

Master Plans

Why should planning occur?

- The Michigan Planning Enabling Act *requires* local planning commissions to develop a Master Plan.
- Planning permits communities to make choices and set goals-rather than simply accept what happens.
- Planning contributes to orderly growth and development.
- Planning helps prevent wasteful expenditure of public and private funds. Planning helps local governments to anticipate service demands and to plan, locate and build public service facilities accordingly.
- Planning permits the community to have a say in the development of the community.
- Planning helps to protect property values, largely through *zoning*, by controlling the impact of one land use on adjacent or nearby land.
- Planning sets the stage for building quality places that can attract new workers, businesses and add to the community's tax base.

What is a Master Plan?

- A Master Plan is a land use and infrastructure plan that sets forth local goals, objectives and policies for community growth and redevelopment over the next 20-30 years.
- A Master Plan *shall* include maps, plats, charts, and descriptive, explanatory and other related matter and *shall* show the Planning Commission's recommendations for the physical development of the planning jurisdiction.
- *The Master Plan serves as the basis for the local Zoning Ordinance*, subdivision regulations, other land use regulations and ensuring that capital improvements are consistent with the community goals and policies expressed in the Master Plan.

What Chapters are typically included in a Master Plan?

- Introduction and Historical Background
- Population
- Economic Base
- Natural Features
- Land Use
- Community Facilities and Services
- Housing
- Recreation
- Transportation
- Goals, Policies, Objectives
- Future Land Use

What Maps may be included in a Master Plan?

- Base Map
- Areas of Groundwater Concern
- Bedrock Geology
- Surface Geology
- Soil Associations
- Contour and Elevation

- Wetlands/Floodplains
- Land Use/Cover
- Community Facilities

- Act 51 Road Classifications
- Future Land Use

Master Plans are tailored to each individual community. A community's Zoning Ordinance must be linked to the Master Plan. According to the Michigan Planning Enabling Act, *"at least every 5 years after adoption, a planning commission shall review the Master Plan and determine whether to commence the procedure to amend the Master Plan or adopt a new Master Plan."* CUPPAD generally meets once a month with the Planning Commission for each chapter of the Master Plan. Time of completion varies by community, but generally ranges between 12-24 months. If your community is in need of a Master Plan or an update, please contact CUPPAD.

Zoning Ordinances

Why should your community have a Zoning Ordinance?

PA 110 of 2006, as amended, the Michigan Zoning Enabling Act, allows communities to adopt zoning ordinances. Zoning ordinances are based on Master Plans, addressing future development plans and goals. Zoning ordinances allow for the implementation of Master Plans by regulating the use of land, buildings and structures to promote the public health, safety and welfare based on the following:

- Establishment of zoning districts and general regulations applicable to each district regarding the use of land and dimensions for building and site development with such minimum regulations to meet the requirements of the Ordinance.
- Accommodate and promote land use compatible with the community's character.
- Limit or prohibit improper use of land.
- Reduce hazards to life and property.
- Facilitate adequate and cost effective infrastructure systems.
- Establish controls over conflicting land uses and uses that may need special regulations.
- Promote the gradual elimination of uses and buildings that do not conform to the regulations and standards of this Ordinance.

What is the typical structure of a Zoning Ordinance?

- Article I-Purpose and Introduction
- Article II-Definitions
- Article III-Zoning Districts
- Article IV-General Regulations
- Article V-Signs
- Article VI-Site Plan Review
- Article VII-Conditional Use Permits
- Article VIII-Planned Unit Development
- Article IX-Nonconforming Uses and Structures
- Article X-Administration and Enforcement
- Article XI-Zoning Board of Appeals
- Article XII-Planning Commission
- Article XIII- Interpretation, Severability, Vested Right, Penalties, Effective Date
- Zoning Map

A number of communities desire fewer regulations and certain communities require more regulations than listed above. A CUPPAD staff member will work on a draft of each Article with your community's Planning Commission. The entire process takes about 12 to 18 months. CUPPAD can also assist your community with the Zoning Ordinance adoption process and can also help with any future amendments.

Ordinances

Why adopt an ordinance?

In general, ordinances are adopted to protect the health, safety and general welfare of the residents and property owners of a community. The following are just some of the types of ordinances CUPPAD can prepare based on the needs and unique qualities of your community.

- Blight
- Private roads
- Salvage yards
- Used car lots
- Cemetery
- Civil infractions
- Sign
- Wind energy
- Winter parking
- Sidewalks
- Noise/nuisance
- Dangerous buildings
- Junk
- Subdivision
- Business licensing
- Fence construction
- Outdoor and open burning
- Parking
- Truck route
- Conditional rezoning
- Zoning