

## CHAPTER 8

### Plan Adoption and Implementation

#### **Draft Plan Circulated for Comments**

The draft West Township Master Plan Update was transmitted to the Township Board for review and comment in April 2008. The Township Board approved the draft plan for distribution on May 13, 2008. Following the Board's approval for distribution, the proposed plan was distributed to the adjacent Townships, as well as to Emmet County Planning Commission on June XXX for review and comment. Comments were received from of the \_\_\_\_ adjacent townships and from the county, see Appendix \_\_\_\_.

#### **Public Hearing**

A public hearing on the proposed Master Plan Update for West Township as required by the Township Planning Act, Act 168 of 1959 as amended, was held on \_\_\_\_ . Section Eight of the Act requires that two notices of public hearing be given, the first to be published 20-30 days prior to the public hearing, and the second to be published not more than eight days prior to the public 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. During the review period, the draft plan was available for review on the Township's website, at the \_\_\_\_\_ Public Library or by contacting the Township office.

The purpose of the public hearing was to present the proposed Master Plan Update to accept comments from the public. In addition to the Planning Commission members and \_\_\_\_\_ Township Board members, and \_\_\_\_ residents of the township attended the public hearing.

The public hearing began with a brief explanation of the planning process. Plan development included several Planning Commission workshop meetings, and input from the Township Board. During the hearing, maps of existing land use, color coded resource, and proposed future land use recommendations were presented.

#### **Plan Adoption**

At the close of the public hearing on \_\_\_\_\_, the Planning Commission formally adopted the West Traverse Township Master Plan Update, including all the associated maps.

Per the Township Planning Act (PA 168 of 1959, as amended), in \_\_\_\_\_, the Township Board asserted the right to approve or reject the plan. The Township Board formally adopted the plan on \_\_\_\_\_.

## **Legal Transmittals**

Michigan planning law requires that the adopted Master Plan be transmitted to the Township Board, as well as to the adjacent Townships and the County Planning Commission. Copies of these 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 Michigan Zoning Enabling Act, Master Planning is the legal basis for the development of a zoning ordinance. Section 203 of the Act states: "The zoning ordinance shall be based upon 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, 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 residence, recreation, industry, trade, service, and other uses of land; to insure that uses 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 on 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. A zoning ordinance regulating land use activities has been in effect in West Traverse Township since 1972. The Ordinance has since been revised numerous times. For over three decades the Ordinance has provided guidance in regulating the location, density and standards for local development. The Zoning Ordinance should now be reviewed to ensure the Ordinance is consistent with the goals and the Future Land Use Plan presented in this Master Plan.

## **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 to be inserted]

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[Minutes from Public Hearing to be inserted]

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[Minutes from PC approval to be inserted]

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[Minutes from Township Board approval to be inserted]

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[adopted plan – transmittal to adjacent Twps and Co to be inserted]

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