

Chapter Five IMPLEMENTATION

Introduction

This Master Plan establishes a strategy for growth, development, and preservation in Lake Township. The Plan is comprised of graphic and narrative policies intended to provide basic guidelines for making reasonable, realistic community decisions. It establishes policies and recommendations for the proper use of land and the provision of public services and facilities. The Plan is intended to be used by local officials, by those considering private sector developments, and by all residents interested in the future of the township.

This Plan is a policy document. As a policy document, the Plan's effectiveness is directly tied to the implementation of its policies through specific tools and actions.

The completion of the Plan is one part of the planning process. Realization or implementation of the goals, objectives and policies of the Plan can only be achieved by specific actions, over an extended period of time, and through the cooperative efforts of both the public and private sectors.

Implementation of the Plan may be realized by:

- encouraging knowledge, understanding, and support of the Plan by residents and the business community, and the continued communication with and involvement of the citizenry
- providing a program of capital improvements and adequate, economical public services to accommodate desirable development.
- pursuing an action plan to address the objectives presented in Chapter Two
- regulating the use and manner of development through up-to-date reasonable zoning controls and other regulatory and non-regulatory tools
- maintaining a current master plan

The purpose of this Chapter is to identify important implementation tools available to the township.

Public Support, Communication and Community Involvement

Citizen participation and understanding of the general planning process and the specific goals, objectives and policies of the Plan are critical to the success of the township's planning program. Understanding and support of the Plan by local citizens can greatly enhance its implementation. This enhancement may be found in citizen support for bond proposals, special assessments, zoning decisions, and development proposals.

In order to organize public support most effectively, the township must emphasize the necessity of, and reasons for long-range planning and the development of the Master Plan.

Specific actions to be undertaken to encourage public understanding and support of the township's planning program, and the continued communication with and involvement of the citizenry, are as follows.

1. Ensure that copies of the Master Plan are available at the township hall and on the township web site.
2. Post the Future Land Use Map in the township hall where it is clearly visible.
3. Post a regularly updated listing of current events pertaining to planning and zoning matters at the township hall and on the township web site.
4. Through public notices, newsletters, township hall postings, web site postings, and other means, apprise residents of:
 - the planning efforts of the township
 - meetings that will address development and public service improvement proposals as the projects move through review
 - proposed developments and land use decisions under consideration, and where individuals may acquire additional information
5. Periodically hold special meetings for the specific purpose of discussing the township's planning efforts and providing residents with the opportunity to share concerns and suggestions.

6. Encourage “neighborhood watch” programs in each neighborhood to promote safety, cooperation, and communication.
7. Maintain regular and continued communication with neighboring communities and encourage coordination of planning efforts.

As the township grows and increased demands for public services and infrastructure improvements surface, the benefit of a comprehensive capital improvement program will grow.

Capital Improvements Programming

The use of capital improvements programming can be an effective tool for implementing the Master Plan and ensuring the orderly programming of public improvements. In its basic form, a Capital Improvements Program (CIP) is a complete list of all proposed public improvements planned for a six-year period (time span may vary) including costs, anticipated funding sources, location, and relative priority. It is a schedule for implementing improvements that acknowledges current and anticipated demands, and recognizes present and potential financial resources available. The CIP is not intended to encourage the spending of additional public monies but is simply a means by which an impartial evaluation of needs may be made.

The importance of CIPs is highlighted by the fact that Sec. 65 of the Planning Enabling Act strongly endorses capital improving planning for all communities, and mandates that a township prepare an annual six-year CIP if the township owns or operates a water supply or sewage disposal system.

The CIP outlines the projects that will replace or improve existing facilities, or that will be necessary to serve current and projected land use development within a community. Advanced planning for public works through the use of a CIP ensures more effective and economical capital expenditures, as well as the provision of public works in a timely manner. Few communities are fortunate enough to have available at any given time sufficient revenues to satisfy all demands for new or improved public facilities and services. Most communities are faced with the necessity of determining the relative priority of specific projects and establishing a program schedule for their initiation and completion.

This Master Plan does not recommend specific increases in public services or infrastructure excluding an expanded township hall, and includes no recommendations for the introduction of public sewer or water or the acquisition of additional park sites. Still, regularly prioritizing even “minor” community improvements is an important element of planning.

Objectives Action Plan

The objectives presented in Chapter Two serve as strategies to reach the goals of this Master Plan, also presented in Chapter Two, and to put in place the policies of Chapter Three (Future Land Use Strategy) and Chapter Four (Coordinated Public Services). Some of the objectives require comparatively short periods of focus for successful implementation (one or several years) while others may require a longer implementation period and continued maintenance as a regular annual effort each and every year.

The Chapter Two objectives are of limited value unless they are routinely and regularly reviewed and an annual action plan is developed to identify those objectives to pursue in the coming year and each subsequent year, and the recommended township entity that is best suited to take the lead in furthering the selected objective(s).

Undertaking the implementation of an excessive number of objectives during a single year is likely not realistic and may lead to little being accomplished. Identifying a realistic set of annual objectives to direct efforts toward may ultimately lead to a more successful long-term implementation program.

The Planning Commission and Township Board should meet annually:

- to prioritize objectives to be pursued in the coming several years and those that should take priority in the immediate year ahead
- to identify the entity to take charge in the respective objective’s implementation
- to identify the steps to be taken for the objective’s implementation
- to identify from where funding is to be provided (if funding is necessary)
- to report on the status of implementation efforts during the previous year

Prioritization of the objectives should be based on such factors as public safety, economic stability and growth, comparative need, comparative impact community wide, and the number of residents and/or businesses that benefit.

Development Codes and Programs

Zoning Ordinance

A zoning ordinance is the primary tool for implementing a Master Plan. A zoning ordinance regulates the use of land. The ordinance generally divides a community into districts and identifies the land uses permitted in each district. Each district prescribes minimum standards that must be met such as minimum lot area, lot width, and building setbacks. Since 2006, zoning regulations for Michigan communities are adopted under the authority of the Michigan Zoning Enabling Act, P.A. 110 of 2006.

The purpose of zoning, according to the Michigan Zoning Enabling Act, is to (in part): “regulate the use of land and structures; to meet the needs of the state’s citizens for food, fiber, energy, and other natural resources, places of residence, 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 limit the overcrowding of land and congestion of population, transportation systems, and other public facilities.”

Lake Township’s prior 2007 Zoning Ordinance was recently replaced by a wholly new Zoning Ordinance in 2020.

Any time a new Master Plan is adopted or an existing Master Plan is amended, a municipality’s zoning ordinance should be carefully reviewed to identify ordinance amendments that may be beneficial to implement the policies of the Plan and facilitate efficient day-to-day zoning administration. The extent of desirable amendments may suggest the need for the development of a wholly new zoning ordinance.

Adoption of zoning regulations by the Township Board provides the legal basis for enforcement of zoning provisions. The ultimate effectiveness of the ordinance is dependent on the overall quality of ordinance administration and enforcement. If administrative procedures are lax, or if enforcement is handled in an inconsistent, sporadic manner, the result will be unsatisfactory. The Planning Commission, Township Board, and staff are responsible for carrying out zoning/development related functions including the review of development plans and site inspections. These functions can require special expertise and a substantial investment of time to ensure that these essential day-to-day functions are met and appropriate development is facilitated.

Lake Township Zone Plan

The following pages present a Zone Plan. The Zone Plan establishes a foundation for the township’s zoning regulations. The Zone Plan is comprised of three elements. The Michigan Planning Enabling Act requires that a Master Plan include a Zone Plan.

Zone Plan – Part One

Part One of the Zone Plan presents **guidelines for the presentation of zoning districts** in the Lake Township Zoning Ordinance, to implement the Future Land Use Strategy presented in Chapter Three including the Future Land Use Map.

Zone Plan – Part Two

Part Two of the Zone Plan presents **guidelines for basic site development standards** for the zoning districts to implement the Future Land Use Strategy presented in Chapter Three including the Future Land Use Map.

Zone Plan – Part Three

Part Three of the Zone Plan identifies **important ordinance elements** that the Lake Township Zoning Ordinance should include to ensure its ease of use and effectiveness in advancing the goals, objectives, and policies of the Master Plan. The Zoning Ordinance should be reviewed periodically within the context of these elements.

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Zone Plan – Part One

Table of Recommended Zoning Districts and Relation to Future Land Use Map

The following table presents conceptual guidelines for the presentation of zoning districts in the Lake Township Zoning Ordinance, to implement the Master Plan’s Future Land Use Strategy (including Future Land Use map). “Secondary District Uses” identified in the table, or others specified in the Zoning Ordinance, should typically be subject to comprehensive review to determine if the proposed use is appropriate on the subject site based on, in part, compatibility with surrounding land uses, environmental conditions, road infrastructure, and public services. The Zoning Ordinance may incorporate other districts to address specialized matters such as uses and development in floodplains and along surface waters, “planned unit development” provisions as authorized by the Zoning Enabling Act, and corridor access management provisions.

Zoning District (example names)	Primary Relationship to Chapter Three Including Future Land Use Map	Primary Intended District Uses	Examples of Potential Secondary District Uses
<u>C</u> Conservation	Resource Conservation Area	Wildlife management areas, conservation areas, and passive recreation areas	(Not Applicable)
<u>AG</u> Agricultural-Residential	Agricultural/Rural Residential Area	Agriculture and single-family residences	Golf courses, campgrounds, shooting ranges, veterinarian clinics, kennels, bed and breakfasts, and agritourism
<u>RR:</u> Rural Residential	Agricultural/Rural Residential Area	Agriculture and single-family residences	Golf courses, campgrounds, kennels, bed and breakfasts, and day care centers
<u>R-1</u> Low Density Residential <u>R-2</u> Medium Density Residential	Suburban Residential Area	Single-family dwellings (R-1 and R-2) and two-family dwellings (R-2):	Religious institutions, schools, libraries, child care facilities, parks and other recreation facilities, and utility substations
<u>R-MHC</u> Manufactured Housing Community	Suburban Residential Area	Manufactured housing communities	Religious institutions, schools, libraries, child care facilities, utility substations and mobile home sales
<u>R-MF</u> Multiple Family Residential	Suburban Residential Area	Multiple family developments	Religious institutions, schools, libraries, child care facilities, utility substations, assisted living facilities and boarding houses
<u>RB</u> Residential Business	Suburban Residential Area	Cottage resorts	(Not Applicable)
<u>B-1</u> Local Commercial	Commercial and Industrial Areas	Comparatively small retail, office and personal service uses, catering to local population, tourists and highway traveler	Service stations, vehicle sales, building supply sales, hotels, hospitals, day care centers, and drive-through facilities
<u>I-1</u> Light Industrial	Commercial and Industrial Areas	“Light” industrial uses such as assembly of pre-made parts, tool and die, sheet metal fabrication, printing, and laboratories	Lumber mills, junk and salvage yards, vehicle repair, recycling centers, and manufacturing from raw materials

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Zone Plan – Part Two
Table of Zoning District Site Development Standards

The following table establishes conceptual guidelines for basic site development standards of the zoning districts intended to implement the Future Land Use Strategy in Chapter Three (including the Future Land Use Map). The table’s standards establish a realistic concept for each district. All guidelines below are approximate and serve as a framework for more detailed Zoning Ordinance standards. Conditions may suggest divergences from the guidelines to address special issues such as height exceptions for communication towers, increased setbacks where commercial/industrial uses are adjacent to residential uses, and increased lot width standards as part of access management measures. Flexibility by way of a “planned unit development” district per the Zoning Enabling Act may also be determined beneficial.

Zoning District	Minimum Lot Area	Minimum Lot Width and Frontage	Maximum Building Height	Maximum Building Coverage (BC) Maximum Lot Coverage (LC)	Minimum Yard Setback		
					Front	Side	Rear
C Conservation	12,000 sq. ft.	100 ft.	20 ft.	BC: 5% LC: 5%	20 ft.	20 ft. each	20 ft.
AG Agricultural	1.5 acres	150 ft.	35 ft.	BC: 25% LC: 30%	50 ft.	25 ft. each	25 ft.
RR Rural Residential	1.5 acres	150 ft.	35 ft.	BC: 25% LC: 30%.	25 ft.	10 ft. each	25 ft.
R-1 Single-Family Residential	12,000 SF	100 ft.	35 ft.	BC: 35%. LC: 50%	25 ft.	6 ft. for one yard, combined 16' total.	35 ft.
R-2 Single-Family Residential	12,000 SF except 24,000 sq. ft. for a two-family dwelling.	100 ft., except 150 ft. for a two-family dwelling.	35 ft.	BC: 35% LC: 50%	25 ft.	6 ft. for one yard, combined 16' total.	10 ft.
R-MHC Manufactured Housing Community	Compliance with Manufactured Housing Commission Rules and Regulations						
R-MF Multiple Family	12,000 SF	100 ft.	35 ft.	BC: 35% LC: 65%	40 ft.	15 ft. each	25 ft.
RB Residential Business	12,000 SF	100 ft.	35 ft.	BC: 35% LC: 50%	25 ft.	10 ft. each	20 ft.
B-1 Local Commercial	20,000 SF	100 ft.	35 ft.	BC: 35% LC: 70%	40 ft.	25 ft. each	25 ft.
I-1 Light Industrial	1.0 acres	150 ft. ²	35 ft.	BC: 50% LC: 70%	40 ft.	25 ft. each	25 ft.

Zone Plan, Part Three – Important Components of the Lake Township Zoning Ordinance. The following identifies important general elements that the Lake Township Zoning Ordinance should include to ensure its ease of use and effectiveness in advancing the goals, objectives, and policies of the Master Plan. The ordinance should be periodically reviewed within the context of these elements:

1) Procedural Matters/Plan Review

The Zoning Ordinance should be reviewed to ensure it includes clear and comprehensive step-by-step provisions addressing procedural matters such as the application process and approval standards for zoning permits, amendments, matters that come before the Zoning Board of Appeals, and enforcement efforts.

The zoning permit application procedures should include clear requirements for the submittal of necessary plans illustrating proposed modifications to a site, to enable officials to determine compliance with all standards of the Ordinance.

The provisions should ensure development plans include comprehensive information such as the delineation of existing natural features, the extent of alterations to such features, and the salient features of the development including buildings, parking, screening, lighting, grading and storm water management.

The Zoning Ordinance should include a comprehensive set of approval standards addressing such matters as access management and vehicular/pedestrian circulation, emergency vehicle access, natural resource protection, utilities, storm water management and compatibility with surrounding conditions.

2) District Provisions/Special Land Uses

The ordinance should include a clear and comprehensive presentation of zoning districts including the purpose, authorized uses, and development standards for each. To this end, the districts should differentiate between uses authorized “by right” versus as “special land uses.”

Uses permitted by right are the primary uses and structures specified for which a particular district has been established. An example may be a dwelling in a residential district.

Special land uses are uses that are generally accepted as reasonably compatible with the primary uses and structures within a district but, because of their particular character, may have

an increased potential for injurious effects upon the primary uses in the district, or are otherwise unique in character and it may not be appropriate in certain situations or on certain parcels. An example may be a kennel in a residential district.

Special land uses require special consideration in relation to the welfare of adjacent properties and to the township as a whole, and may not be appropriate in all locations.

3) Site Development Standards

In addition to the standards presented in the Zoning Ordinance for each district, such as minimum lot area, width, and setbacks, the Ordinance should be reviewed to ensure it presents clear and comprehensive standards addressing more general fundamental site development issues such as:

- a. Proper access to ensure public safety and welfare including access management along thoroughfares, emergency vehicle access, and non-motorized circulation.
- b. Off-street parking and loading to ensure adequate facilities are provided on a development site and design features encourage safe and efficient circulation for all.
- c. Landscaping and screening provisions that ensure new development (commercial, industrial, institutional, etc.) is compatible with surrounding conditions and supportive of the desired character of the community.
- d. Sign regulations to ensure local signage does not contribute to traffic safety hazards, visual clutter, confusion for vehicle drivers, visual blight, and decreased property values.
- e. Environmental safeguard provisions to ensure new development minimizes disturbances to the township’s natural resources including keyholing and storm water management.

4) Nonconformities

The Zoning Ordinance should address lots, uses, and structures that are nonconforming due to changes to the zoning ordinance, and the extent to which such lots, uses and structures can be replaced, expanded, enlarged, or otherwise altered.

5) Site Condominium Regulations

The Zoning Ordinance should address site condominiums. Site condominiums come in many forms, but they typically involve developments that look identical or nearly identical to platted subdivisions. The principal differences between the two is that while privately owned lots comprise the entirety (or near entirety) of a platted subdivision, site condominiums are comprised of privately owned (or rented) building envelopes where there are no “lot lines” and greater portions of the development are commonly owned. Site condominiums are not comprised of “lots” in the traditional sense. Zoning regulations must clearly address this form of development and correlate site condominium development with “lot” regulations to ensure such development is subject to the same review procedures and standards as otherwise applicable to other residential development of similar physical character (platted subdivisions).

6) Clustering / Open Space Developments

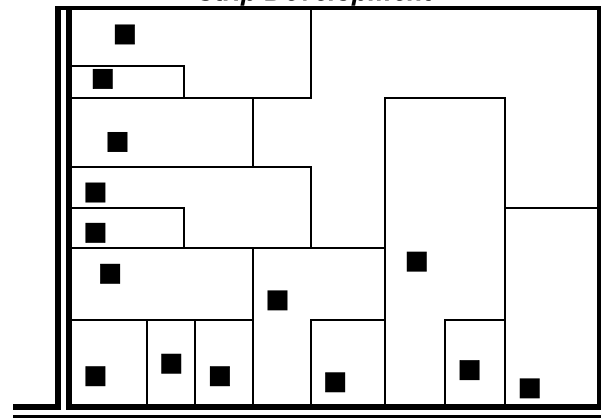
As a tool to facilitate the conservation of important natural resources and ecosystems, this Plan supports what are commonly referred to as “cluster developments” and “open space developments” in association with platted subdivisions, condominium subdivisions, and similar neighborhood developments. This development option is a beneficial alternative to large lot “rural sprawl,” which consumes open space and creates lots that are too small for farming or meaningful habitat protection.

“Clustering” provides for the grouping of smaller lots than what is normally permitted, on only a portion of the development tract, so that the balance of the tract can be retained as open space and for the preservation of important environmental resources. Clustering provisions must recognize the specific requirements of Sec. 506 of the Michigan Zoning Enabling Act.

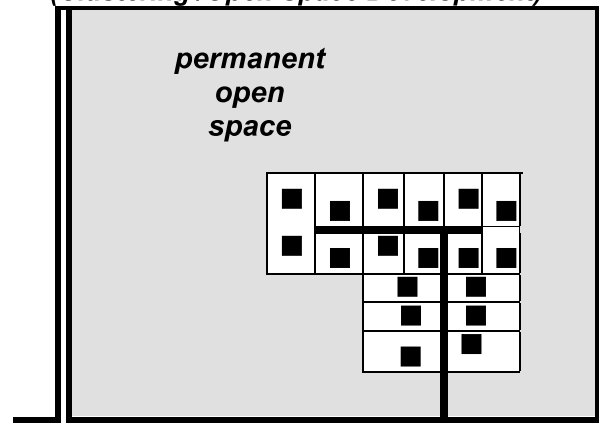
As much as 50% or more of a site, and preferably the most environmentally significant, may be preserved in its existing natural state, with individual house lots occupying the remaining acreage. These “open space” areas can be reserved by the use of conservation easements, deed restrictions, or similar tools. A critical component of clustering should be the inclusion of new interior roads to serve the new lots, rather than stripping new dwellings along existing road frontages.

More traditional strip residential development along the township’s major roads is illustrated in Example A below. This is the easiest form of development but it impacts public safety due to the many driveways directly accessing the road and it can significantly undermine the rural character of the township. Example B, illustrating a clustering/open space development, improves public safety along the road and more effectively preserves the existing character of the community including its open spaces and environmental resources and habitats. Clustering can also save infrastructure costs by reducing the length of roads and utility lines.

**Example A
Strip Development**



**Example B
(Clustering / Open Space Development)**



One of the most effective means to encourage the open space development option is through more flexible development standards than otherwise available, such as standards pertaining to permissible densities, lot sizes, and setbacks. This Plan supports appropriate incentives to facilitate this preferred form of development provided such incentives are not contrary to the principal policies of the Plan. Accordingly, moderate increases in

recommended maximum development densities presented in Chapter Three may be reasonable.

7) Planned Unit Developments (PUDs)

“Planned unit development” provisions in a Zoning Ordinance typically permit a more flexible form of development than normally permitted by the district in which a development site is located or the other districts established in the Ordinance. PUDs are expressly authorized by the Zoning Enabling Act with the intent to facilitate development that, in part, encourages innovation in land use and variety in design, layout, and type of structures constructed; achieves economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities; encourages useful open space; and provides better housing, employment, and consumer opportunities. PUDs are sometimes used as a means to facilitate residential cluster development discussed in (6) above but are frequently used to facilitate development that provides a mix of housing units and nonresidential uses in one unified site design. The specific PUD provisions of an ordinance dictate the character and scope of development that may occur under such a development option.

8) Special Issues

A very beneficial part of a zoning ordinance, commonly referred to as “supplemental provisions”, can be used to address a host of special issues that have relevance to the particular community. The particular scope of issues addressed should be tailored to the particular community. However, common issues addressed include, but are not limited to, the following:

- conditional approvals
- moving buildings
- essential services
- one dwelling per lot
- single family dwelling standards
- temporary dwellings
- accessory uses, buildings, and structures
- outdoor furnaces
- home occupations
- keeping of livestock (dwelling related)
- swimming pools
- outdoor display, sales, and storage
- outdoor recreational vehicle storage
- temporary non-residential buildings/uses
- building height exceptions
- setback exceptions

9) Clarity

The clarity of a zoning ordinance’s wording and organization will greatly impact the ability of officials to administer the ordinance in a consistent manner, validly enforce the ordinance’s provisions, and facilitate a user-friendly document for officials, applicants, and the general public. This clarity must be reflected in the wording of individual provisions as well as linkages between chapters including the avoidance of conflicting provisions.

10) Compliance with Current Law

The Zoning Ordinance’s provisions must comply with current law to ensure its validity and the ability of officials to enforce the Ordinance. The Township Zoning Act, under which Lake Township adopted its first zoning regulations, was repealed in 2006 and replaced by the Zoning Enabling Act (Public Act 110). The township’s zoning regulations should be coordinated with the Zoning Enabling Act and periodically updated to address any subsequent changes to the law.

Subdivision and Land Divisions Ordinances

When a landowner/developer proposes to subdivide land, the person is, in effect, planning a portion of the township. To ensure that such a development is in harmony with the Master Plan, the subdivision or resubdivision of residential and nonresidential land must be adequately reviewed. A subdivision ordinance establishes requirements and design standards for the development of plats including streets, blocks, lots, curbs, sidewalks, open spaces, easements, public utilities, and other associated subdivision improvements. The Land Division Act, P.A. 288 of 1967, as amended, provides the authority for municipalities to adopt local ordinances to administer the provisions of the Land Division Act including the platting of subdivisions.

With the implementation of a subdivision ordinance, there is added insurance that development will occur in an orderly manner and the public health, safety and welfare will be maintained. For example, subdivision regulations can help ensure developments are provided with adequate utilities and streets, and appropriately sized and shaped lots. Adopting a local ordinance addressing the creation of subdivisions can encourage a more orderly and comprehensive manner for the review and approval of subdivision plats.

Of equal importance is a “land division ordinance.” While a subdivision ordinance addresses unified residential developments of multiple units (plats), much of the development in Lake Township outside of the M-25 corridor area is in association with incremental land divisions for the purpose of establishing individual home sites. A land division ordinance assures that these incremental divisions meet certain minimum zoning ordinance standards such as lot area and width. The Land Division Act referenced above also provides municipalities with the authority to adopt a land division ordinance. Land division ordinances can ensure consistency in review and approval practices.

Other Special Purpose Ordinances

While zoning and land split regulations are the most frequently used tools for the regulation of land use and development, the control of land use activities can extend beyond their respective scopes. Special purpose rules and regulations can complement zoning and land split regulations and further the implementation of the Master Plan. Such ordinances may address matters pertaining to noise, public nuisances, outdoor assemblies, blight, junk, weeds, and other activities. Township officials should evaluate the scope of the township’s current special purpose ordinances and determine what new ordinances, and/or amendments to current ordinances, may be beneficial to further implement the Master Plan.

Maintaining a Current Master Plan

Successful planning requires maintaining a current Master Plan. The Master Plan should be updated periodically. The Plan must be responsive to community changes if it is to be an effective community tool and relied upon for guidance. Periodic review of the Plan should be undertaken by the Planning Commission, Township Board, and other officials to determine whether the Plan continues to be sensitive to the needs of the community and continues to chart a realistic and desirable future.

Community changes that may suggest updates to the Plan include, but need not be limited to, changing conditions involving available infrastructure and public services, growth trends, unanticipated and large-scale development, and changing community aspirations. The following page outlines important considerations for the periodic evaluation of the Master Plan.

The importance of maintaining a current Plan is reflected in the Planning Enabling Act’s requirement that a Planning Commission review its Master Plan at intervals not greater than five years and document the Commission’s findings.

Amendments to the Master Plan, or the preparation of a wholly new Plan, should follow the minimum procedures delineated in the Planning Enabling Act in addition to measures the township believes will enhance the planning process.

**Questions to be asked during a review
of this Master Plan should include, at a minimum:**

- Does the Plan present valid and current inventory data (Appendices and elsewhere)?
- Does the discussion of planning issues and specific goals/objectives continue to be appropriate today?
- Do the future land use and public services policies of the Plan continue to reflect preferred strategies to address development, preservation, and public services?
- Have there been any new and/or significant development projects that have raised concerns about the township's future, or the future of a particular area of the township, which may suggest changes to the Master Plan's goals, objectives and/or policies regarding development, preservation, and public services?
- Have there been any other major changes in the township that were not anticipated under the current Master Plan?
- Have any specific development decisions been made (such as rezonings and site plan approvals) that may appear contrary to the Master Plan and, if so, do such decisions suggest the need to revise the Plan to be more responsive to local conditions?
- Have any text amendments been made to the Zoning Ordinance that suggest Master Plan revisions to maintain coordination between the two documents?
- Is the character of local growth and development (residential, commercial, and other) since the Plan was adopted (or last updated) in keeping with Plan's vision (goals, objectives, and policies)?
- Are there significant discrepancies between the Future Land Use Map and Zoning Map, recognizing that the Zoning Map is current law and the Future Land Use Map portrays the future vision?
- Are there conditions and/or trends in nearby communities, particularly along the township's borders, which suggest modifications to the Plan's policies addressing future land use and public services?
- Does the Master Plan comply with current law?