

CHAPTER 8

PLAN ADOPTION AND IMPLEMENTATION

Draft Plan Circulated for Comments

The draft Cross Village Township Master Plan was transmitted to the Township Board for review and comment in September 2004. The Township Board approved the draft plan for distribution on October 5, 2004. Following the Board's approval for distribution the proposed plan was distributed to the adjacent Townships, and to the Emmet Planning Commission on October 22, 2004 for review and comment. The comments received are summarized below:

[comments to be added]

Public Hearing

A public hearing on the proposed Master Plan for Cross Village Township as required by the Township Planning Act, Act 168 of 1959 as amended, was held **February 16, 2005**. Section eight of the Act requires that notice of public hearing be given in two publications with the first being published not more than 30 and not less than 20 days prior to the hearing and the second notice shall be published not more than 8 days before the hearing. Notice of the public hearing was published in the Petoskey News Review on _____ and _____. A copy of the public hearing notice is reproduced at the end of this chapter.

The purpose of the public hearing was to present the proposed Master Plan and to accept comments from the public. In addition to the Planning Committee members, ___ Township Board Members attended the meeting, and _____ members of the public.

The public hearing began with a brief explanation of the planning process. Plan development included several Planning Committee workshop meetings, and community input via in written survey (see Appendix A). During the hearing, maps of existing land use, natural resources and proposed future land use recommendations were presented.

The minutes of the Public Hearing are included on pages ____ of this plan.

Plan Adoption

At the close of the public hearing on _____, the Planning Committee formally approved the Master Plan, and recommended adoption by the Township Board.

Legal Transmittals

Michigan planning law requires that the adopted Master Plan be transmitted to the Township Board. Copies of all transmittal letters appear at the end of this chapter.

Plan Implementation

A Master Plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision making on future development proposals. A Master Plan will also act as a

guide for future public investment and service decisions, such as the local budget, grant applications, road standards development, community group activities, tax incentive decisions, and administration of utilities and services.

According to the Township Zoning Act, master planning is the legal basis for the development of a zoning ordinance. Section Three of the Act states: "The zoning ordinance shall be based on a plan designed to promote the public health, safety and general welfare; to encourage the use of lands in accordance with their character and adaptability, and to limit the improper use of land; to conserve natural resources and energy; to meet the needs of the state's residents for food, fiber, and other natural resources, places to reside, recreation, industry, trade, service, and other uses of land; to insure that use of the land shall be situated in appropriate locations and relationships; to avoid the overcrowding of population; to provide adequate light and air; to lessen congestion of the public roads and streets; to reduce hazards to life and property; to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements; and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous use of land resources, and properties."

Zoning

The Zoning Ordinance is the most important tool for implementing the Master Plan. Zoning is the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts. Cross Village Township is covered by the Emmet County Zoning Ordinance regulating land use activities. The current County Zoning Ordinance was adopted in 1972 and has since been revised numerous times. For over two decades the Ordinance has provided guidance in regulating the location, density and standards for local development. The Emmet County Zoning Ordinance pertaining to Cross Village should now be reviewed to ensure the Ordinance is consistent with the goals and the Future Land Use Plan presented in this Master Plan. Cross Village Township wishes to work with the Emmet County Planning Department to ensure that the County Zoning Ordinance is consistent with Cross Village Township's vision for the future by directing future commercial growth to the downtown commercial core area, and prevents any additional commercial sprawl in the Township.

The Cross Village Planning Committee is supportive of the phased Planned Unit Development concept for the downtown area, but believes the property owners in the area need to be the driving force on this issue.

Grants and Capital Improvement Plan

A Master Plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvements Program (CIP) is one tool which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the implementation of a community's goals defined in the Master Plan.

Public Hearing Notice

Cross Village Township Planning Committee
[Public Hearing Minutes]

Copy of
Transmittal letter
to
Cross Village Township Board

Copy of
Transmittal letter
to
Emmet County Planning Commission