongoing basis, is adopted in this master plan. The plan serves as the basis and foundation for the present and future zoning ordinances. The township intends to continue traditional land use zoning in accordance with this plan, though newer zoning trends will be considered. The existing zoning ordinance, most recently amended on November 4, 2015, is consistent with and represents the township’s goals for development. New development will be planned in accordance with existing zoning districts and the zoning map as of that date. The present zoning ordinance represents the township’s present intentions and vision for land use.



**Objective:** Zoning ordinances ensure proper use of the land, waters, forest, farmlands and wildlife habitats of Mansfield Township.

**Objective:** Property owners know the land use requirements of their zoning districts.

**Strategy:** Zoning districts, lot size requirements, setbacks and ordinances are provided to current and future property owners.

**Objective:** The ordinance provides procedures for rezoning and settling disputes regarding splitting of parcels.

# Agricultural

More than 98% of the agricultural lands within Mansfield Township are used as cropland, the most commonly harvested crops being potatoes, small grains and hay. Other agricultural land uses are small farming operations growing vegetables, raising livestock and making maple syrup. Agriculture is one of the largest employers in Mansfield Township. There are a few areas of farm acreage that are idle. Agricultural lands in the Township are located throughout most areas of the township. Those areas of the Township reflecting a stronger agricultural character than the balance of the Township is along the Township's main corridor, State Highway M-69.

Farming conditions in Mansfield Township are supportive of long term economically viable small farming operations. There are comparatively limited areas of "prime farmland" soils; comparatively small farm acreages and comparatively limited areas of expansive and contiguous farmland. These conditions decrease the long term economic viability of large scale farming in the Township.



**Goal:** Provide opportunities for the continuation of farming within the Township while, at the same time, recognize the overall limited long term economic viability of farming in the Township and the appropriateness of providing alternative land uses for existing farmland areas while still preserving large tracts of farmland.

**Objective:** To support the economic viability of farming in Mansfield Township.

**Strategy:** To the extent that new residential development is permitted in planned agricultural areas ensure that existing zoning districts are enforced according to the zoning ordinance.

**Strategy:** Explore the extension of utilities or other public improvements, such as a public water and sanitary sewer system, that would not jeopardize the integrity of these agricultural areas.

**Strategy:** Support the creation of new facilities for production and marketing of food including meat and produce.

## Forestlands

**Goal:** To maintain the diversity and large expanse of the forests in the Mansfield Township. Ensure that healthy forest management principles will serve the forest ecosystem, recreation, wildlife habitat improvement, endangered species protection, water quality and forest products. Manage forest lands with sound accepted Silvicultural-practices.

*Silviculture is the practice of controlling the establishment, growth, composition, health, and quality of forests to meet diverse needs and values.*

# Lakes, Streams and Wetlands

Mansfield Township has a wealth of pristine natural waters that are essential for: providing clean safe swimming for residents and vacationers, maintaining fish populations, supporting near shoreline animal feeding and habitat areas and keeping the township's wild north-woods character.

**Goal:** To protect ground water, lakes, rivers, streams, wetlands and their associated shorelines.

**Objective:** Review and strengthen requirements if conditions or practices warrant change.

**Strategy:** Maintain current lot size, setbacks, width and frontage requirements in all zoning districts.

**Objective:** Cooperate with Iron County in the development of a hazardous waste collection site within the township.

**Objective:** Slow the spread of terrestrial and aquatic invasive species.

**Strategy:** Implement a clean, drain, dry educational program for all boat launch sites including signs to alert boaters. Erect an alert warning sign at boat landings where invasive species are present.

**Strategy:** Provide invasive species identification on township website.

**Strategy:** Develop prohibitions for emptying bait containers, aquariums and private ponds into township waters.

**Strategy:** Study feasibility of installing a boat wash at the township hall for use by all boaters.



Portable boat wash used at a public boat launch in Mansfield Township to prevent the spread of Aquatic Invasive Species.

# Recreation & Tourism

**Goal:** Promote a township-wide recreational plan.

# Quality of Life

**Goal:** A plan for managed growth by bringing Mansfield Township into the twenty-first century while maintaining a rural lifestyle and sustaining a vibrant community, a healthy space to raise a family and a place to retire comfortably.

**Objective:** Work on partnerships to develop Senior housing, hospitals, clinics, health care, home health care, dental and vision providers.

**Strategy:** Post a list of providers and hotline numbers on the website.

**Strategy:** Post emergency response information on the website.

**Objective:** Determine increased need for high speed broadband internet and cell tower service so residents can work from home.

**Strategy:** Support these service companies if/when they want to come through Mansfield Township.

**Strategy:** Explore Northern Michigan State's EAN service.

**Strategy:** Post a list of internet providers in the area.

**Objective:** Promote cultural events in the area to foster community spirit.

**Strategy:** Brainstorm events for the township hall (open mikes, folk dancing, drumming circle, book group, movie nights)

**Strategy:** Support Mansfield Memories in sponsoring parties and events.

**Objective:** Develop heritage based recreation

**Strategy:** Support the mission of the Mansfield Pioneer Church.

**Strategy:** Develop a heritage trail of local sites such as mines and bridge sites in the Michigamme Reservoir and Way Dam.

**Strategy:** Work with Iron County Heritage Trail to get all of Mansfield on their map.

# Economic Development.

**Goal:** Promote economic development in Mansfield Township by keeping in contact with the Iron County Economic Development Alliance.

**Objective:** Develop a growth plan for the community that balances economic growth with rural living.

**Strategy:** Set aside land in **AR-3** and **R-10** zoning districts to meet the growing demand for green cemeteries.

**Objective:** Promote the unique features of living in Mansfield Township.

**Strategy:** Develop a "Why I Chose Mansfield" brochure with a link on the website.

**Objective:** Establish areas for commercial development, while maintaining the rural character of Mansfield Township.

**Objective:** Become engaged and get certified as a redevelopment ready community to get access to Michigan Economic Development Corporation community development block grants.

**Objective:** Require mining or oil and gas drilling companies to purchase bond insurance for road repairs caused by heavy equipment/truck damage to paved or gravel roads.

## Communication

**Goal:** Governmental bodies are welcoming, transparent, solicit the community's ideas and keep residents informed on major issues.

**Objective:** Maintain and enhance the township website.

**Strategy:** Publish agendas on the website well in advance of meetings.

**Strategy:** Publish timely results of surveys, policy decisions and the minutes of all township meetings.

**Strategy:** Publish cultural and community events on website such as Mansfield Memories' Events.





# Capital Development

**Goal:** Develop a plan to fund repairs and construction as needed.

## Beautification

**Goal:** The township will develop a rural beautification plan.

**Objective:** Enforce ordinances and collect fines to eliminate blighted areas.

**Strategy:** Eliminate roadside trash, junk cars, dilapidated trailers, etc.

**Strategy:** Restrict dumping on properties.

**Strategy:** Encourage collaboration with other townships for all types of recycling.

**Strategy:** Encourage residents to install animal proof trash boxes for trash bag collection near the roadside.

**Strategy:** Prohibit residents from placing non-trash items for pick-up because they remain on the roadside for a long time.

**Strategy:** When new Iron County hazardous waste facility opens, advertise on website and encourage all residents to use.

**Objective:** Develop and/or enforce ordinances to restrict light and sound pollution.



# **APPENDIX**

## Sources

Mansfield Memories Committee (1991). *Mansfield Township Centennial 1891-1991*. Ishpeming, MI: Globe Printing.

Republic Area Historical Society (2006). *Witbeck, Witch Lake & Environs 1845-1945*. Marquette MI: Pride Printing.

U.S. Census Bureau American Fact Finder Mansfield Township, Iron County, Michigan. 2010 Demographic Profile Data (DP-1) & 2010 Census Summary File 1(QT-P11).

US Census Info

2010 sex & age

[https://factfinder.census.gov/bkml/table/1.0/en/DEC/10\\_DP/DPDP1/0600000US2607150860](https://factfinder.census.gov/bkml/table/1.0/en/DEC/10_DP/DPDP1/0600000US2607150860)

[https://factfinder.census.gov/bkml/table/1.0/en/DEC/00\\_SF1/DP1/0600000US2607150860](https://factfinder.census.gov/bkml/table/1.0/en/DEC/00_SF1/DP1/0600000US2607150860)

[https://factfinder.census.gov/bkml/table/1.0/en/ACS/17\\_5YR/S0101/0100000US|0600000US2607150860](https://factfinder.census.gov/bkml/table/1.0/en/ACS/17_5YR/S0101/0100000US|0600000US2607150860)

[https://factfinder.census.gov/bkml/table/1.0/en/ACS/09\\_5YR/S0101/0600000US2607150860](https://factfinder.census.gov/bkml/table/1.0/en/ACS/09_5YR/S0101/0600000US2607150860)

1960 to 1990 Census Count by for Michigan and Sub counties—Iron County is 71 found on page 14.

[https://www.michigan.gov/documents/MCD1960-1990C\\_33608\\_7.pdf](https://www.michigan.gov/documents/MCD1960-1990C_33608_7.pdf)

[http://upeda.com/wp-content/uploads/2010/12/iron\\_county.pdf](http://upeda.com/wp-content/uploads/2010/12/iron_county.pdf)

<https://water.usgs.gov/wsc/cat/04030107.html>

[http://www.geo.msu.edu/geognich/ag\\_regions.html](http://www.geo.msu.edu/geognich/ag_regions.html)

Iron County Lakes and Streams Partnership Brochure.

From: **Deborah Strelecki** [deb.strelecki@gmail.com](mailto:deb.strelecki@gmail.com)  
Subject: Master Plan  
Date: August 15, 2019 at 2:19 PM  
To: [kenschwartz@superior-twp.org](mailto:kenschwartz@superior-twp.org)  
Cc: Laurie Zen Netow [lznztow@ms.com](mailto:lznztow@ms.com), William J. Fleming [wjfleming4@gmail.com](mailto:wjfleming4@gmail.com)



Good Afternoon:

I'm Deborah Strelecki, Mansfield Township Treasurer. I am also the secretary on the Planning Commission and we are currently working on our Master Plan. Mansfield Township is located in the Upper Peninsula of Michigan and is a very small township. We are modeling some parts of our Master Plan from other townships' plans. Several people working on the Master Plan have indicated to me that the "zoning plan" section of your Master Plan is very good therefore, we are requesting permission to use parts of your zoning plan section, Chapter 7.

We would greatly appreciate your permission so we don't have to "re-create the wheel" as it were. I appreciate your time and a response via e-mail would be sufficient. If you need to contact me, I can be reached at 906-875-6150 (home) or cell #906-367-1356.

Thank you!

Respectfully,  
Deborah Strelecki  
*Mansfield Township Treasurer*  
*Mansfield Township Planning Commission Secretary*  
Hwy M-69  
Crystal Falls, MI 49920

On Thu, Aug 15, 2019 at 2:39 PM Ken Schwartz <[kenschwartz@superior-twp.org](mailto:kenschwartz@superior-twp.org)> wrote:

Deborah,

You can use any part of our master plan or zoning if it helps you.

Ken Schwartz  
Superior Township Supervisor  
(734) 482-6099

Mansfield Township Resident & Property Owner									
2016 Public Attitude Survey Details									
Number of surveys mailed with property taxes:		418	Number returned:		140	Percent Returned		33.5%	
1. Type of Property Owner:									
Permanent primary resident:		37	Non-resident property owner:			103	(Calculated)		
Seasonal resident, ie leaves for the winter:		45	Commercial property owner:			1			
Own Home:		50	Agricultural property owner:			7			
Rent Home:		2	Undeveloped property owner:			19			
Note A: Due to duplicate and multiple answers to question 1, the above responses do not add to 140									
2. How many years have you lived and/or owned property in Mansfield Township? ( % )									
< 2 : 4		2 - 5: 10	6 - 10: 7	11-30: 31	> 30: 48				
3. How much land do you own? (acres)									
<1: 10%		1-2.9: 9%	3-5: 11%	6-10: 7%	11-20: 9%	21-31: 5%	31-40: 19%	41+: 30%	
4. Please check your age bracket. (%)									
18-24		25-34	35-49	50-64	65+				
1		0	8	35	56				
Male—24		Female—16	Family—60						
5. Gender ( % )									
6. Where do you work? (Permanent residents) (number)									
Note B: Three are retired and working and one works in two areas.									
		Mansfield	Crystal Falls	Iron River	Sagola	M'qtte	Iron M'tn	Other	
Retired		Area	Area	Area	Area	Area	Area	(MI)	Total
29		3	4	0	2	1	2	0	41

<b>7. Opinions:</b>									
		<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Don't Know</u>			
<b>a. Overall how would you rate the quality of life in Mansfield Township? (%)</b>									
		21	51	10	0	18			
<b>b. How do you rate Mansfield Township as a place to raise children? (%)</b>									
		17	30	8	1	44			
<b>c. How do you rate Mansfield Township as a place to retire? (%)</b>									
		27	40	13	1	19			
<b>d. How do you rate the recreational opportunities in Mansfield Township? (%)</b>									
		30	41	13	3	13			
<b>e. How do you rate the park facilities in Mansfield Township? (%)</b>									
		10	36	17	2	35			
<b>f. Mansfield Township's nine zoning districts allow for a variety of uses on parcels of different sizes.</b>									
<b>Please rate how adequate these districts are for your lifestyle and needs? (%)</b>									
		7	30	11	4	48			
<b>8. What strategy would you prefer for growth management in Mansfield Township? (%)</b>									
		<u>Growth</u>		<u>Planned</u>					
		<u>Growth</u>		<u>Takes Its Own and Limited</u>					
		<u>Encouraged</u>	<u>Own Course</u>	<u>Growth</u>	<u>No Growth</u>				
		15	40	34	11				
<b>9. Please mark the box that most closely represents your opinion for each statement below:</b>									



	a. Farmland in Mansfield Township should be preserved and not subdivided.											
				Neither								
		Strongly		Agree or				Strongly				
		Agree	Agree	Disagree	Disagree	Disagree	Disagree					
		23	36	31	6	4						
	b. Forested areas and undeveloped land should be protected for future generations to enjoy. ( % )											
		40	38	16	4	2						
	c. It is important to protect natural areas such as Mansfield Township lakes, rivers, streams, and wetlands. ( % )											
		70	25	4	0	1						
	d. Large open undeveloped areas are needed for quiet, solitude, outdoor lifestyles and to encourage future generations to learn and enjoy skills like hunting and fishing, boating, snow activities and other outdoor recreation. ( % )											
		59	33	5	1	2						
	e. It is important for Mansfield Township to maintain shoreline zoning ordinances that protect water quality and scenic views. ( % )											
		52	35	9	4	0						
	f. It is important for private sewer and septic systems to be inspected to protect the water quality of Mansfield Township. ( % )											
		30	39	19	10	2						
	g. I would like to be informed on major issues in Mansfield Township. ( % )											
		40	50	10	0	0						
	h. I would find a Mansfield Township website with meeting announcements and other information helpful. ( % )											
		29	51	18	2	0						





**Written Comments From Mansfield Township**  
**2016 Public Attitude Survey**

**12. How do you picture Mansfield Township in 10 years?**

**Similar to Today**

Similar—a little more developed and populated.

I hope not to see a big change. Just enough to keep people living here. (Jobs Good Jobs) so people here can support their families, pay taxes to keep Mansfield going.

Similar to 2016.

Excellent place to live and raise a family.

I hope and pray Mansfield will stay the peaceful, lovely place it is right now.

Continue rural country living.

Just like it is today.

Hopefully just as it is now. It's a great place to live.

Somewhat the same.

About the same.

No change to that which now exists!

Hopefully, very similar.

Just as perfect as it is now.

Good.

Probably the same as it is now.

Pretty much the same as it is now.

Same as today.

About the same as 2016.

No comment. Thank you.

Hopefully, pretty similar as it is today.

Hopefully, not much different!

Hopefully limited change.

The same as it is now. I come a long way to enjoy it; does not need anything more.

About the same.

Good.

Just as it is now

Same as today. Seems pretty stagnant.

Keep doing what you are doing. Pretty much the same—that would be a good thing.

Same as today.

Hopefully about the same.

Very much the same with a little more amenities.

It has remained largely unchanged over my life-time and I expect there will be no drastic changes over the next 10 years.

Pretty much the same.

Great place now and down the line

The same way it's been for the last 40 years.

Don't know.

Don't fix it if not broken.

Same.

Hopefully it won't change much. Like it just the way it is.

A nice place to enjoy.

Unknown.

Basically same as today.

## AA-6

### Zoning

It depends if comprehensive planning is done and if zoning is enforced or if it is business as usual with allowing sprawling, subdividing, rezoning and spot zoning.

And if existing zoning on the books is ignored like old trailers for camps with outhouses.

Rezoning and spot zoning has been rampant with adjoining landowner's opinions ignored vs. friend-not residents- words are taken into record.

The opportunity for growth/development on land people own! They should be allowed to split parcels.

Do hope you or zoning board will leave properties to be over 300 feet—do not want to be like Chicagoan lakes.

A few new homes that adhere to zoning ordinances.

Keep parcel sizes greater than 5-10 acres.

Northwood atmosphere remaining untouched.

It is important to avoid over-regulation of private property, while protecting our natural environment.

Farmers should be able to do what they want with their land.

Regarding survey question 9a: "Farmland should be preserved and not subdivided." *Resident's comment:* Strongly agree if organic. Strongly disagree: current chemical farming.

### Environment

Maintaining rural/agriculture/first with healthy environment.

Quiet and peaceful.

We hope the people of Mansfield County grow and learn about the value of their own efforts to respect the land and others. We hope people prosper modestly and ethically.

We would like to see thought to planning and putting the environment and future first.

Would like to keep our area like it is outdoors wise.

Continue to preserve the wonderful clean air, forests, lakes and rivers.

Increased growth/subdivision of land/sale of smaller parcels of land {create} pressure on farmland, lakes and rivers, more invasive plant species in waterways/land.

New and improved or maintained and protected.

Good environment for wildlife (deer, wolves, bears, coyotes, eagles, fish, etc.)

We have enjoyed Mansfield Township for over 20 years! We appreciate that change has been fairly slow regarding the subdivision of farmland. However, we have seen a lack of interest in preservation of natural resources i.e. invasive species and property rights of lake owners i.e. keyholing. We would like the township to take a more active and aggressive role in these very soon.

Mining and Fracking: If new mining or oil and gas drilling operations are authorized, they will be required to do no harm to the local environment. Our zoning regulations need to protect the quality of water above and below ground, and to minimize operation related air pollution, dust, noise, and road traffic.

Regarding survey question 9d: "Large open undeveloped areas are needed for quiet, solitude, outdoor lifestyles and to encourage future generations to learn and enjoy skills like hunting, fishing, boating, snow activities, and other outdoor recreation." *Resident's comment:* snow activities: cross country skiing and snow shoeing only, no snowmobiles.

### Water and Shorelines

Safeguards should be put in place to protect our lakes, streams and forested areas.

The health and beauty of the riparian areas will be preserved with natural buffer zones to protect the shorelines and waters.

Buffer zone: We would like to have an unmowed buffer zone or greenbelt on the shoreline of all the lakes, rivers and streams in the township. This would be mandatory for all undeveloped land and highly recommended on a voluntary basis for established properties.

Buffers perform many functions. They: provide shade that reduces water temperature; filter sediments and other contaminants; reduce nutrient loads to lakes; stabilize stream banks with vegetation; provide riparian wildlife habitat; discourage geese congregation; maintain and protect fish habitats; form aquatic food-webs; and provide a visually appealing greenbelt for recreational opportunities. The preferable width of a buffer zone is 30 to 50 feet,

## AA-7

but even a buffer of 10-15 feet of unmowed native plants can make a big difference in the health of our lakes and streams.

Regarding survey question 9e. "It is important to maintain shoreline zoning ordinances that protect water quality and scenic views." *Resident's comment:* current ones don't help.

### Roads

Road surface improvements.

Blacktop on old 69.

Paving of more roads but narrow enough to keep speeds down. We need to get rid of dust from gravel roads.

Would like to see the Twp. be more involved in roads that service my property. Dickinson Co. maintains the gravel, dirt roads OK. Mansfield does nothing from the county line west to my area. Need your help

### Community and Family

Continue to support township parties.

Continue to support township parties.

Annual township meetings involve more families in active roles in the community.

Been going there since the 70's and looks the same, which is good and bad, seems like kids need more opportunities in the area.

I would like more activities for young families and would like to see more community activities in our township.

### Township Communication

Issues facing the township will be advertised on a sign at the township hall and on the township's website.

### Internet

Need more HIGH-SPEED internet w/o the high cost. Look to Vilas County in WI—now offering broadband.

Need better access to high speed internet, and DSL.

### Blight

Ok except the junk on a few lots on Phelan Road going to stop sign, un-used cars, boats, and old travel-trailer. Two of the trailers must have been sitting there for at least 75 years, embarrassing the residents and out of town boaters and campers.

If you do not enforce laws like keeping your property clean and not a junk yard (Phelan and Franks Rd.) not only will the scenic view suffer but the environment as well!

### Township Campground

Only complaint—our relatives stayed at Dawson Lake Campground and were treated very badly by whoever runs it. They really liked it there but will never come back because of that man!!

### Other

Will we receive results of survey? If so when and where—Mansfield Newsletter as with last survey?

Medical services are too far away!

Would like to see our business able to survive and be able to shop locally.

I live in Sagola but would like to see less poverty.

No idea!

I don't. I will be dead or in a home.

We own 40 acres. We cannot sell, yet pay taxes. We need help to access and enjoy our property.

What I don't like: 1. Over taxing nonresidents—we are in the area a couple of weeks a year and pay twice as much and do not get use of any services. 2. We have to haul garbage home! 3. We pay huge license fees! 4. How do we reduce non-resident taxes?

# BB-1

## Mansfield Township Resident & Property Owner 2016 Public Attitude Survey Summary

Number of surveys mailed with property tax bill: 418

Number returned: 140

Percent Returned: 33.5%

### 1. Type of Property Owner:

Permanent primary resident:	37	Non-resident property owner:	103
Seasonal resident, ie leaves for the winter	45	Commercial property owner:	1
Own Home:	50	Agricultural property owner:	7
Rent Home:	2	Undeveloped property owner:	19

Note A: Due to duplicate and multiple answers to question 1, the above responses do not add to 140

### 2. How many years have you lived and/or owned property in Mansfield Township? (% of responses)

<u>&lt;2</u>	<u>2 - 5</u>	<u>6 - 10</u>	<u>11 - 30</u>	<u>&gt; 30</u>
4	10	7	31	48

### 3. How much land do you own? (acres) (%)

<u>&lt;1</u>	<u>1 - 2.9</u>	<u>3 - 5</u>	<u>6 - 10</u>	<u>11 - 20</u>	<u>21 - 31</u>	<u>31 - 40</u>	<u>41+</u>	10
	9	11	7	9	5	19	30	

### 4. Please check your age bracket. (%)

<u>18 - 24</u>	<u>25 - 34</u>	<u>35 - 49</u>	<u>50 - 64</u>	<u>65+</u>
1	0	8	35	56

### 5. Gender (%)

<u>Male</u>	<u>Female</u>	<u>Family</u>
24	16	60

### 6. Where do you work? (Permanent residents) (number)

<u>Retired</u>	<u>Mansfield Area</u>	<u>Crystal Falls Area</u>	<u>Iron River Area</u>	<u>Sagola Area</u>
29	3	4	0	2
<u>Marquette Area</u>	<u>Iron Mt Area</u>	<u>Other (MI)</u>	<u>TOTAL</u>	
1	2	0	41	

Note B: Three are retired and working and one works in two areas.

### Summary of Responses by Major Column Heading

### 7. Opinions about Mansfield Township

	Percentage (%)		
	<u>Good or Excellent</u>	<u>Fair or Poor</u>	<u>Don't Know</u>
a. Rate the overall quality of life	72	10	18
b. Rate this as a place to raise children	47	9	44
c. Rate this as a place to retire	67	14	19
d. Rate recreational opportunities	71	16	13
e. Rate the township's park facilities	46	19	35
f. The township's 9 zoning districts allow for various uses on parcels of different sizes. Rate how adequate these districts are for your lifestyle and needs?	37	15	48

### 8. Strategy preferred for growth management in the township

	Percentage (%)			
	<u>Growth Encouraged</u>	<u>Growth Takes its Own Course</u>	<u>Planned and Limited Growth</u>	<u>No Growth</u>
	15	40	34	11

## BB-2

### 9. Opinions about issues:

	Percentage (%)		
	Agree or Strongly Agree	Disagree or Strongly Disagree	Neither Agree or Disagree
a. Farmland should be preserved and not subdivided.	59	10	31
b. Forested areas and undeveloped land should be protected for future generations to enjoy.	78	6	16
c. It is important to protect natural areas such as lakes, rivers, streams and wetlands.	95	1	4
d. Large open undeveloped areas are needed for quiet, solitude, outdoor lifestyles and to encourage future generation to learn and enjoy skills like hunting, fishing, boating, snow activities and other outdoor recreation.	92	6	2
e. It is important to maintain shoreline zoning ordinances that protect water quality and scenic views.	87	4	9
f. Private sewer and septic systems should be inspected to protect water quality	69	12	19
g. The township should inform people about major issues	90	0	10
h. I would find a Mansfield Township website with meeting announcements and other information helpful.	80	2	18
i. We are pleased with the overall direction the township is taking	50	3	47

### 10. The township should take active role in protecting our natural areas from invasive species.

Yes	No	Not Sure
84	3	13

### 11. This is what people like the most about the township ranked in order of importance:

1. Abundant lakes, rivers, forests
2. Quietness/Solitude
3. Rustic Northwoods atmosphere
4. Environment
5. Friendliness of people
6. Recreational opportunities
7. Community activities
8. Government services

### 12. How do you picture Mansfield Township in 10 years?

Responses summarized on the next page.



## **Summary of Written Comments on 2016 Survey Categorized by Major Topics**

### **Question 12. “How do you picture Mansfield Township in 10 years?”**

#### **Similar to Today**

Forty-four comments (31% of respondents) want the township to stay pretty much as it is now.

#### **Zoning-general**

Zoning is not really enforced. It allows: subdividing, rezoning, spot zoning, gives friends special treatment, and ignores adjacent owners' opinions.

It is important to avoid over-regulation of private property, while protecting our natural environment.

#### **Zoning-Property Splits**

People should be allowed to grow and develop their property by splitting parcels. Keep parcel sizes greater than 5-10 acres. Farmers should be able to do what they want with their land.

Increased growth/subdivision of land/sale of smaller parcels of land creates pressure on farmland, lakes and rivers, and more invasive plant species in waterways/land. The Township should leave waterfront properties wider than 300 feet. We do not want to become like Chicagoan lakes.

**Farmland Splits**-In response to the question, “Farmland should be preserved and not subdivided,” the response was, “Strongly agree if organic; strongly disagree if chemical farming.”

#### **Environment**

We would like to see thought to planning and putting the environment and future first.

Preserve the wonderful clean air, forests, lakes and rivers, and the quiet and peaceful Northwoods atmosphere. This includes a good environment for wildlife (deer, wolves, bears, coyotes, eagles, fish, etc.)

We have seen a lack of interest in preservation of natural resources i.e. invasive species and property rights of waterfront owners i.e. keyholing. The township should take a more active and aggressive role in these areas very soon.

If new mining or oil and gas drilling operations are authorized, those companies should be required to do no harm to the local environment. Zoning regulations need to protect the quality of water above and below ground, and minimize operation related air pollution, dust, noise, and road traffic.

Allow trails for cross country skiing and snow shoeing but not snowmobiles.

#### **Roads**

Blacktop on old 69. Get rid of dust from gravel roads.

Pave more roads but narrow enough to keep speeds down.

Would like to see the Twp. more involved in roads that service my property. Dickinson maintains the gravel, dirt roads OK. Mansfield does nothing from the county line west to my area. Need your help

#### **Water and Shorelines**

Current shoreline zoning ordinances that protect water quality and scenic views do not help. Safeguards should be put in place to protect our lakes, streams and forested areas.

The health and beauty of the riparian areas will be preserved with natural buffer or greenbelt zones to protect the shorelines and waters. These un-mowed buffer zones of native plants and trees would be on the shorelines of all lakes, rivers and streams in the township. Greenbelts provide shade that reduces water temperature; filter sediments and other contaminants before entering the water; reduce terrestrial nutrient loads that enter lakes; stabilize stream banks with vegetation; provide riparian wildlife habitat; discourage geese congregation; maintain and protect fish habitats; form aquatic food-webs; and provide a visually appealing greenbelt for recreational opportunities. The preferred width of a buffer zone is 30 to 50 feet, but even a buffer of 10-15 feet of

un-mowed plants can make a big difference in the health of our lakes and streams.

#### **Community and Family**

There should be more activities for young families and more community activities in our township such as township parties and an annual township meeting.

We hope the people of Mansfield grow and learn about the value of their own efforts, to respect the land and others.

#### **Township Communication**

Issues facing the township should be advertised on a sign at the township hall and on the township's website.

#### **Internet**

Need better access to high speed internet, and DSL.

#### **Blight - Summary**

The local scenic atmosphere and environmental health suffer because laws to keep property clean without junk on Phelan and Franks Road are not enforced.

#### **Taxes - Summary**

As a non-resident, I pay twice as much property tax and do not use any local services.

We own 40 acres. We cannot sell, yet we pay taxes.

#### **Other Comments, Not Summarized Above**

Maintaining rural/agriculture/first with healthy environment.

New and improved or maintained and protected.

Will we receive results of survey? If so when and where?

Medical services are too far away!

Would like to see our business able to survive and be able to shop locally.

I would like to see less poverty

#### **\*\*\*Other problematic issues mentioned at Sept 13 meeting:**

Windmills and snow mobile/RV trails

Government trying to tell us how to plan our future.



## **Mansfield Township Master Plan Meeting Your Vision is Needed**

**Snacks & Refreshments will be served!**

**Date: September 13, 2017**

**Time: 4:30 - 6:30 PM**

**For: Mansfield Residents & Property Owners**

Flyer used to advertise first "Community Vision Master Plan Meeting." Posted locally, hand delivered to residents and property owners and emailed to those with available email addresses.



Mansfield Township Planning Commission  
421 Old 69 Road  
Crystal Falls, MI 49920

Dear Township Residents & Property Owners:

The Mansfield Township Planning Commission is working hard on a **Master Plan** (now required if a township has **zoning**). Join us at the **Mansfield Township Hall** (on Highway 69) on **September 27** and/ or **October 11 at 6 PM** to help our community describe what we want to look like and be like in the future. **This is your opportunity to share your ideas.** If you cannot come to the meetings e-mail your ideas to community member Laurie at: [lznetzow@me.com](mailto:lznetzow@me.com) or mail to the PC at the address above. You may remain anonymous.

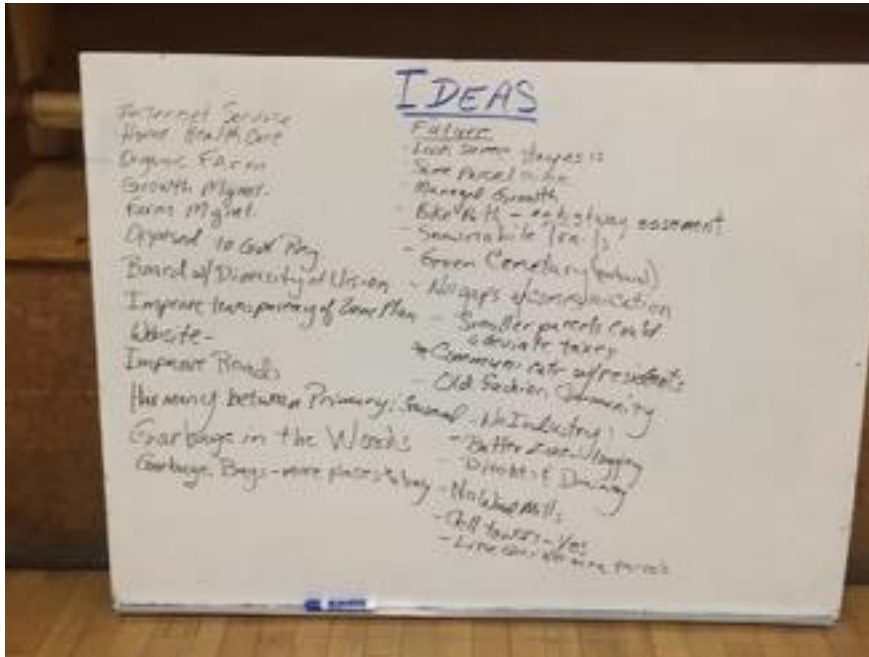
**Hope to see you there!**

This postcard was mailed to residents and property owners on September 21, 2017. One email was received by Laurie Netzow concerning road conditions.



## Planning Commission Meetings

**Township Master Plan Development 9/3/17:** Chairman George Minerick turned the meeting over to Laurie Netzow to explain to the audience, of approximately 25 residents plus the Planning Commission members, Gail Bauwens, William Fleming, Deborah Strelecki, George Minerick and Zoning Administrator, Pam Minerick, the purpose of the Master Plan and why we need input from the property owners. It was identified that this would be a work session, getting all the audience involved. The attendees were split into five work groups to gather ideas about goals, objectives and strategies and their vision for the township over the next 20 years. Refreshments were served.



### MANSFIELD TOWNSHIP PLANNING COMMISSION

#### COMMUNITY VISION MEETINGS

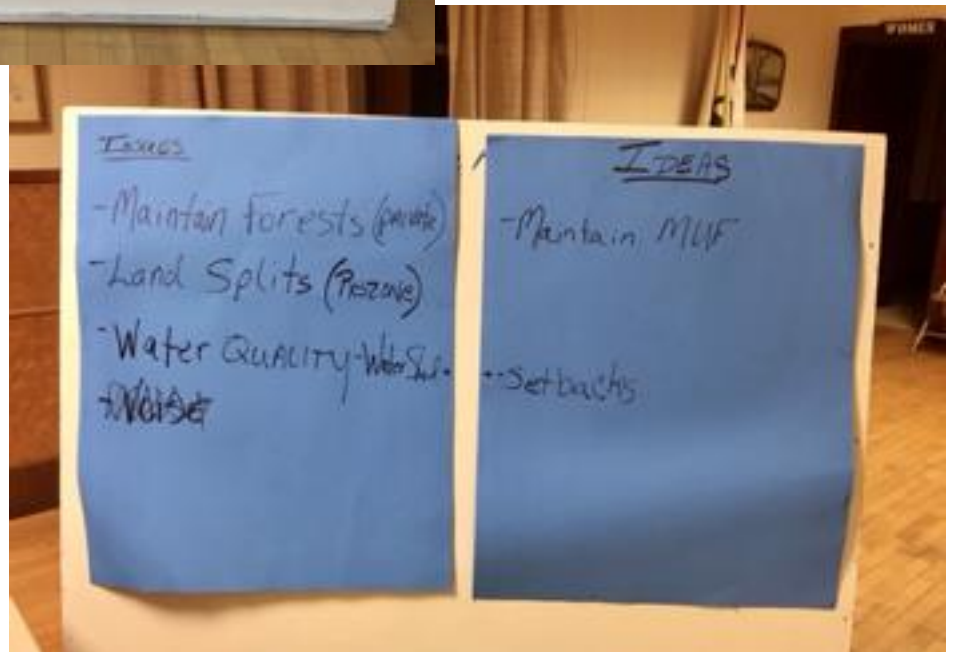
9/13/2017 & 9/27/2017

#### "IDEAS & ISSUES"

#### DEVELOPED BY

MANSFIELD TOWNSHIP  
RESIDENTS  
&  
PROPERTY OWNERS

Laurie Netzow and five residents/property owners were in attendance at the September 27<sup>th</sup> meeting along with the Planning Commission of Gail Bauwens, William Fleming, Jon Stream, Deborah Strelecki and George Minerick. The last meeting was held October 11<sup>th</sup>. Gail Bauwens, William Fleming, Jon Stream and George Minerick from the Planning Commission were present. Also present was Pam Minerick, Zoning Administrator and Laurie



Netzow, master plan writer/architect plus five community members. On the next page are the notes Lynn Fleming too during Netzow's presentation on Tourism and the discussion that followed.

**Tourism Discussion Notes**  
**October 11, 2017**  
**Planning Commission Meeting**

Netzow reported on the tourism seminar she attended in Marquette on October 4 and on some related statistics. In 1920 the Iron County population was 22,207 and in 2015, it was 11,348. Between 2010 and 2015 there was a 400 person drop and between 2000 and 2015 there was a 2,000 person drop. This reflects a population trend in the entire State of Michigan. Yet tourism is high with approx. 1.3 million people visiting Michigan yearly. A discussion ensued about local businesses and tourism. Are people visiting here in Mansfield? Is our economy benefiting from tourism? Do we want the economic development that tourism brings? **Many people want Mansfield Township to stay as it is on the one hand and are concerned about population decline on the other hand.**

The only businesses in Mansfield Township are tourism, agriculture, small businesses, logging, and camps. There are 3 recreational businesses and 2 not-for-profit camps. Do we want a restaurant or gift shop on Rt. 69? The ability to work from home is limited by unreliable internet service in the area. Is this something to be included in the Master plan and for the township to push for? There is no land in Mansfield that has commercial zoning. **Do we want to grow is the big question?**

Netzow stated that tourism goals would need to be linked with adjacent **communities**. People like to take a vacation and travel from place to place. What do we have to offer travelers in Mansfield?

More money is spent on trail sports every year than on home entertainment. (Added note: In Michigan \$2.4 billion is spent on fishing, \$2.3 billion on hunting and \$1.2 billion on wildlife viewing yearly per DNR.) Tourists fall into 3 main categories; nature based, food based and heritage based. How could these align in Mansfield? Pat Dishaw noted that one year 1,000 people visited the Mansfield Pioneer church.

Millennials like active sports, arts, food and cultural events. Gen X'ers (ages 30-50) are price sensitive and plan travel carefully, Baby Boomers are nature lovers and are exploration hungry.

The population of Mansfield is predominantly retirees. Are we meeting their needs? Mansfield is a great, protected place to live and enjoy all the wonders of the Upper Peninsula. Can we have a big enough vision to attract new residents? **Do we want to?**

We have 2 snowmobile trails: #16 and #18 and a small part of one hiking trail, (the Lake Mary plains pathway around Glidden Lake). The trail around Crotch/Loon Lake is mostly on private land.

We need to develop a Recreation Plan so we can get grants for development. Some ideas mentioned were:

- \* Link with the Regional Bike Trail
- \* Create a Bog Walk boardwalk
- \* Update equipment and facilities at Dawson Lake. Some of the equipment has been replaced.
- \* Redevelop a canoe trail through the Michiganme Reservoir; there are no island campsites there anymore. DNR issue. (Added note: Some WE Energies campsites are on the reservoir.)
- A farmer's market with music. People flock to good Farmer's Markets from all over.
- Farm tours

The Iron County Heritage trail includes the Mansfield Pioneer Church, but doesn't include much of Mansfield Township on its trail map. There are 2 mines under the Michiganme Reservoir and signs of an old bridge at Deerskin (Site 18). Should we create a heritage trail?

Some people may want private home windmills but do not want windmill farms.

Buffer zones at shorelines are necessary for the health of lakes and streams.

People here like to be alone and for the area not to be crowded. And.....some complain about being too far from services.

**(Added summation: Is it possible with a good master plan and a good zoning ordinance to protect both the wild lands and waters and meet the needs of the people? L.F.)**

Lynn Fleming  
(Acting Secretary)  
(Deb Strelecki was absent)



## Master Plan Amendments

TOWNSHIP OF Mansfield  
COUNTY OF IRON, MICHIGAN  
Resolution No. 2022-1

### TOWNSHIP BOARD RESOLUTION TO ADOPT (or AMEND) MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared a proposed new (OR *updated*) Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, on January 19 2022, the Mansfield Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on January 13<sup>th</sup> to consider public comment on the proposed new (OR *updated*) Master Plan, and to further review and comment on the proposed new (OR *updated*) Master Plan; and

WHEREAS, the Township Board finds that the proposed new (OR *updated*) Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

WHEREAS, the MPEA authorizes the Township Board to assert by resolution its right to approve or reject the proposed Master Plan;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 20\_\_ Master Plan.** The Township Board hereby approves and adopts the proposed 20\_\_ Master Plan, including all of the chapters, figures, maps and tables contained therein. Pursuant to MCL 125.3843 the Township Board has asserted by resolution its right to approve or reject the proposed Master Plan and therefore the approval granted herein is the final step for adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective as of January 19, 2022.

2. **Distribution to Notice Group.** The Township Board approves distribution of the adopted plan to the Notice Group.

3. **Findings of Fact.** The Township Board has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, input received from the Planning Commission and public hearing, and with the assistance of a professional planning group, and finds that the new (OR *updated*) Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands in \_\_\_\_\_ Township.

4. **Effective Date.** The Master Plan shall be effective as of the date of adoption of this resolution.

The foregoing resolution offered by Board Member George Mieroni  
Second offered by Board Member Joe Olson

Upon roll call vote the following voted:

"Aye": Mieroni, Olson, Pajarski, Poynter, and Leutz  
(list names of members voting "aye")

"Nay": none  
(list names of members voting "nay")

The Supervisor declared the resolution adopted.

John Leutz  
(Name), Clerk

(Sample adapted by MTA staff from material developed by Ross A. Leisman, Attorney, Mike Meyers Beckett & Jones, P.L.C., and used with permission.)

## Master Plan Amendments;

Chapter 3 Visions and Issues, Pg 16, replace current vision statement with the following;

### Vision Statement;

Mansfield Township, a scenic rural area lying within the Michigamme River watershed in Iron County, Michigan, is a place of natural beauty, solitude and country living allowing for managed growth, recreational, economic and tourism opportunities while maintaining environmental stewardship.

Chapter 4, Lakes Streams and Wetlands, pg 19, add strategy to first objective (use zoning to prevent.....)

**Strategy:** Maintain current lot size, setbacks, width and frontage requirements in all zoning districts.

Chapter 2, pg 11, insert land use matrix

### Land Use Matrix;

The following matrix details specific uses of each zoning district by permitted principal use.

Zoning Districts	R-1	AR-3	R-10	RR	L-1	A-20	A-40	MUF	C
Minimum Lot Area	25,000 sq. ft.	3 acres	10 acres	90,000 sq. ft.	90,000 sq. ft.	20 acres	40 acres	40 acres	na
Permitted Principal Uses:									
Single family dwelling	X	X	X	X	X	X	X	X	
Two family dwelling		X	X						
Public Parks	X								
Playgrounds	X								
Residential facility, daycare	X		X	X					
Home Occupations	X	X	X	X	X	X	X		
Two family dwellings		X	X						
Churches		X	X						
Schools		X	X						
Libraries		X	X						
Parks		X	X						
Recreational: parks, golf course, campgrounds		X	X						
Traditional agriculture		X	X			X	X		
Grow/harvest forest products								X	
Low intensity recreational park, golf, camps								X	
Outdoor recreational like hunting, fishing								X	

