

# Memo

FROM THE DESK OF THE ZONING ADMINISTRATOR

To: Planning Commission

Date: 1/13/2012

Re: 1/18/12 Meeting Notes

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PLN 1555 – Review the Annual Zoning Report and move to send it to the Board of Trustees for actions taken in 2011.

COM 1556 Set meeting for Sign Committee, hear comments from commissioners attending the Sign Workshop in Big Rapids.

MPA 1557 – Annual Review of Master Plan. Attached is the section on the Plan Implementation. We will use this as a guide for review.

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting Agenda**

**Date: January 18, 2012**

**Time: 7:00 p.m.**

**Place: Union Township Hall**

**Pledge of Allegiance**

**Roll Call**

**Minutes of November 16, 2011 regular meeting**

**Correspondence**

**Approval of Agenda**

**Public Comment: restricted to three (3) minutes regarding issues not on this agenda**

**NEW BUSINESS**

- 1.) PLN 1555 – Annual Zoning Report**
- 2.) COM 1556 – Set Sign Committee meeting**
- 3.) MPA 1557 – Annual Review of Master Plan**

**Other Business**

**Extended Public Comment**

**Adjournment**

**CHARTER TOWNSHIP OF UNION**  
**Planning Commission**  
**Regular Meeting**

A regular meeting of the Charter Township of Union Planning Commission was held on November 16, 2011.

**Meeting was called to order at 7:00 p.m.**

**Roll Call**

**Dinse, Henley, Primeau, Wagner, Squatrito , Jankens, Fuller, Mielke, Shingles.**

**Others Present**

Woody Woodruff

**Approval of Minutes**

**Mielke** moved **Henley** supported to approve the October 19, 2011 meeting minutes with the amendment to Shingles being excused for his absence at the last meeting. **Ayes: all. Motion carried.**

**Correspondence**

No correspondence was offered

**Approval of Agenda**

Additions to the agenda included: East DDA update and signs update. **Primeau** moved **Henley** supported to approve the agenda. **Ayes: All. Motion carried.**

**Public Comment**

No comments were offered

**NEW BUSINESS**

- 1.) **SPR 1550 – A Two phase new medical office building with 8,250sf each phase**  
**Tim Bebee** of CMS&D explained how all the outstanding issues the fire department brought to their attention were dealt with and approved. Phase one will hold four doctors and phase two will add an additional four doctors to the building.

**Public Comment**

No comments were offered

**Jankens** motioned to approve the site plan review. **Wagner** supported. **Ayes: All. Motion carried.**

- 2.) **SPR 1551 – A 6,000sf addition for Burch Tank Welding and Fabrication**  
The Fire Department review states that the code requirements be met.

**Public Comment**

No Public Comment

**Dinse** motioned to recommend the Site Plan Review with the contingency they satisfy the fire department's code requirements. **Fuller** supported. **Ayes: All. Motion carried.**

**OTHER BUSINESS**

East DDA update: There was an approval to remove another tree on Pickard due to low visibility of signage for a business. East DDA would like to look at the signage ordinance because this is going to be an ongoing issue, especially on Pickard St.

There is a Special Meeting of the Trustees scheduled for Thursday, November 17, 2011 at 6:30pm at Union Township Hall.

There will be a sign regulation workshops held between January 10<sup>th</sup> and 20<sup>th</sup> 2012 at various locations. It was encouraged for all Planning Commissioners to attend if possible. It costs less than \$50.00 (including the new guidebook) and is offered by the Planning & Zoning News, in the October 2011 issue. For more information please visit their website at: [www.pzcenter.msu.edu](http://www.pzcenter.msu.edu) .

**Woodruff** suggested the sign ordinance be discussed at a future meeting due to all the new technology available for signs.

**Fuller** suggested putting landscaping regulations as a future agenda item.

**Adjournment**

**The Chair adjourned the meeting at 7:45 p.m.**

**APPROVED BY:**

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**Alex Fuller, Secretary**

*(Recorded by Kathy Lee)*

Charter Township of Union  
Annual Zoning Report  
2011

The following is a summary of the major Zoning Actions by Commercial, Industrial, Residential, and general actions

Commercial uses considered in 2011

- Conversion of 2320 E Remus from a Portrait Studio to Bucks Run Golf Simulator with a Tavern License
- Transfer of B Hotel Liquor License from Holiday Inns to Saginaw Chippewa Indian Tribe
- Reduce Spot Zones under the former master plan on Isabella between Pickard and Broadway as well as on Broadway near Summerton by conversion from residential to commercial.
- 6,000 SF addition to Burch Tank
- Site Plan Review for Discovery Museum, Remus Road next to Ice Arena
- New Construction - Members First Credit Union, 4811 Encore (underway)
- New Construction – Dr Mohan 2890 Health Parkway (completed)
- Site Plan Review – Aldi Food Market, SE Corner Encore and Bluegrass
- Site Plan Review – Dr Vashista, 4639 E Pickard (underway)
- Site Plan and Special Use – International RV (completed), 5157 E Pickard Rd

Residential Uses

- Group Daycare 5271 Jonathon Ln
- Rezoning for Fraternity House (failed)

General

- Adoption of new Master Plan
- Medical Marihuana Moratorium, subsequent new Zoning and General Ordinances for private and commercial uses.
- Community Wide Non Motorized Plan funded by 2% grant
- Completion of EECDBG Energy Grant for Wind Turbines
- Enacted new Yard Sale Regulations

Variances

- 1650 E High to allow duplex on narrow lot – Denied
- N of 5115 Stirrup Ln, 6' rear yard setback – Approved
- 4208 E Bluegrass, Dick's Sporting Goods for 2) 162 SF wall signs, and 1) 295.5 SF wall sign - Approved

# Annual Zoning Report

# 2011

In accordance with MCL 125.32

## Type Grading Permit

Date by Month March 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
3/15/2011	1512	Change of Use from Portrait Studio to Golf shop with simulator			2320 E REMUS RD	Zoning Administrator	Approved w/ Conditions	See letter of Understanding for parking, sidewalks, entrances, and drainage.				GRD

## Type Home Occupation Permit

Date by Month January 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
1/19/2011	1501	Home Occupation Permit for a Single Chair Beauty Salon.	Conroy		465 S Crawford Rd	Planning Commission				AG		HOM

Date by Month September 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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9/21/2011	1536	Home Occupation Permit for a Machine Shop at 1141 E River Road	Bork		1141 E River Rd	Planning Commission	Tabled	Commission wished to table due to questions on environmental impacts, and other approved uses.				HOM
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**Date by Month      October 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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10/19/2011	1536	Home Occupation Permit for a Machine Shop at 1141 E River Road, tabled.	Bork		1141 E River Rd	Planning Commission	Approved w/ Conditions	Building Inspector to ensure storage of hazardous materials conforms to code.				HOM
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**Type                      Liquor License Approval**

**Date by Month      June 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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6/8/2011	1520	Transfer of class B-Hotel Liquor Licence at 5665 E Pickard Road to the Saginaw Chippewa Indian Tribe. MLC Request ID 558135		Soaring Eagle Convention Center	5665 E Pickard Rd	Township Board						LCC
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**Date by Month      October 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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10/26/2011	1541	Transfer membership interest in a Class C liquor license for the Wet Monkey Sub Shop from Margaret Devine to Charles Devine.	Wet Monkey Sub Shack LLC	4855 E Bluegrass Rd, Ste 102	Township Board	517.636.0204				B5		LCC
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**Date by Month**      **December 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
12/14/2011	1542	Request for a new Class C Liquor Lisence for Buck's Run Virtual Golf Center at 2320 E Remus Rd.	Buck's Run Golf Club, LLC	Buck's Run Virtual Golf Center	2320 E Remus Rd	Township Board						LCC

**Type**      **Master Plan, New**

**Date by Month**      **April 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
4/20/2011	1416	Public Hearing to Approve the 2011 Master Plan Final Draft as the Charter Township of Union Master Plan				Planning Commission						MSP

**Type**      **Other**



**Date by Month February 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
2/9/2011	1506	Reolution for six month moritorium on Medical Marihuana regulations.				Township Board						OTH

**Date by Month December 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
12/21/2011	1554	December 21, 2011 meeting canceled due to lack of applications and Holday Season.				Planning Commission						OTH

**Type Plan or Report Accepted**

**Date by Month October 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
10/26/2011	1543	Accept the Greater Mt Pleasant Area Non Motorized Plan by The Greenway Collaborative.				Township Board						PLN

**Type Police Powers Ordinance**

Date by Month June 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
6/15/2011	1521	Review general township ordinance "Marihuana Dispensary and Marihuana Grownig Facility Licenses" by Hubbard				Planning Commission						PPO
6/22/2011	1521	Introduce Ordinance 2011-04 "Marihuana Dispensary and Marihuana Grownig Facility Licenses"				Township Board			2001-04			PPO

Date by Month July 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
7/13/2011	1521	Adopt Ordinance 2011-04 "Marihuana Dispensary and Marihuana Grownig Facility Licenses"				Township Board	Approved	Corrections made from public input and council; Add LARA in definitinos, 6.03 strike "subject to payment of a civil fine of \$75" due to existing civil infraction fine schedual.	2001-04			PPO

**Type Rezoning**

Date by Month      May 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
5/18/2011	1519	Discuss Township Initiated Rezonings to address spot zones.				Planning Commission						REZ

Date by Month      August 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
8/17/2011	1519	Public Hearing for Rezoning of existing incompatible or spot zones.				Planning Commission	Recommended w/ Conditions	Remove 3 parcels between Kay Street and Bertshire Lane				REZ

Date by Month      October 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
10/12/2011	1519	Introduce Ordinance 2011-07				Township Board	Send to Publication					REZ

10/19/2011	1537	Rezoning of property from R2A (One and Two Family Residential) to R3A (Multi Family High Density) to allow for a	Phi Sigma Phi		4930 S CRAWFORD RD	Planning Commission							REZ
10/26/2011	1519	Adopt Ordinance 2011-07, Rezoning					Township Board	Approved					REZ

**Type Site Plan Amendment**

Date by Month November 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
11/16/2011	1551	A 6,000 SF addition for Burch Tank Welding and Fabrication	JBS Contracting	Burch Welding	2235 ENTERPRISE DR	Planning Commission						SPA

**Type Site Plan Review**

Date by Month March 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
3/16/2011	1509	Site Plan Review for the Mt Pleasant Discovery Museum.	Central Michigan	Survey	E Remus Rd, West of the Ice Arena	Planning Commission				B4		SPR

3/16/2011	1510	Site Plan Review for new Credit Union	Thompson - Phelan Group	MEMBERS FIRST CREDIT UNION	4811 Encore Blvd	Planning Commission				B5		SPR
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**Date by Month July 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
7/20/2011	1526	Special Use Permit and Site Plan Review for Retail Sales of new or use cars, trucks, boats, farm equipment, mobile homes, travel	Harvey	International RV World	5157 E Pickard Rd	Planning Commission						SPR
7/20/2011	1528	Site Plan Review for a new doctors office.	H&M Investments	Dr Mohan Clinic	Unaddressed property north of 2890 HEALTH PARKWAY	Planning Commission						SPR

**Date by Month September 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
9/21/2011	1535	Site Plan Review for Aldi Food Market	Desine Inc	Aldi Food Market	SE Corner of Blegrass Rd and Encore Blvd, in front of Menards.	Planning Commission						SPR

Date by Month      November 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
11/16/2011	1550	A Two phase new medical office building with 8,250 SF each phase	FED Corporation	Dr Vashista	4639 E PICKARD RD	Planning Commission						SPR

Type      Special Use Permit

Date by Month      April 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
4/20/2011	1513	Special Use Permit for a Group Daycare (upto 12 children) at 5271 Jonathon Ln.	Kims Kidz Daycare		5271 Jonathon Ln	Planning Commission		Applicant will be Itennant living at location. Verified no other Group Daycares or sensitive locations within 1,500 feet.		R4		SUP
4/27/2011	1513	Special Use Permit for a Group Daycare (upto 12 children) at 5271 Jonathon Ln.	Kims Kidz Daycare		5271 Jonathon Ln	Township Board	Approved w/ Conditions	Return existing fence to house with a gate to enclose rear yard. Hours of operation to be from 6 am to 6 pm.		R4		SUP

Date by Month      July 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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7/20/2011	1526	Special Use Permit and Site Plan Review for Retail Sales of new or use cars, trucks, boats, farm equipment, mobile homes, travel	Harvey	International RV World	5157 E Pickard Rd	Planning Commission							SUP
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**Date by Month August 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
8/10/2011	1526	Special Use Permit and Site Plan Review for Retail Sales of new or use cars, trucks, boats, farm equipment, mobile homes, travel	Harvey	International RV World	5157 E Pickard Rd	Township Board	Approved					SUP

**Type Text Amendment**

**Date by Month February 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
2/16/2011	1505	Discussion of current zoning issues relating to Medical Marihuana and appointment of a committee to draft a text amendment.	Hubbard Law			Planning Commission						TXT
2/16/2011	1505	Medical Marihuana Zoning and Business Licensing Ordinances	Hubbard Law			Planning Commission						TXT

2/16/2011	1505	Medical Marihuana Zoning and Business Licensing Ordinances, Legal Overview by Hubbard Law of Lansing.	Hubbard Law			Planning Commission							TXT
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**Date by Month**                      **March 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV	
3/16/2011	1505	Medical Marihuana Zoning and Business Licensing Ordinances	Hubbard Law			Planning Commission							TXT

**Date by Month**                      **April 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV	
4/20/2011	1505	Medical Marihuana Zoning and Business Licensing Ordinances, Review and discuss submitted drafts.	Hubbard Law			Planning Commission							TXT

**Date by Month**                      **May 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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5/18/2011	1518	Discuss need for Garage Sale Ordinance				Planning Commission						TXT
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5/18/2011	1505	Medical Marihuana Zoning Amendment Public Hearing	Hubbard Law			Planning Commission			2011-03			TXT
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**Date by Month          June 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
6/22/2011	1505	Introduce Ordinance 2011-03, Medical Marihuana Zoning Amendment.	Hubbard Law			Township Board			2011-03			TXT

**Date by Month          July 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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7/13/2011	1505	Adopt Ordinance 2011-03, Medical Marihuana Zoning Amendment.	Hubbard Law		Township Board	Approved	Correctons made based on the hearing and reccomendatoin of concil: Add LARA as new state agency, strick "of gross square feet " in residential requirement limiting to 400 SF, reduced dispersal of grows to dispensaries from 1550' to 1000'.	2011-03				TXT
7/20/2011	1518	Present proposed ordinace for Garage Sales.			Planning Commission							TXT

**Date by Month August 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
8/17/2011	1518	Public Hearing for proposed ordinace for Garage Sales.				Planning Commission	Recommened					TXT

**Date by Month September 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
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9/21/2011	1518	Redo Public Hearing for proposed ordinance for Garage Sales. Notice posted for the August 17, 2011 meeting was the				Planning Commission	Recommended						TXT
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**Date by Month      October 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
10/12/2011	1518	Introduce Ordinance 2011-06, Yard Sales				Township Board	Send to Publication		2011-06			TXT
10/26/2011	1518	Adopt Ordinance 2011-06, Yard Sales				Township Board			2011-06			TXT

**Type      Variance, Lot**

**Date by Month      September 2011**

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
9/7/2011	1533	A variance of 34 feet lot width and 4,110 SF lot area to allow for a Duplex upon a lot being 66' wide and providing 10,890 SF	Irwin		1650 E High St	ZBA	Approved w/ Conditions	Approved lot for a single family home only. Neighborhood character is single family homes.				VRL

**Type      Variance, Setback**

Date by Month      October 2011

Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
10/27/2011	1540	A variance of 6 feet from the requirements for rear yard setbacks to allow for a 9 foot setback.	McGuirk	Sand and Gravel, Inc	North of 5115 Stirrup Ln	ZBA				R5		VSB

Type      Variance, Sign

Date by Month      December 2011

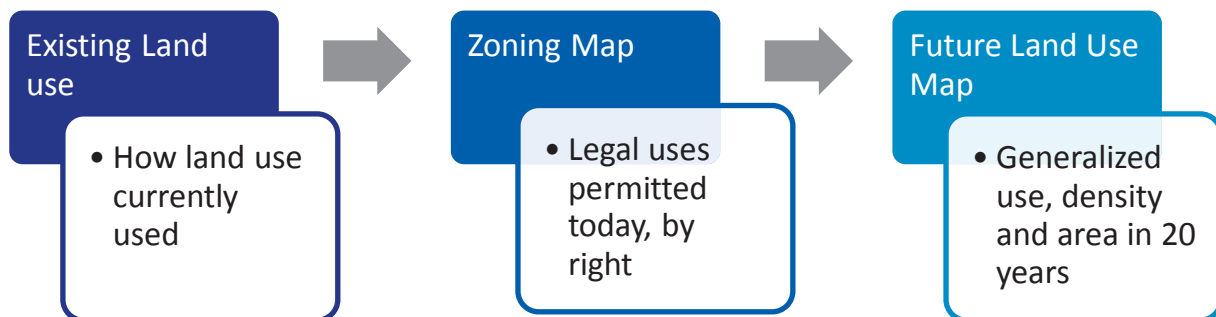
Date	App #	Caption	Last Name	Business Name	Location	Board	Result	Reasons	Ordinance #	Current Zoning	Proposed Zone	ABREV
12/7/2011	1552	Variance request to allow for two 162 SF wall signs and one 295.5 SF wall sign, and a variance for bilding height to allow for a	GS II Indian Hills LLC	Dicks Sporting Goods	4208 E BLUEGRASS RD	ZBA	Approved w/ Conditions	Approved elevations "A" and "B" as applied for. Tabled decision on elevatin "C" for legal opinion.		B5		VRS

# Chapter 10: Making It Happen

## ZONING AND IMPLEMENTATION

### THE ZONING PLAN – THE RELATIONSHIP BETWEEN ZONING AND THE MASTER PLAN

While there are many actions that play a role in the overall implementation of this plan, zoning is the single most significant mechanism for achieving the desired land use pattern and quality of development advocated in the plan. This section provides a useful guide relative to the inconsistencies between current zoning patterns and proposed future land use designations.



Per the requirements of the [Michigan Planning Enabling Act](#) (PA 33 of 2008), this section describes how the land use categories on the Future Land Use Map relate to the zoning districts in the Township. The table below shows future land use categories and the corresponding zoning districts for which they are intended.

Future Land Use Category	Zoning District(s)	Notes
Agriculture	AG	
Rural Residential	R-1	One acre minimum lot size
Suburban Residential	R-2A, R-2B	One and two family residences
Urban Residential	R-3A, R-3B	Apartments and condominiums
Manufactured Housing	R-4, R-5	Single-wide, mobile and modular homes
Commercial	OS, B-4, B-5, B-6 or B-7	
Industrial	I-1, I-2	

## IMPLEMENTATION PLAN

Throughout this Plan, the Township has identified specific objectives that it intends to accomplish during the next five years. The following implementation matrix breaks down the tasks that support the objectives from the plan by subject area. The tasks are prioritized and assigned to a responsible party or parties.

This implementation plan should be utilized not only by the Planning Commission, but also by the Township Board, administration and department heads in the development of staff work plans. The matrix should be reviewed on an annual basis to assess the work that is being

accomplished and to reprioritize if necessary. This matrix should also become an integral part of the Township's budgeting process.

Implementation measures are prioritized as follows:

High Priority – within the next fiscal year

Medium Priority – within the next 2–3 years

Low Priority – within the next 4–5 years

## **POLICY GOVERNANCE**

The Township has recently begun the process of shifting their management structure from the traditional elected, appointed, board and commissions system – that which runs almost every municipality in the country, to a lesser known municipal structure called [Policy Governance](#). This method of governing is quite common in the private sector, particularly among nonprofit organizations.

The foundation of this system is that the staff of the organization is empowered to carry out the established end statements or goals. The means to do this are also established in the means statements, or objectives. The actions of the staff and other people or boards charged with achieving the ends is a system of monitoring through reports that evaluate at prescribed times, the effectiveness of the means to achieve the goals. If goals are not being achieved, the elected and appointed staff will step in to revise those ends, modify the means or change the staff.

The elected and appointed people make the plans. The staff and appointed people carry them out. In theory, this is the way a typical government structure works, although the boards, commissions and committee structure have tied the hands of staff and limited efficiency and effectiveness in some instances.

This shift is timed with the additional of a professional manager on the staff of the Township, who will be charged with carrying out many of the duties of the Township. The elected and appointed people in the Township will

provide feedback to the staff through reports that evaluate the success of the staff according to predetermined benchmarks.

As the founder of the system John Carver puts it, “In contrast to the approaches typically used by boards, Policy Governance separates issues of organizational purpose (ENDS) from all other organizational issues (MEANS), placing primary importance on those Ends. Policy Governance boards demand accomplishment of purpose, and only limit the staff's available means to those which do not violate the board's pre-stated standards of prudence and ethics.”

The negatives of this system are that it is new and quite foreign to communities that have operated under the typical system of boards and commission since their formation. The change can make it difficult to carry out what appears to be new found powers and freedom to complete the goals of the organization. In time, and with consistent education, this will improve.

As we look forward to carrying out the ends, of the Master Plan, Policy Governance standards will be informed by the adopted goals of the community and will be reflected in the benchmarks for staff and boards, as is appropriate.



**Table 10.1 Implementation plan**

Category	Implementation Strategy	Group Responsible	Priority
<b>Inter-governmental Cooperation and Efficiency</b>	Conduct a cost-of-services study for public safety services, in cooperation with adjacent municipalities	Township Board	Medium
	Explore inter-governmental agreements with adjacent municipalities	Township Board, utilities department, Planning Commission	Medium
	Research thoroughly new ideas to promote collaboration	Everyone	Ongoing
	Revisit old ideas to reevaluate their potential effectiveness apart from political concerns	Everyone	Ongoing
<b>Non-Motorized Transportation</b>	Implement the provisions of the Sidewalks and Pathways ordinance adopted in 2009 consistently.	Public Works department, Planning Commission, Zoning department	High
	Prepare a complete inventory of sidewalks and bike lanes throughout the region.	Pathways Committee	High
	Identify gaps in nonmotorized transportation routes, particularly between high density residential areas and important destinations	Pathways Committee	High

Category	Implementation Strategy	Group Responsible	Priority
	Utilize the Healthy Development Checklist, published by the Walkable Communities Institute <a href="http://www.walkable.org">www.walkable.org</a> when reviewing new site plans	Planning Commission	High
	Utilize the Township's Pathways Committee to inventory the gaps in sidewalks in the region and prioritize new installations	Pathways Committee	Medium
	Prioritize necessary connections based on the nearby users/residents and the routes to important destinations	Pathways Committee	Medium
	Create a GIS inventory of apartment complexes, parks and bus stops	Pathways Committee	Medium
	Prioritize areas within ¼ mile of bus stops and schools for sidewalk and pathway installation	Pathways Committee	Medium
	Conduct a walkability audit of the Township, perhaps in collaboration with the City of Mt. Pleasant	Pathways Committee	Low
<b>Utilities</b>	Develop a Capital Improvement Plan for the Township that is consistent with the City of Mt. Pleasant Master Plan and Capital Improvement Plan	Planning Commission, with close coordination from Public Works and Utilities	High
	Do not approve sewer or	Planning	High

Category	Implementation Strategy	Group Responsible	Priority
	water line extensions into or across priority agricultural areas	Commission, Township Board	
	Create an ad-hoc committee to discuss future utility expansion, with a special focus on sewer and water services (which have a great impact on land use development patterns)	Township Board and Planning Commission	Medium
<b>Motorized Transportation</b>	Assist the ICTS with planning for future fixed route service	Planning Commission, zoning department staff	Medium
	Identify key destinations in the Community that need to have multiple options for access (such as schools, major shopping nodes, etc.)	Planning Commission	Medium
	Identify gaps between transportation needs and current availability	GIS and Zoning Staff, Planning Commission	Medium
	Work with the University, local schools, the Tribe and senior citizens groups to identify alternative transportation needs	Planning Commission	Low
	Utilize the Township's Pathways Committee to inventory the gaps in sidewalks in the region and prioritize new installations	Pathways Committee	Medium
<b>Zoning</b>	Increase mixed use options	Planning	High

Category	Implementation Strategy	Group Responsible	Priority
	by permitting residential uses in all districts and limited nonresidential uses in residential districts.	Commission, Zoning Staff	
	Combine similar residential districts and similar commercial districts to increase latitude in uses.	Planning Commission, Zoning Staff	High
	Change lot sizes and setback requirements to increase density in the urbanized areas and decrease density in the rural areas. Permit larger houses on smaller lots.	Planning Commission, Zoning Staff	High
	Revise industrial districts to permit retail, research and computer-related uses to enhance growth.	Planning Commission, Zoning Staff	High
	Examine the minimum lot size in the Agriculture districts to ensure that it is large enough to prevent fragmentation.	Planning Commission, Zoning Staff	<b>Zoning, Cont'd</b> High
	Update zoning ordinance per guideline in the MDA Agriculture Tourism Zoning Guidebook.	Planning Commission, Zoning Staff	High
	Require additional information for site plans proposed in groundwater recharge areas.	Planning Commission, Zoning Staff	Medium
	Add impervious surface limitations to the Zoning Ordinance.	Planning Commission, Zoning Staff	Medium

Category	Implementation Strategy	Group Responsible	Priority
	Revise parking regulations with a maximum number of allowed parking spaces, land banking of areas for parking and allowances for pervious surfaces in parking and loading areas.	Planning Commission, Zoning Staff	Medium
	Require vegetated buffers from all wetlands, streams, lakes and rivers to protect water quality.	Planning Commission, Zoning Staff	Low
	Update screening requirements to allow rain gardens, bioswales, bioretention areas and filter strips (see Resources chapter for examples).	Planning Commission, Zoning Staff	Low
	Require septic systems to be located at least 100 feet from a lake, wetland, stream or other water feature.	Planning Commission, Zoning Staff	Low
<b>Economic Development</b>	Review the zoning ordinance to expand the locations and types of uses allowed for increased local employment	Planning Commission, Zoning Staff	High
	Meet regularly with area Chambers of Commerce and Downtown Development Authorities to discuss opportunities	Planning Commission	Medium
	Explore the development of marketing materials for the region jointly with these agencies	Planning Commission, Zoning Staff	Low

Category	Implementation Strategy	Group Responsible	Priority
<b>Housing</b>	Establish a regular line of communication with CMU and receive regular updates on enrollment and projections	Zoning staff	High
	Document how much housing we have that meets the definition of affordable to determine if we need more of any one kind of housing with respect to our population	Planning Commission, Zoning Staff	High
	Hold community meetings on a regular basis in/near student housing developments/hang outs to discuss the needs of students and how to plan for them	Planning Commission	Medium
	Work with senior citizens and advocacy groups, such as the Isabella County Commission on Aging, to assess and meet the needs of older residents	Planning Commission	Medium
	Evaluate the stock of existing affordable housing that has historically been occupied by students; these units may now be occupied more frequently by people who become permanent residents	Zoning staff	Medium
	Adopt a rental registration	Planning	Medium

Category	Implementation Strategy	Group Responsible	Priority
	and inspection program	Commission, Township Board	
	Create design guidelines for multi-family housing	Planning Commission	Low
<b>Bluegrass Road</b>	Create a land use inventory along the corridor, including vacant properties	GIS Staff	High
	Create a GIS inventory of all existing driveways and access points along Bluegrass Road	GIS Staff	Medium
	Work with property owners to establish a plan for appropriate access to each business, including possible shared access points, and closing driveways that are no longer necessary	Zoning staff, Planning Commission	Medium

