



Zoning and Implementation Plan

SECTION

Introduction

The Planning Commission's thoughtful preparation and adoption of any plan would be for naught without a program of implementation strategies to bring the Plan to life. The following implementation techniques permit the Township to turn potential issues or concerns into opportunities. The following section attempts to identify each specific plan recommendation with appropriate implementation techniques and the parties involved to facilitate that recommendation. These techniques should be referred to frequently and used systematically so that the outcome is a consistent program of implementation over the lifespan of the Master Plan. This "checklist" can be viewed as just that, a checklist for the Township to use on a day to day basis.



Implementation Tools

Following is a brief discussion of several key implementation tools available to the Township.

Zoning Ordinance Amendments

The Township's most effective tool to implement the land use arrangement of the Master Plan are zoning standards and zoning districts. A zoning ordinance provides the defined regulations of the community but is not immune to change as long term trends and community goals change. The experiences a community undergoes in the application of their zoning rules and the review of new land uses constantly change the body of professional knowledge related to planning and zoning standards. Periodic review of the zoning ordinance will result in the application of the most up-to-date standards in the design of new uses and the maintenance of existing developments. Review sessions may be appropriate at least annually, unless such are needed throughout the year. The Master Plan does note several specific areas of the Zoning Ordinance which may require review.

Special Design Plans and Functional Plans

Much like the Zoning Ordinance, the Master Plan needs to be consistently reviewed. Further, sometimes a Master Plan must be followed by more detailed data or design studies in order to further identify issues, provide data for decisions making or to illustrate specific concepts that can only be covered briefly in the plan. These smaller, more specific plans can also help to implement certain ideals outlined in the Plan. The Recreation Plan is one type of these specialty or functional plans. While prepared and reviewed for a specific purpose, the Planning Commission, must work with the Township's Master Land Use Plan and Zoning Ordinance, to help ensure the applicable aspects of the Recreation Plan are implemented appropriately.

Coordination with the City Plans

The Township and the City of Lapeer have a unique working relationship with the establishment of the interlocal agreement area for annexion. Master planning, Zoning and implementation in certain areas of the Township must be coordinated with the City Planning Commission. The two entities must work side by side to accomplish the goals of the interlocal agreement of 2006 as well as the specific goals for each community.

Subdivision and Condominium Regulations

Subdivision Regulations and Condominium Regulations Ordinances are valuable tools in achieving the type of residential development desired by the Township since a large portion of the Township can still be developed in residential subdivisions due to the remaining large tracts. These ordinances should be periodically reviewed and updated to incorporate effective standards that will result in high quality, attractive residential developments.

Site Plan, Special Land Use, Planned Development, and Rezoning Approval

Many essential components of the Plan will be the subject of a site plan or special land use application, perhaps preceded by an application for rezoning or submitted as a combined “planned development.” As part of the implementation of the Master Plan, is an appropriate time to review the Township’s site plan and special land use approval processes and standards. The standards should clearly set forth the ideals and preferences of the Township. Once these standards are in place, the Township Administration and the Planning Commission must adhere to them consistently when reviewing development proposals. The implementation of the Plan will take well over the anticipated 20 year life span of the Master Plan. In order to maintain the vision, consistent application of the Ordinance standards will be essential.

Capitol Improvement Plans

The State with the passage of Act 33 of 2008 now requires each community which operates a public sewer and water system to develop a capitol improvement plan to help in the implementation of the community’s Master Plan. Starting in 2011, as infrastructure becomes available to those residents in the Township, the Township Planning Commission in conjunction with Township Staff should begin to develop such a plan which can then be forwarded to the Township Board for their review and adoption into the Township’s overall budget. The Capitol Improvement Plan is a rolling five year budget for improvement projects such as sewer and water lines, parks, public facilities, etc.

Re-Evaluation and Adjustment of the Plan

The final – and sometimes most difficult – step in the planning process is the last one: reevaluation and adjustment. The process of community planning is never really finished. A community’s population, economic status, goals, land uses, land use problems, and political climate are constantly changing. It is important to assess how well the Plan is addressing the present land use issues in the community, and whether amendments should be made to keep the Plan relevant and make it the most appropriate guide for the Township’s future land use. If the Plan no longer reflects the vision of the community, the Planning Commission can then begin the planning process again. Based on State Statute, the Plan must be reviewed at least every five (5) years to ensure the Plan is up to date and reflects current policy.

CATEGORY	RECOMMENDATION	RESPONSIBLE PARTY	TIMEFRAME
Land Use	Develop an ongoing inventory of used vs. unused sewer taps within the designated 2006 interlocal agreement area.	Administration	Ongoing
Land Use	Ensure the preservation of identified wetland areas as a part of every site plan review.	Planning Commission	Ongoing
Land Use	Ensure the preservation and integration of woodland areas as a part of every site plan review.	Planning Commission	Ongoing
Land Use	Review Township Zoning Ordinance regulations pertaining to home occupations to address changing business practices and the ability to telecommute.	Planning Commission / Township Board	Short Term
Land Use	Consider the removal of the R-1C Zoning District to limit the potential expansion of such lot character, while still maintaining recognition of those areas with lot sizes of this nature.	Planning Commission / Township Board	Long Term
Land Use	Address alternative housing arrangements such as attached, clustered housing, within those areas of the Township planned to be serviced by public sewer and water infrastructure.	Planning Commission / Township Board	Short Term
Land Use	Consider the development of medical offices along Baldwin Road, north of I-69 for those properties which are intended to remain in the Township	Planning Commission / Township Board	Short Term
Land Use	Coordinate planning efforts with the City of Lapeer for those properties in the annexation by choice area to ensure land use, maneuvering and landscaping policies are integrated seamlessly.	Planning Commission / Administration	Ongoing
Land Use	Develop a formalized committee along with the City for addressing issues relevant to the 2006 interlocal agreement area.	Administration	Ongoing
Land Use	Address setback and character issues for properties in the Imlay City and Wilder Road area for future development through either Ordinance amendments or developing a planned unit development ordinance for the area	Planning Commission / Township Board	Short Term
Land Use	Develop standards for significant buffers for those residential uses along M-24 as well as at the intersection of Wilder Road and I-69.	Planning Commission / Township Board	Short Term

CATEGORY	RECOMMENDATION	RESPONSIBLE PARTY	TIMEFRAME
Community Facilities Plan	Identify the amount of storage space necessary for future needs and the location of such storage	Administration	Short Term
Community Facilities Plan	Identify specific recommendations for locations of planned pathways in terms of shared roadway concept versus separate pathway within the right of way.	Planning Commission	Long Term
Community Facilities Plan	Integrate requirements for planned pathways into the Township's Zoning Ordinance and site plans in compliance with adopted pathway plan	Planning Commission / Township Board	Ongoing
Community Facilities Plan	Continue to review the potential for expanding the existing Township Hall building for the potential of constructing restroom facilities which are accessible from the exterior, specifically for park pavilion users.	Planning Commission / Administration	Long Term
Community Facilities Plan	Continue to seek alternative funding sources for the development of the Township Hall Park site.	Planning Commission / Administration	Ongoing
Community Facilities Plan	Continue to develop Township Hall Park site in compliance with the adopted park plan	Planning Commission / Administration / Township Board	Ongoing
Community Facilities Plan	Maintain the Township Parks, Recreation and Open Space Plan in an approved form, updating the plan every five years at a minimum	Planning Commission	Ongoing
Community Facilities Plan	Review long term potential uses for Township property located along Maple Grove Road.	Planning Commission	Long Term
Community Facilities Plan	Assess potential parkland and public land acquisition as properties become available.	Planning Commission / Administration / Township Board	Ongoing
Community Facilities Plan	Assess needs for future police service space either as an expansion of current Township Hall or at an alternate location	Administration	Long Term
Community Facilities Plan	Review the contract for fire services with the City of Lapeer to determine if current agreement concept is acceptable or if an alternative agreement with another provider is desirable.	Administration / Township Board	Ongoing
Community Facilities Plan	Develop a working relationship with the Lapeer School District to ensure that any new school facilities or expansions to Maple Grove Elementary meet Township requirements for development and respect the context of the area.	Administration / Planning Commission	Ongoing
Community Facilities Plan	Continue to work with service providers to bring broadband or high speed internet access to the Township	Administration	Ongoing

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CATEGORY	RECOMMENDATION	RESPONSIBLE PARTY	TIMEFRAME
Thoroughfare Plan	Work with the Lapeer County Road Commission to develop an acceptable road cross section for a road share concept for those segments of roadway within the Township designated as a planned pathway route	Planning Commission / Administration	Short Term
Thoroughfare Plan	Work with the Lapeer County Road Commission to ensure that proper maintenance and grading occur on the Township's gravel roadways	Administration / Township Board	Ongoing
Thoroughfare Plan	Review with the Road Commission the potential and desirability of paving the remaining roadways within the Township	Planning Commission / Administration / Township Board	Long Term
Thoroughfare Plan	Work with the Road Commission to establish reasonable speed limits on Township roadways for those areas which call for such.	Administration / Township Board	Ongoing
Thoroughfare Plan	Work with the Road Commission to establish acceptable designated haul routes and securing the improvements necessary to such roads	Planning Commission / Administration / Township Board	Ongoing
Thoroughfare Plan	Continue to work with the Michigan Department of Transportation and the Lapeer County Road Commission to implement the M-24 Corridor Access Management Plan	Planning Commission	Ongoing

Zoning Plan

The Michigan Planning Act (PA 33 or 2008) recognizes that a disconnect can occur between the future land use plan and the Township's actual zoning regulations. In response to this recognition, the Act requires that a zoning plan be prepared drawing a correlation between the Master Plan and the Zoning Ordinance. This relates to both the zoning text as well as the zoning map.

The zoning plan itself describes the relationship between the future land use categories shown on the future land use map and the associated master plan text and how those categories relate to either existing zoning districts or those which are intended to be created. The zoning plan is not part of the zoning ordinance nor does it intend to make the master plan a part of the zoning ordinance. It is designed to provide general recommendations that are intended to be maintained or implemented over the time of the Master Plan.

The Master Land Use Plan

The Master Land Use Plan sets forth the long term vision, goals, objectives, policies, etc for growth, development, and redevelopment over the next 20-30 years, understanding that some recommendations or policies may not be feasible or even desirable over the short term. However, the State does require that the plan be reviewed every five (5) years to ensure the plan is still meeting the desires of the Township. It is important to note that the plan is a guide and not a regulation.

The Zoning Ordinance

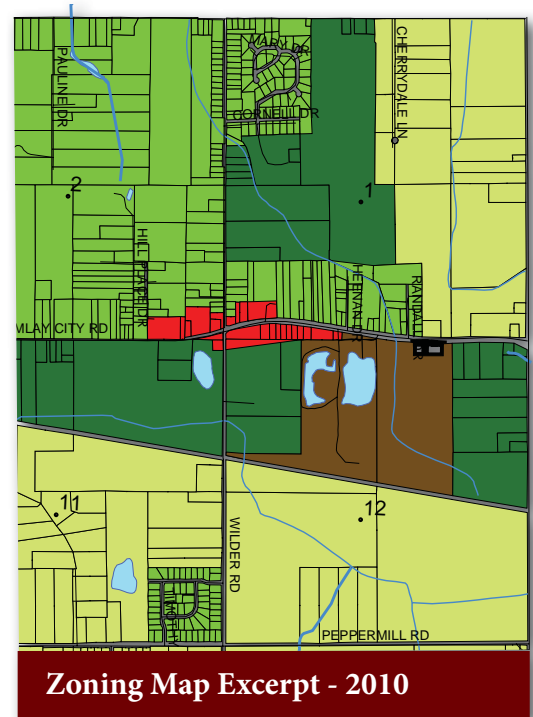
The Zoning Ordinance actually provides regulation for the use and development of land within the Township. The Zoning Ordinance provides general regulations in terms of different zoning districts for different types of uses, setbacks and height regulations, landscaping requirements, parking requirements, etc. The Zoning Ordinance however, must be based on a plan (as required in PA 110 of 2006).

The Correlation

The master plan sets forth a total of eight (8) master land use plan designations as depicted on the Master Land Use Plan. The Township's Zoning Ordinance contains a total of twelve (12) zoning districts. The difference in the land use designations and zoning districts was designed to allow some flexibility in determining where certain densities or intensities as regulated in the different zoning districts can be utilized within the Township. For instance for industrial land uses, one general master plan designation was utilized however, the two different industrial zoning districts currently in the Ordinance.

Implementation

The implementation of the zoning plan and the master land use plan as an overall will occur over the course of the time frame of the Master Plan. Again, the correlation between master land use plan designations and zoning districts is designed to be flexible allowing modifications in zoning district boundaries over time while still maintaining the integrity of the Master Plan and ensuring the protection of the residential character of the Township.



Master Plan Designation	Current Zoning Designation	Frontage	Lot Size
Agricultural Residential	AE Agricultural Estate	300	5 Acres
Single Family Residential Medium	R-1A Rural Non Farm Residential	150	43,560 Square Feet
Single Family Residential High	R-1B Single Family Residential	120	24,000 Square Feet
Manufactured Housing Community	RMH Mobile Home Park	NA	10 Acres
Office Transitional Commercial	O-1 General Office	100	15,000 Square Feet
Commercial	C-1 Local Commercial	80	NA
Commercial	C-2 Planned Shopping Center	200	2 Acres
Commercial Commercial Industrial Hybrid	C-3 General Commercial	80	NA
Industrial Commercial Industrial Hybrid	M-1 Light Industrial District	80	20,000 Square Feet
Industrial Commercial Industrial Hybrid	M-2 Heavy Industrial District	100	30,000 Square Feet

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