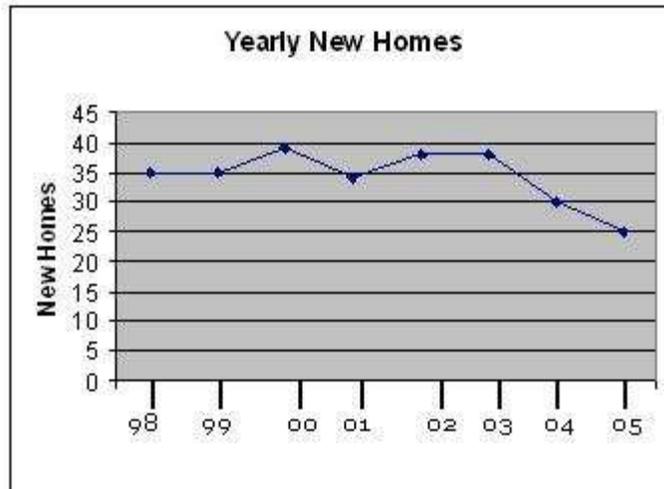


■ Residential Land Use Plan ■

God gave us a world unfinished, so that we might share in the joys and satisfaction of creation.

-Allen Stockdale

The Village has experienced a high rate of residential growth since incorporation in 1998. As of mid 2005 the Village had issued 460 zoning permits since incorporation in 1998. This averages out to be around 66 per year, nearly all of which have been for residential development, redevelopment, or improvements. Additionally as of the end of 2005 there has been 274 new homes built in the Village since incorporation in 1998. This rate of residential growth has placed the Village only behind the City of Mount Pleasant and the Townships of Union and Deerfield in total number of homes in Isabella County in any one local unit of government. This



rate of growth is notably higher than the projected figures for the county as a whole. The State of Michigan released population estimates in 2000 that predicted a growth in Isabella County of 2.1% over a three-year span.

Residential development has been fueled by several factors including low property taxes, quality of life, and most importantly the lake. Other factors that have been of benefit to the Village has been our short travel time to Mount Pleasant, the natural beauty of western Isabella County, low crime, low pollution, availability of land, low property taxes, and a vibrant real estate industry that effectively markets the many selling points of the Village. These all reflect the high quality of life that residents have and expect living at Lake Isabella.

Residential development will be the most likely type of growth to occur in the Village over the next several years. The Master Plan survey indicated that 79% of the respondents desire to see only single family residential growth. All other residential options including apartments,



condos, duplexes, low incoming housing, and senior housing were all rejected by large margins. The survey indicated that the residents of the Village see Lake Isabella largely as a residential community of traditional single family neighborhoods.

With the existing number of single family homes already in the Village it is important that the Village maintain the current atmosphere of the community and have zoning regulations in place and enforced to ensure that all growth is harmonious with the character of the

neighborhood and Village. In order to remain harmonious with the existing nature of the Village and based on the Master Plan Survey, the large majority of the residentially zoned areas in the Village will remain for single family use.

Another area that will contribute to the growth of the Village in the upcoming years will be retirees that have only been seasonal residents in the past becoming year long residents. January 1, 2005 marked 60 years since the start of the “baby boomer” generation, as such it is commonly accepted that the number of people nationwide that are retired will increase sharply over the next decade. The Village is in a prime position to capitalize on this emerging demographic and should expect to see the number of full year residents increase steadily for several years.

► Goals

1. Continue to provide opportunities for high quality residential growth throughout the Village and to have each residential district regulated by clear district regulations on the types of structures and the use of land. To accomplish this goal a complete review of the Zoning Code will need to occur shortly after the adoption of the Master Plan update.
2. Continue to allow a diverse range of home types in order to help sustain the competitive nature of the housing industry.
3. To maintain the balance of residents, structures and nature, and to take pro-active measures that protect the beauty and quality of the environment in and around the Village.
4. Maintain the charm and relaxed atmosphere of the community.