

Chapter 8 - Plan Adoption and Implementation

Plan Coordination and Review

As required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended), notification of intent to update the Mikado Township Master Plan was sent on April 4, 2016 to all adjacent communities and other relevant entities to request cooperation and comment. A copy of the notice letter, affidavit of mailing and entities notified can be found at the end of this chapter.

After the draft plan was completed by the Planning Commission with the assistance of NEMCOG, a draft was transmitted to the Township Board for approval to distribute the plan for review and comment. The draft plan was transmitted on February 15, 2017 to entities notified at the initiation of the plan development. After the required comment period, a public hearing notice and notice of plan adoption of the final plan was transmitted to all required entities. A copy of all relevant information can be found at the end of this chapter.

Public Hearing

A public hearing on the proposed Master Plan, as required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) was held on May 10, 2017 by the Township Planning Commission. The Act requires that 15 days' notice of the public hearing be given in a publication of general circulation in the community. Notice of the public hearing was published in the Alcona County Review on April 26, 2017.

Plan Adoption

The Mikado Township Planning Commission formally adopted the master plan on May 10, 2017. The Mikado Township Board passed a resolution of concurrence on June 12, 2017.

Plan Implementation

The Master Plan was developed to provide a vision of the Township's future. It will serve as a tool for decision making on future development proposals. The plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road maintenance and development, community group activities, tax incentive decisions, and administration of utilities and services.

On an annual basis, the Township Planning Commission will review the goals and objectives of the Master Plan and identify objectives to be completed that year. The review will be shared with the Township Board. These identified priority items will be the focus of the Planning Commission's activity throughout that particular year. This will allow the Planning Commissions to work on a proactive basis in order to better accomplish the goals identified in the Master Plan.

Zoning Plan

The Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, requires a Master Plan contains a Zoning Plan – *an explanation of how the land use categories on the future land use map relate to the districts on the zoning map*. The zoning ordinance is the primary tool for implementing the Tri-Townships Master Plan. This plan recommends each Township's zoning ordinance be reviewed to ensure the ordinances are consistent with the goals and the future

land use plan. At that same time the zoning ordinance should be reviewed to assure it conforms to current State of Michigan statutes and court rulings.

Zoning standards and allowable uses will be periodically reviewed and evaluated to determine if changes are needed in order to facilitate orderly development; incorporate innovative approaches; and maintain the desired community character. Chapter 6 contains many objectives that will be achieved through zoning updates. The Township will review their zoning ordinance to determine if the following items are properly addressed: private roads and driveways, access management, signs and billboards, communications towers, antennas and towers, and wind turbines.

Chapter 7, Future Land Use Recommendations depicts the locations of future land use planning areas and provides explanations of each land use planning area including purpose, recommended development density, and compatible uses. Agricultural Future Land Use (FLU) areas are generally consistent with Agricultural Zoning Districts in the Township. The Township does not intend to shift boundaries, unless there is a landowner request.

Conservation FLU areas, which includes public lands, and wetlands, lowland forests and flood plains on private properties, is represented by the Resource Conservation zoning district. Private lands fall under Forest Recreation and Agricultural zoning districts. The Forest Recreation future land use is represented by the Forest Recreation and Agricultural zoning districts. The Township does not intend to shift boundaries, unless there is a landowner request.

The Residential FLU category includes existing residential development on smaller lots. The areas are zoned as Single Family Residential with small areas designated for expansion currently zoned Forest Recreation and Agricultural. The master plan supports changing of the non-residential zoning to residential zoning in order to accommodate higher density residential developments. It is expected the zoning changes would occur as the demand for new housing on smaller lots increases.

Village Commercial FLU identifies areas of existing commercial development and allows for expansion of new commercial enterprises. Townships should review and if needed amend general provisions and supplemental regulations to address groundwater protection, noise, lighting, landscaping, screening, signs and access management; especially when development is located along major roadways, within neighborhoods and along community entryways. New development will be directed into the General Commercial FLU areas and the plan would support changing zoning district boundaries.

Presently, there is limited demand for new industrial development. Townships should review, and if needed, amend general provisions and supplemental regulations to address groundwater protection, noise, lighting, landscaping, screening, signs and access management in relation to industrial development.

Grants and Capital Improvement Plan

The 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 prioritize and budget for capital improvement projects, (such as infrastructure improvements, park improvements, etc.). A Capital Improvements Program (CIP) typically looks five years into the future to establish a schedule for all anticipated capital improvement

projects in the community. A CIP includes cost estimates and sources for financing for each project. It can therefore serve as both a budgetary and policy document to aid in the implementation of a community's master plan.

Recreation Plan

The Township must have a current DNR approved Community Recreation Plan to be eligible for recreation grant funding. Mikado Township is considering developing its first recreation plan. The DNR approved Recreation Plan covers a five year planning period. Grant funds would be pursued for recreation projects identified in the Master Plan and Community Recreation Plan. Project may include improvements to the ball fields, expansion of indoor and outdoor recreation facilities, bike and hiking trails, and public access onto the lakes and streams.

Official Documentation

The following pages contain the official documentation of the master planning process.

Notice of intent

Workshop flyer

Transmittal of Draft

Legal Notice

Mikado Township Planning Commission minutes from public hearing

Resolution of Adoption

Resolution of Concurrence