



PLANNING MICHIGAN CONFERENCE

VIRTUAL CONFERENCE 2020



**MICHIGAN
ASSOCIATION OF
PLANNING**

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TODAY'S SESSION

Be Yourself. Know your Community. And have Good Regulations.

Presenters: Arthur Mullen, AICP, Adam Young, AICP, Elise Crafts, AICP



American Planning Association
Michigan Chapter
Creating Great Communities for All





What are we talking about



- 1) Communities with Master Plans and Zoning**
- 2) Rural - Majority of Michigan Land**
- 3) Goals and Desires for Protection**





What happened



- 1) Urban/Suburban Templates**
- 2) Budget**
- 3) One Size Fits All**
- 4) Lack of Understanding**





Understanding the Constraints



- 1) Understand Resident Needs
- 2) Recognize Community Desires
- 3) Recognize Capacity Limitations
- 4) Appreciate Lack of Experience



ATLAS TOWNSHIP






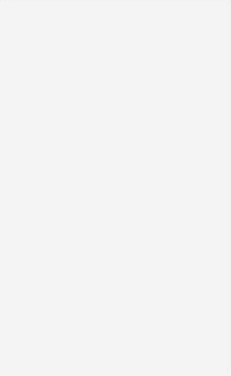
Genesee County, Population 6,000





LOCAL APPLICATION OF THE RURAL TO URBAN TRANSECT

- Six zones, from rural to urban
- Only 4 zones appropriate in Atlas Township's context
- Zone 4: "Atlas Center"
- Zoning district scheme and densities based on principles of the transect:
 - RA District – 3 ac. min.
 - RSA District – 1 ac. min.
 - RU-1 District – 20,000 sq. ft. min.
 - Historic Village (HV) District

Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
<p>RURAL ATLAS:</p> <p>Preserves; Wetlands; Forestlands; Other environmentally significant areas;</p>	<p>RURAL ATLAS:</p> <p>Farms; Pastures; Orchards; Homesteads; Very low density residential homes;</p>	<p>SUBURBAN ATLAS:</p> <p>Small farms; Low density residential homes; Low density subdivisions; Institutional uses;</p>	<p>ATLAS CENTER (Gale & Perry)/ VILLAGE OF GOODRICH:</p> <p>Medium density neighborhoods; Specialized services; Parks; Institutional uses;</p>	<p>VILLAGE OF GOODRICH:</p> <p>High density neighborhoods; Multiple-family residences; Mixed use central business district;</p>	<p>NOT PRESENT IN COMMUNITY</p> <p>Dense central business district;</p>
					



GRAVEL ROAD CAPACITY ANALYSIS & STRATEGIES



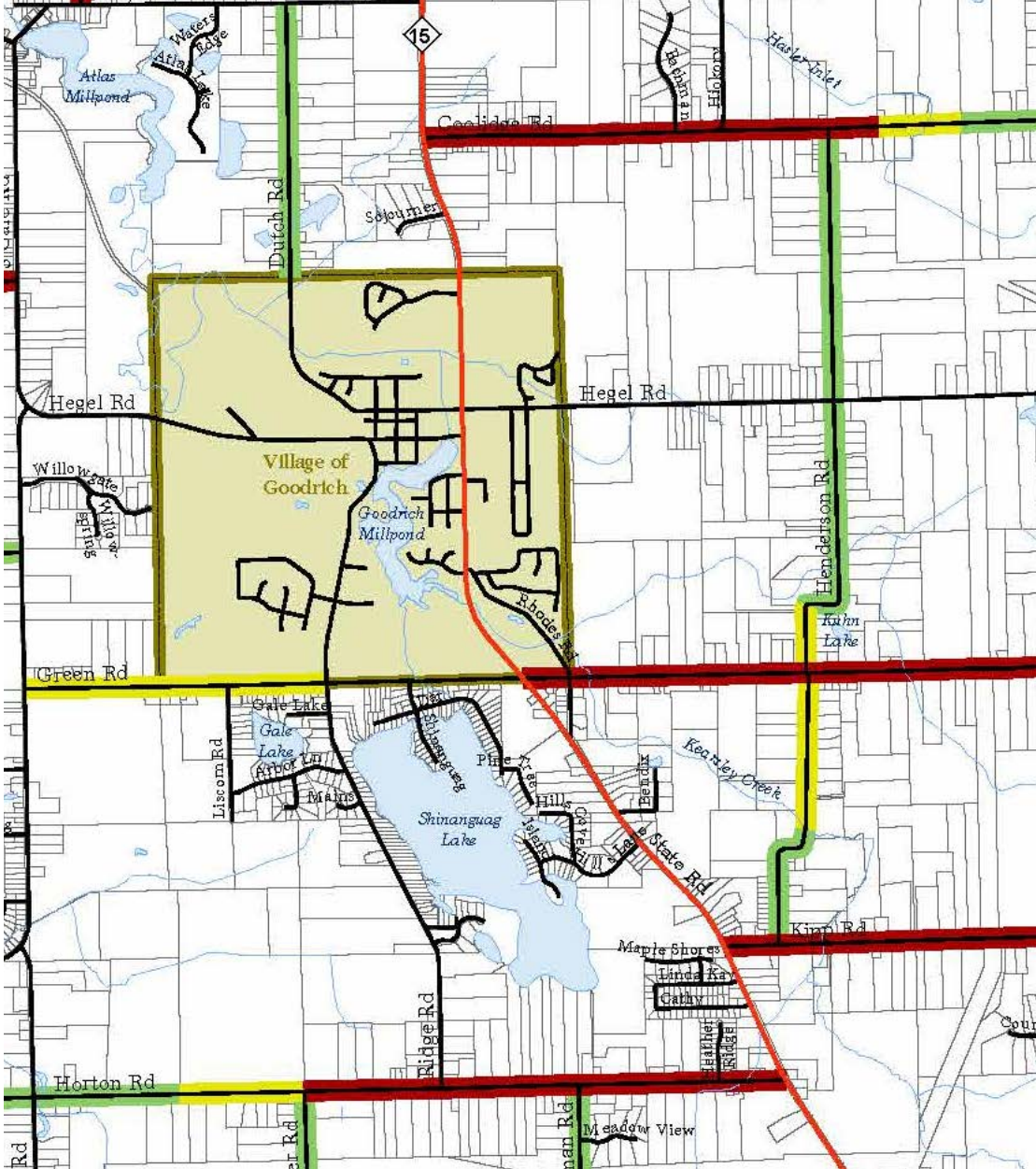
- Embracing gravel roads as a contributor to rural character
- Desire to manage growth concurrent with road capacity
- Conducted a gravel road capacity analysis as part of the Master Plan
 - 70% gravel roads found to be “under capacity”
 - 10% gravel roads “nearing capacity”
 - 20% gravel roads “at or above capacity”





GRAVEL ROAD CAPACITY ANALYSIS & STRATEGIES (CONT.)

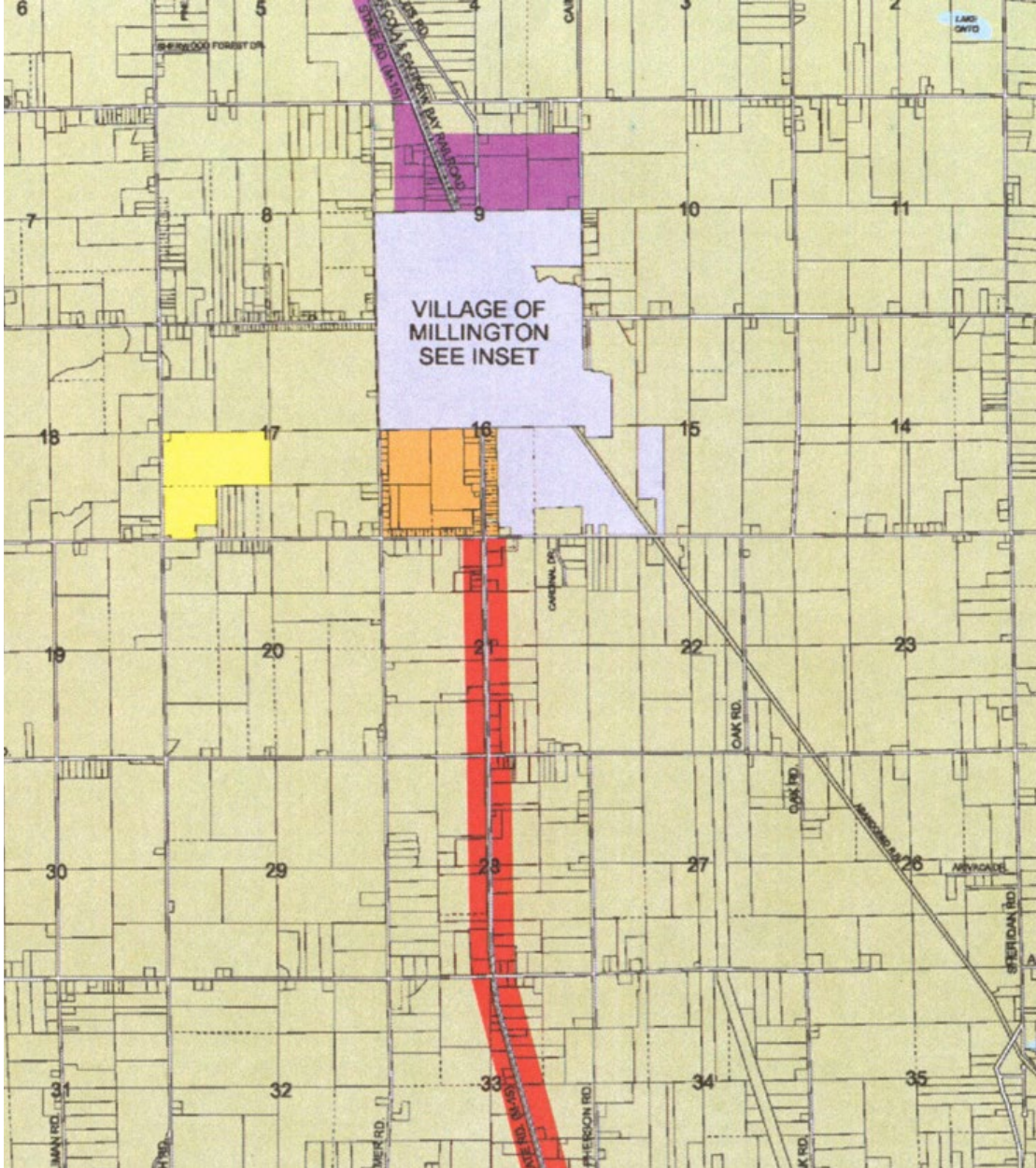
- Alternative strategies to paving the road:
 1. Limit intensity of development along road
 2. Allow for increased development elsewhere
 3. Coordinate with county on permits and road improvements



MILLINGTON TOWNSHIP

Tuscola County, Population 4,000





“CUSTOM-FIT” ZONING REGULATIONS

- Comprehensive zoning update, following a new Master Plan
- Simplified zoning ordinance – 66 pages
- Addressed local and contemporary zoning issues
 - Solar energy
 - Wind generation
 - Lighting
 - Signage
 - Keeping of animals
- Revisions intended to support the agricultural economy
 - Agritourism enterprises
 - Agribusiness activities
 - Farm markets/roadside stands



“CUSTOM-FIT” ZONING REGULATIONS (CONT.)



- Achieve balanced and compatible land use along M-15
 - Allow greater mix of land use in the commercial district
 - Landscaping/buffering standards
- Support the development of new housing types
 - Attached single-family, townhouses, and multiple-family
 - Senior/assisted living



MORAN TOWNSHIP

Mackinac County, Population 1,000





ADDRESSING KEY COMMUNITY CONCERNS...

- Identified as part of a planning process for an updated Master Plan
- Key concerns to be addressed:
 1. The potential impact of tourism development on the character of Moran Township
 2. Protecting the aesthetic and scenic qualities of the US-2 corridor – and exceptional views of the Mackinac Bridge
 3. Protecting sensitive wildlife and natural areas – dunes, marshes, wetlands, mature forests
 4. Limiting development in areas susceptible to ground water contamination





...THROUGH CUSTOMIZED ZONING SOLUTIONS

- New Mixed-Use Corridor (MUC) Zoning District
 - Allows great variety of use, including limited commercial, institutional and light industrial
- New Corridor Viewshed Protection (CVP) Overlay District
 - Height restrictions for buildings and tower structures
 - Further restrictions on orientation and height of structures given to Planning Commission to protect views
 - Access management standards
 - Sign type and design standards
 - Exterior lighting standards



WELDON TOWNSHIP

Benzie County, Population 500





WHO'S GOING TO IMPLEMENT THIS PLAN?

- Implementation is (likely) a volunteer effort.
- Prioritize action steps. Consider what is possible each year for five years.
- Zoning Ordinance amendments are logical action steps.



JOYFIELD TOWNSHIP

Benzie County, Population 800





UNIQUE OPPORTUNITIES

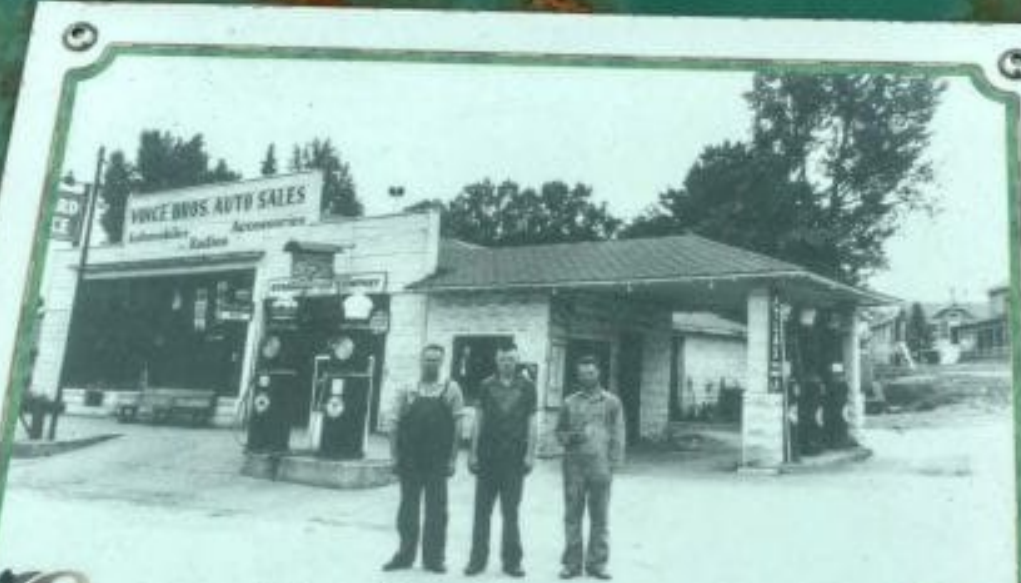
- Large parcels, low density = less “negative” impacts from agritourism and agribusiness.
- Blight buffering
- “Non-accessory accessory”—allow storage buildings as principal use



FIFE LAKE TOWNSHIP

Grand Traverse County, Population 3,000

Fife Lake Historical Walk



Voice Bros. Auto Sales - 1920

In 1919, Joseph Voice opened an auto repair shop. In 1920, his brother, Maurice, joined him in forming Voice Bros. Auto Sales, which became a General Motors dealership and a Standard Oil franchise. Maurice is shown above, along with Wilbur Downey and Louie Courtade (left to right). Joseph left the business and became the Fife Lake Postmaster in 1932. Maurice managed the business until his death in 1955, at which time his son, Harry, took over. The business needed a larger population base and moved to Kalkaska in 1967. The building was then occupied by several owners, the final one being Dan Ellis' Fife Lake Automotive, before being demolished in 2000.



ENSURE PLANNING → DOING

- Allocate dollars towards implementation of one high-impact and low-cost project identified in Master Plan.
- Active community partners include churches, American Legion, historical organizations, and recreation groups.





IDEAS TO CONSIDER

- Frame Planning Commission as implementors of the plan. Capacity and interests? What is possible?
- Zoning ordinance amendment is realistic and impactful next step.
- Set aside \$\$ upfront to implement high-impact, low-cost project identified in Master Plan.
- Consider what low density means for allowed land uses.
- Blight manifests uniquely in rural areas. Ideas to assist: Township clean up day, partner with nonprofit cleanup crews, provide modest grant opportunity to property owners.
- Find your partners (church, historical, American Legion, recreation).
- Not all rural places are the same.



Thank you to our presenters

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