

# Proposed Amendments to the Wexford Joint Planning Commission Master Plan (aka Wexford County Comprehensive Plan of 2004).

Draft V1.1, December 13, 2016

- Additions to Chapter F11: Zoning Plan
- Additions to Chapter H1: Economic Development
- Additions to Chapter J1: Transportation



In addition to the current content of Chapter F11, the following is also added to the Plan

THESE goals may apply the Wexford Joint Planning Commission's zoning.

The Wexford Joint Planning Commission (Commission) has taken steps to adopt its zoning ordinance so it is based on this plan.

### Zoning Plan

This part of this chapter (F11) provides a general description of a zoning plan. It is followed by a brief explanation of the relationship between this Future Land Use Plan and the Joint Zoning Ordinance. The basis for the establishment of proposed zoning districts is briefly described in part "F" of this *Plan* with a table here making cross references to those parts of this *Plan* and the current zoning districts. The last major section of this Chapter presents a list of proposed changes to the Zoning Ordinance which are desirable to make in order for the Zoning Ordinance to more closely conform with this *Plan*. It is done in the format of goals, objectives and strategies similar to what is found throughout this *Plan*.

### Explanation of a Zoning Plan

A "zoning plan" is another term for a "zone plan" which is used in the Michigan Planning Enabling Act and Michigan Zoning Enabling Act. Section 33(2)(d) (M.C.L. 125.3833(2)(d)) requires that the plan prepared under that act (as this *Plan* is), serve as the basis for the zoning plan. Section 305 (M.C.L. 125.3305) requires a zoning plan be prepared as the basis for the zoning ordinance. It must be founded on an inventory of conditions pertinent to zoning in the jurisdiction of the Joint

## Chapter F11: Zoning Plan Update

Zoning Ordinance (Jurisdiction) and the purposes for which zoning may be adopted. The zoning plan identifies the zoning districts and their purposes, as well as the basic standards proposed to control the height, area, bulk, location, and use of buildings and premises in the Jurisdiction. These matters are regulated by the specific terms in the Joint Zoning Ordinance.

### Relationship to the Plan

This *Plan* is a document to guide Commission officials and citizens in making decisions about use of the land. A primary purpose of this *Plan* is to provide guidelines for the treatment of the areas of the Jurisdiction which have varied characteristics. It is the result of a process of survey of existing conditions, public input on a vision of what the community should be like in twenty years and analysis of alternatives by the Commission, synthesized with public awareness and input. This Chapter presenting the Zoning Plan, along with the rest of the relevant parts of this *Plan*, is intended to guide the implementation of and future changes to the Joint Zoning Ordinance.

### Zoning Plan Description of Each Zoning District

Schedule of regulations by district that includes at least, building height, lot area, bulk, and setbacks. (Sec. 33(2)(d) (M.C.L. 125.3833(2)(d))

Zoning District	General purpose	Use Classes Permitted*	General Locations for this type of district	building height (maximum)	lot area (minimum)	bulk (maximum lot coverage)	setbacks (feet)
Industrial	Chapter F2 of this Plan.	Chapter F2 of this Plan.	Not found in the Jurisdiction of the Wexford Joint Planning Commission. It is found in the cities of Manton, Cadillac, and village of Buckley				
Light Industrial	Chapter F2 of this Plan.	Chapter F2 of this Plan.	Not found in the Jurisdiction of the Wexford Joint Planning Commission. It is found in the cities of Manton, Cadillac, and village of Buckley				
Commercial	Chapter F3 of this Plan.	Chapter F3 of this Plan.	See "Future Zoning Map," below.	35 feet	20,000 sq ft. without sewer. 15,000-20,000 sq ft. with sewer. 15,000 buildable area. 150 feet wide.		front: 5 to 30 side: 20+ rear: 60+ waterfront: 100+
Freeway Commercial	Chapter F3 of this Plan.	Chapter F3 of this Plan.	Not found in the Jurisdiction of the Wexford Joint Planning Commission. It is found in the townships of Cedar Creek, Clam Lake, and Haring.				
Office Service	Chapter F4 of this Plan.	Chapter F4 of this Plan.	Not found in the Jurisdiction of the Wexford Joint Planning Commission. It is found in the township of Clam Lake.				
Residential (with sewer)	Chapter F6 of this Plan.	Chapter F6 of this Plan.	See "Future Zoning Map," below.	Up to 35 feet.	7,000 + feet. 7,500 sq. ft buildable area. 75 feet wide.	33%	front: 20+ side: 10 to 15+ rear: 25 (15) waterfront: 100+
Residential (without sewer)	Chapter F6 of this Plan.	Chapter F6 of this Plan.	See "Future Zoning Map," below.	Up to 35 feet.	15,000 sq. ft. 15,000 sq. ft. buildable area. 100 feet wide.	33%	front: 40+ (25+) side: 10 to 15+ rear: 25+ waterfront: 100+ wetland 50+
Resort	Chapter F5 of this Plan	Chapter F5 of this Plan	See "Future Zoning Map," below.	Up to 35 feet.	43,560 sq. ft. 15,000 buildable area. 165 feet wide.		front: 20+ side: 20+ rear: 60+ waterfront: 100+ wetland: 50+
Rural Residential	Chapter F7 of this Plan.	Chapter F7 of this Plan.	See "Future Zoning Map," below.	Up to 35 feet, with exceptions for farm buildings.	43,560 sq. ft. 20,000 buildable area.. 165 feet wide		front: 50+ side: 30+ rear: 50+ waterfront: 100+ wetland: 50+

<b>Zoning District</b>	<b>General purpose</b>	<b>Use Classes Permitted*</b>	<b>General Locations for this type of district</b>	<b>building height (maximum)</b>	<b>lot area (minimum)</b>	<b>bulk (maximum lot coverage)</b>	<b>setbacks (feet)</b>
Forest Conservation	Chapter F8 of this <i>Plan</i>	Chapter F8 of this <i>Plan</i>	See “Future Zoning Map,” below.	Up to 35 feet, with exceptions for farm buildings.	20 acres (with open space exceptions). One acre buildable area. 165 feet wide		front: 50+ side: 30+ rear: 50+ waterfront: 100+ wetland: 50+
Agricultural-Forest Production	Chapter F8 of this <i>Plan</i> .	Chapter F8 of this <i>Plan</i> .	See “Future Zoning Map,” below.	Up to 35 feet, with exceptions for farm buildings.	1 to 2 acres, or more than 40+/- acres (with sliding scale exceptions). ½ acre buildable area. 165 feet wide		front: 50+ side: 30+ rear: 50+ waterfront: 100+ wetland: 50+
Wetland Conservation	Chapter F9 of this <i>Plan</i> .	Chapter F9 of this <i>Plan</i> .	See “Future Zoning Map,” below.	Up to 35 feet,.	1 to 2 acres, 15,000 sq. ft. buildable area. 165 feet wide		front: 50+ side: 30+ rear: 50+ waterfront: 100+ wetland: 100+
Big Manistee and Pine River	Chapter F9 of this <i>Plan</i> .	Chapter F9 of this <i>Plan</i> .	See “Future Zoning Map,” below.	Up to 35 feet,.	80,000 sq. ft, and 80,000 sq. ft. of parcel 400+ away from the river. ½ acre buildable area. 165 feet wide	20% to 35%	front: 50+ side: 30+ rear: 50+ waterfront: 100+ (with bank height exceptions for tributaries) to 150+ and not in a flood plain. wetland: 100+
Overlay Districts	Chapter F8 of this <i>Plan</i> .	Chapter F8 of this <i>Plan</i> .	See “Future Zoning Map,” below.	See specific parts of this <i>Plan</i> and other plans (e.g., airport plan).			
Transition Areas	Chapter F10 of this <i>Plan</i> .	Chapter F10 of this <i>Plan</i> .	See “Future Zoning Map,” below.	See Capter F10 for how it applies in Selma and Cherry Grove Township. Otherwise not found in the Jurisdiction of the Wexford Joint Planning Commission. It is found in the townships of Clam Lake, Haring, Cedar Creek, City of Manton, Villages of Buckley, Mesick, and Harrietta.			

\*General Use Classes are: single family residential, multiple family residential, commercial, office, industrial, agricultural, forestry, and mining.

### Future Land Use, Future Zoning, Current Zoning Comparison Chart

How the land use categories shown on the future land use map relate to the districts shown on the zoning map and future zoning map. This is required by section 33(2)(d) of the Michigan

Planning Enabling Act. (A prerequisite to complying with this requirement is (1) having a description of each zoning district, and (2) a proposed zoning map.)

<b>Future Land Use</b>	<b>Current Zoning</b>
Looking at the next 20 years.	As of January 1, 2016, as amended.
Industrial (Chapter F2 of the <i>Plan</i> )	Not found in the Jurisdiction of the Wexford Joint Planning Commission. It is found in the cities of Manton, Cadillac, and village of Buckley.
Commercial (Chapter F3 of the <i>Plan</i> )	Commercial (§ 5501. <i>et seq.</i> )
Office Service (Chapter F4 of the <i>Plan</i> )	Not found in the Jurisdiction of the Wexford Joint Planning Commission. It is found in the township of Clam Lake.
Resort (Chapter F5 of the <i>Plan</i> )	Resort (§ 5101. <i>et seq.</i> )
Residential (Chapter F6 of the <i>Plan</i> )	Residential R-2 (§ 4601. <i>et seq.</i> )
	Residential R-1 (§ 4301. <i>et seq.</i> )
Rural Residential (Chapter F7 of the <i>Plan</i> )	Rural Residential (§ 3701. <i>et seq.</i> )
Agricultural-Forest Production (Chapter F8 of the <i>Plan</i> )	Forest Conservation (§ 3601. <i>et seq.</i> )
	Agricultural-Forest Production (§ 3001. <i>et seq.</i> )
Special and Unique Areas (Chapter F9 of the <i>Plan</i> )	Wetland Conservation (§ 2501. <i>et seq.</i> )
	Manistee and Pine River Corridor (§ 2001. <i>et seq.</i> )
	Lake Mitchell Overlay (§ 7201. <i>et seq.</i> )
	Lake Shoreline Overlay (§ 7301. <i>et seq.</i> )
	River Overlay (§ 7401. <i>et seq.</i> )
	Scenic Road Overlay (§ 7501. <i>et seq.</i> )
Transition Areas (Chapter F10 of the <i>Plan</i> )	See urban growth boundaries parts of the <i>Plan</i>
Wellhead Protection Plan(s)	Wellhead Protection Overlay (§ 7501. <i>et seq.</i> )

Future Land Use	Current Zoning
Looking at the next 20 years.	As of January 1, 2016, as amended.
Airport Master Plan	Airport Overlay (§ 7801. <i>et seq.</i> )

### Rezoning Criteria

The standards or criteria to be used to consider zoning amendments (rezonings) as consistent with the master plan follow. The three standards below shall be found to have been met for a zoning amendment to receive favorable recommendation for adoption by the Planning Commission

A preponderance of the most germane and important of the remaining standards (numbers 4-13) shall be met for a zoning amendment to receive a favorable recommendation for adoption by the planning commission.

1. The change is consistent with the application of “Transition Areas”, Chapter F9, if applicable (if answer is yes, that supports rezoning) (or amend this *Plan* first).
2. The change is consistent with both the policies and the uses proposed for that area in this *Plan* (if answer is yes, that supports rezoning) (or amend this *Plan* first).
3. The change to the zoning ordinance is consistent with other aspects of this *Plan*, including, but not limited to, the “Future Land Use Plan” (if the answer is yes, that supports rezoning) (or amend this *Plan* first).

A preponderance of the most germane and important of the following standards shall also be met for a zoning amendment to receive a favorable recommendation for adoption by the planning commission. However failure to meet any of the following standards may also constitute adequate reason for denial of a rezoning request.

4. The area in question can already be used for any permitted use under current zoning (if answer is no, that supports rezoning).

5. Any proposed use in the area being changed is compatible with other uses in the same zoning district (if answer is yes, that supports rezoning).
6. If the proposed change is a change to the zoning map: it would be more appropriate to amend the zoning ordinance to add the proposed use to the existing zoning district, either as permitted or special use (if answer is no, that supports the rezoning/map change).
7. The location proposed is appropriate for all of the range of uses permitted in the proposed zoning district requested (if answer is yes, that supports rezoning).
8. The change is consistent with other zones, land uses, or trends in development for that area (if answer is yes, that supports rezoning).
9. All possible uses in the proposed zone are equally or better suited to the area than the current uses (if answer is yes, that supports rezoning).
10. If the proposed change is a change to the zoning map: the change results in spot zoning (if the answer is no, that supports rezoning)
11. Any development possible (permitted use and special uses) in the new zoning district can be adequately serviced by public utilities and services (if the answer is yes, that supports rezoning).
12. Any use for the proposed zoning creates a greater negative impact on the surrounding area than the uses permitted under the current zoning (if the answer is no, that supports rezoning).
13. There is vacant land in the the jurisdiction

of the Wexford Joint Planning Commission (and greater Cadillac area, and to a lesser extent in Wexford County) already zoned for the proposed use (if the answer is no, that supports rezoning).

### A proposed zoning map and Transition Rules

On page 10. is a future zoning map for Wexford Joint Zoning Ordinance.

The future land use map and thus the future zoning map are not intended to be static. There can be transition, or change, according to the following rules:

<b>If the land are in question is contiguous to this Future Land Use</b>	<b>and/or if the land are in question is contiguous to this Zoning District</b>	<b>Then, as a first choice might be rezoned to:</b>	<b>Then, as a second choice might be rezoned to:</b>	<b>Then, as a third choice might be rezoned to:</b>
Industrial (Chapter F2 of the Plan)	None	Commercial (§ 5501. <i>et seq.</i> ) when need is demonstrated	Rural Residential (§ 3701. <i>et seq.</i> ) when need is demonstrated	none
Commercial (Chapter F3 of the Plan)	Commercial (§ 5501. <i>et seq.</i> )	Residential R-2 (§ 4601. <i>et seq.</i> )	Residential R-1 (§ 4301. <i>et seq.</i> )	Rural Residential (§ 3701. <i>et seq.</i> )
Residential (Chapter F6 of the Plan)	Residential R-2 (§ 4601. <i>et seq.</i> )	Residential R-1 (§ 4301. <i>et seq.</i> ) concurrent with sewer construction	Rural Residential (§ 3701. <i>et seq.</i> ) concurrent with sewer construction	none
	Residential R-1 (§ 4301. <i>et seq.</i> )	Rural Residential (§ 3701. <i>et seq.</i> )	Commercial (§ 5501. <i>et seq.</i> )	none
Rural Residential (Chapter F7 of the Plan)	Rural Residential (§ 3701. <i>et seq.</i> )	Forest Conservation (§ 3601. <i>et seq.</i> )	Agricultural-Forest Production (§ 3001. <i>et seq.</i> )	none
Agricultural-Forest Production (Chapter F8 of the Plan)	Forest Conservation (§ 3601. <i>et seq.</i> )	Agricultural-Forest Production (§ 3001. <i>et seq.</i> )	Rural Residential (§ 3701. <i>et seq.</i> )	none
	Agricultural-Forest Production (§ 3001. <i>et seq.</i> )	Forest Conservation (§ 3601. <i>et seq.</i> )	Rural Residential (§ 3701. <i>et seq.</i> )	none



If the land are in question is contiguous to this Future Land Use	and/or if the land are in question is contiguous to this Zoning District	Then, as a first choice might be rezoned to:	Then, as a second choice might be rezoned to:	Then, as a third choice might be rezoned to:
Special and Unique Areas (Chapter F9 of the Plan)	Wetland Conservation (§ 2501. <i>et seq.</i> )	none	none	none
	Manistee and Pine River Corridor (§ 2001. <i>et seq.</i> )	none	none	none

**Proposed Zoning Changes**

This section presents a list of proposed, and needed changes to the existing Zoning Ordinance which are desirable to make in order for the Zoning

Ordinance to more closely conform with this *Plan* as well as items necessary to remain consistent with current law.

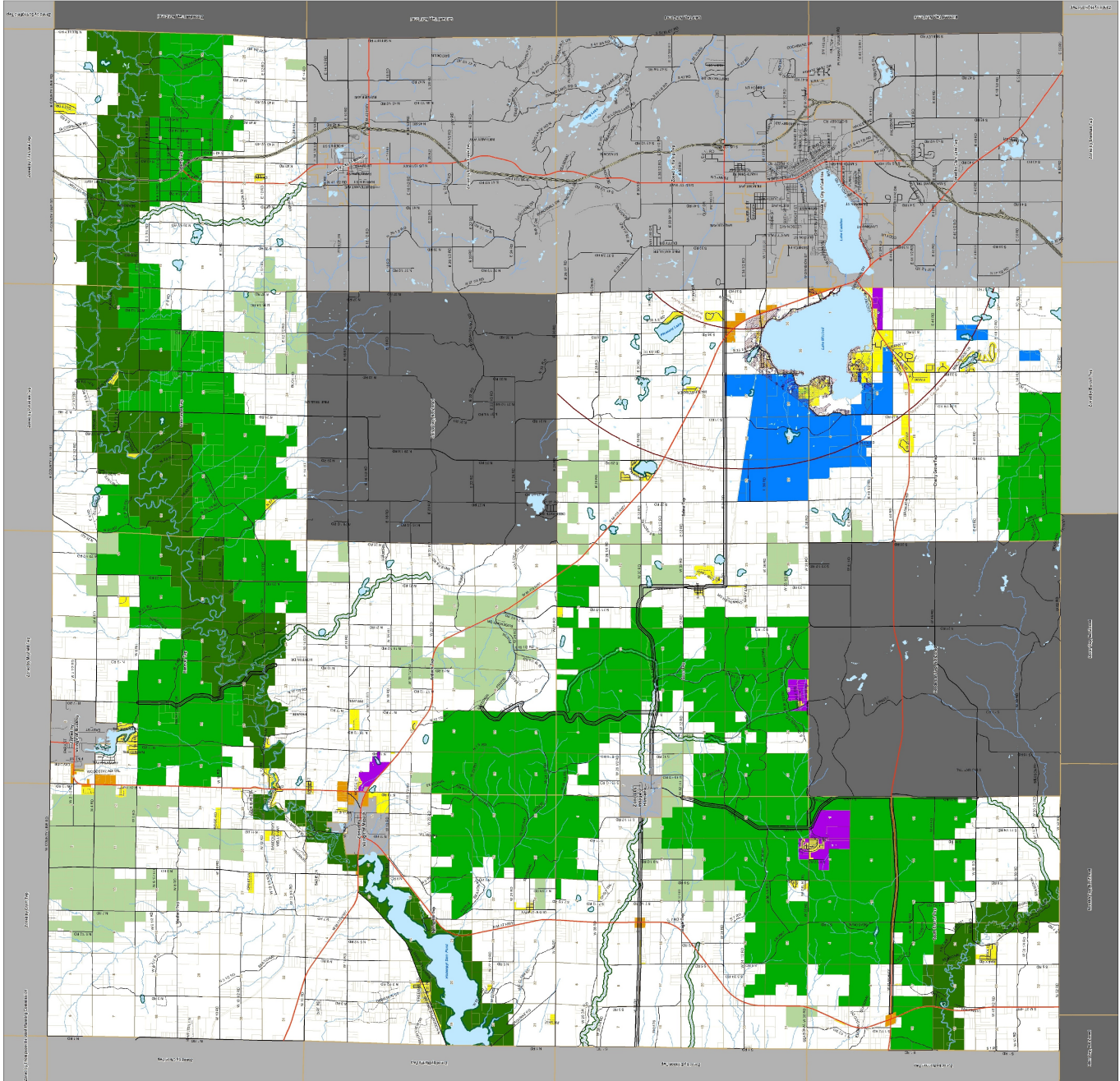
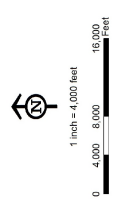
**Wexford Joint Zoning**

Wexford	Hammer	Greenwood	Liberty
Springdale	Marshall	Colts, no zoning	Cherry Grove
Maple	Boss	Silver	Albany
North Branch	North Branch	Cherry Grove	Cherry Grove

This is to certify that this is the Official Zoning Map referred to in the Zoning Ordinance of Wexford Joint Planning Commission and has been adopted by each of the participating municipalities and approved by the Joint Planning Commission Ordinance and Agreement, effective \_\_\_\_\_.

**Legend**

- Parcel Boundary
- Not Zoned
- Zoned by Other Communities
- Roads
  - US Highway
  - State Turnpike
  - County Primary
  - County Local
  - City/Village
  - Private/Other
- Special Area Districts
  - Manitowish & Pine Rivers Corridor District
  - Wetland Conservation District
  - Rural, Agricultural, & Forestry Districts
  - Forest Conservation District
  - Ag-Forest Production
  - Rural Residential
- Residential Districts
  - R-1 Residential District
  - R-2 Residential District
- Commercial Districts
  - Commercial
  - Industrial
  - River Overlay District
  - Lake Shoreline Overlay District
  - Lake Mitchell Overlay Areas
  - Scenic Road Overlay District
  - Airport Overlay Zones



EXPECTED RESULTS
A modern zoning ordinance in effect resulting in better land use management.
The vision of this <i>Plan</i> for the future of The jurisdiction of the Wexford Joint Planning Commission becomes a reality.
Development regulations that provide timely review of zoning, plats, and site-condos.

In addition to the current content of Chapter H11, the following is also added to the Plan at the beginning of the chapter.

## Chapter H1: Economic Development

MICHIGAN and the Wexford Joint Planning Commission's area are facing challenging economic times. This is in significant part due to a change the economy has made to a global economy. Some call it the new economy. Characteristics of the new economy are:

- Global – with world-wide competition, where regions (not towns or municipalities) must be the player (strong regional dimension and pooling of resources).
- Entrepreneurial – Innovative small business start-ups with community support, and, help: Education, Networks, Culture of Entrepreneurship, Resources, Business Incubators.
- Knowledge-based – where skills, creativity,

and talent are highly valued and abundant. (Quality of life, green special areas, assets.)

- Success comes from: ability to incorporate knowledge, technology, creativity, innovation, and cooperative public-private-nonprofit, cooperative regional relationships.

It may help to compare the old economy with the new economy. The following table presents a comparison:<sup>1</sup>

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<sup>1</sup>Adelaja, Adesoji "Soji" O., Wyckoff, Mark A., and others; *New Economy 101: Fundamentals of the New Economy*, Spring 2010; part three, PowerPoint™ slides 44-45.

Old Economy	New Economy
Inexpensive place to do business was the key.	Being <b>rich in talent and ideas</b> is the key.
A <b>high-quality physical environment was a luxury</b> , in the way of attracting cost-conscious businesses.	<b>Physical and cultural amenities</b> are key in attracting knowledge workers.
Success = fixed <b>competitive advantage</b> in some resource or skill.	Success = organizations and individuals with the <b>ability to learn and adapt</b> .
Economic development was <b>government-led</b> .	<b>Partnerships</b> with business, government and nonprofit sector lead change.
Industrial sector ( <b>manufacturing</b> ) focus.	Sector diversity is desired, and <b>clustering</b> of related sectors <b>is targeted</b> .
<b>Fossil fuel dependent</b> manufacturing.	<b>Communications dependent</b> .
<b>People followed jobs</b> .	Talented, well-educated people <b>choose location first</b> , then look for a job.
<b>Location mattered</b> .	<b>Quality places</b> with a high quality of life matter more.
Dirty, ugly, and a <b>poor quality environment</b> were common outcomes that did not prevent growth.	<b>Clean, green</b> environment and <b>proximity to open space</b> and quality recreational opportunities are critical.

A deeply rooted fundamental for economic development and economic development planning in the New Economy is **regionalism** and **regional strategies**. This is important because in the new economy, we are not competing with our neighbors; we are competing with other regions across the globe. On a smaller scale, it might be that Northwest Michigan is competing with Northeast Wisconsin. But on a much larger scale it is the entire Great Lakes Basin might be competing with northern India, eastern China, or Brazil. It is this larger scale has a much greater affect on our prosperity and the success of economic development for the area of the Wexford Joint Planning Commission and Wexford County.

As a result it is important to leverage local assets and align local strategies with those in the

region and subregion. It is important to leverage those assets and align strategies with the state’s economic planning, and for Michigan to do that with the Great Lakes Region.

Each region (the minimum size area for economic development— often multiple counties in size— need to have plans that build on unique regional assets and opportunities. That is so a region, and each of the counties and municipalities in that region, can capitalize on regional comparative advantage in building regional and global uniqueness and competitiveness. Dr. Soji Adelaja, Director of the MSU Land Policy Institute developed the concept of Regional Strategic Growth in 2007 around four principles:

- Regionalism
- Urban-Rural Interdependency

- Strategic Assets Assessment & Strategic Growth Plan
- Targeting of Resources
- Importance of Regional Plans

This Master Plan is prepared with the intent to complement and work with in the jurisdiction of the Wexford Joint Planning Commission, the Wexford-Missaukee Counties subregion, which in turn complements and works within the 10-county Northwest Michigan Prosperity Region (Networks Northwest (formerly known as Northwest Michigan Council of Governments)).

The Joint Commission jurisdiction is not able to be everything to everybody. But it is part of a region that can be. When coordinating with subregion and region plans, the process in preparation of this plan was to determine which parts of those subregion and region plans should link to specifics for this part of Wexford County. For example an analysis was done looking at various planning maps, such as special and unique areas, to identify features who's spacial extent includes territory in the jurisdiction of the Joint Planning Commission and beyond, and features who's spacial extent is completely with in the territory of the Joint Planning Commission, but raises to a subregion or regional importance. This review was done across all aspects of planning for: *[edit this list so it includes only those items germane to your master plan]*

- Economic development,
- Attraction of talent and population,
- Diversify our economy.
- Expand our markets.
- Embrace the Green Economy & its focus on alternative energy.
- Promote and support entrepreneurialism.
- Focus on talent retention and attraction.
- Focus on population retention and attraction.
- Focus on effective placemaking and place-based strategies.
- Rightsize and maintain our infrastructure.
- Continue workforce development and increase participation in lifelong education.

- Create regional asset-based economic development strategies.
- Work cooperatively to target resources to implement regional strategies.
- Reform financing of public services and investments in our future.
- Use Strategic Growth Plans to attract federal and other resources.
- Foster distinctive, attractive places with a strong sense of place.
- Create walkable neighborhoods.
- Create a range of housing opportunities and choices.
- Mix land uses.
- Provide a variety of transportation choices.
- Preserve open space, farmland, natural beauty, and critical environmental areas.
- Strengthen and direct development toward existing communities.
- Take advantage of compact building design.
- Encourage community and stakeholder collaboration.
- Make development decisions predictable, fair and cost-effective.
- Complete Streets
- New Urbanism
- LEED for Neighborhood
- Development
- Livable Communities
- Healthy Communities
- Green Communities
- Sustainable Communities (economic, environmental and social sustainability)

To the extent that these features are germane to this jurisdiction those portions of the jurisdiction of the Wexford Joint Planning Commission's *Plan* and the Joint Planning Commission are adopted by this reference, and made a part of this *Plan*.

## Michigan Strategic Growth

**M**ICHIGAN Strategic Growth combines a number of elements together. They are:

- New Economy Principles

- Pillars of Prosperity
- Sustainability
- Principles of Strategic Growth
- Smart Growth.

Each of these elements need to come together for a region of the state to capitalize on and succeed in job creation in the next couple decades. Each element is covered in more detail here.

### New Economy Principles:

The New economy focuses on the following principles:

- Communities with people who are rich in talent
- Communities that can attract educated people
- Presence of physical and cultural Amenities
- Communities which can learn and adopt
- Communities that create partnerships: business + government + non-profits.

Thus the ultimate goal is to achieve each of these for a region of the state. As discussed below, this must be done on a county-wide or regional basis. It is beyond what a township or group of townships can do alone.

### Pillars of Prosperity

The process of building a prosperous community is based on basic pillars, or building blocks which must exist first. They are:

- Vibrant Successful Communities
- Thriving Agriculture
- Inclusive and Entrepreneurial Culture
- Natural Resources for Recreation and Job Creation
- Strong Life-Long Learning
- Knowledge-Based Technologies.

This part of Michigan, and Wexford County area in particular has major challenges to accomplish a number of these. Again, this must be done on a county-wide or regional basis. It is beyond what a township or group of townships can do alone.

### Sustainability

The specific programs put in place for the jurisdiction of the Joint Planning Commission must be sustainable. “Sustainability” means, in this context, that each of the following three characteristics are in balance, and are adjusted from time-to-time to remain in balance over the long term. Any one of the three that is lacking, creates a system that will not last for the long term

- Economic
- Environmental
- Social Equity

### Principles of Strategic Growth

The following are the basic principles of strategic growth. Each requires a county-wide or regional approach.

- Regional: The efforts for “Michigan Strategic Growth” must be done on a regional basis. New economy corporations, and persons do not think in terms of a town, or a township. They think in terms of a region – an area where people move about to live, work, play, shop – an area which is always greater than one municipality.
- Urban-Rural interdependency: A number of “Michigan Strategic Growth” strategies are only possible to do in a rural area, and others are only possible to do in an urban area. But both must be done. The “region” includes both, and to be successful, both urban and rural municipalities must work together. They are interdependent on one another.
- Strategic Assets Assessment & strategic growth plan: At a regional level there needs to have done a strategic plan that identifies the area’s assets. Once the assets are listed, then planning needs to take place to (1) define them, map their spacial extent, or topical extent so that a coordinated multi-jurisdiction management of the assets can be started; (2) market and capitalize on those assets as selling points to attract

talented educated people (future economic development) to the region; and (3) take steps to insure those assets remain assets – in other words protect them as vital parts of a community’s character, environment, and so on.

- Targeting Resources: Coordination between municipalities to identify tools, actions, budgets to implement the plan.

## Smart Growth

Following are ten tenets of “Smart Growth”.

These are the basic “Smart Growth” principles adopted by the bi-partisan Michigan Land Use Leadership Council chaired by former Governor William G. Milliken and former Michigan Attorney General Frank Kelly. The council recommends the following actions to foster strategic, long-term, coordinated planning and development regulation at the local, regional, and state level in Michigan. These recommendations are founded on the vision and goals as defined in Chapter 3 of the Council’s report,<sup>2</sup> paying particular attention to the smart growth tenets.

The council used the following smart growth tenets<sup>3</sup> for many of the recommendations. Wexford Joint Planning Commission with this plan, adopts these ten tenets as the basis for planning in its area of jurisdiction and recognizing these as an established set of state land use goals.

1. Mix Land Uses
2. Compact Building Design
3. Increase Housing Choice

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<sup>2</sup>Michigan’s Land, Michigan’s Future: Final Report of the Michigan Land Use Leadership Council, August 15, 2003, Prepared for Governor Jennifer Granholm and the Michigan Legislature. Submitted by The Michigan Land Use Leadership Council

<sup>3</sup>Smart Growth Network. *Getting to Smart Growth*. Washington, D.C.: Smart Growth Network. [Online, cited 8/3/03.] Available:

<http://www.smartgrowth.org/PDF/GETTOSG.pdf>

For more detail and examples see <http://www.smartgrowth.org/pdf/gettosg.pdf>.

4. Encourage Walking
5. Offer Transportation Variety
6. Create Sense of Place
7. Protect Farms, Unique Natural Features, Open Spaces
8. Direct New Development to Existing Communities
9. Make Development Process Fair, Predictable, Efficient
10. Involve Stakeholders

These principles are intended to help achieve the long-term goal of sustainable development in the jurisdiction of the Wexford Joint Planning Commission. These principles aim to ensure the needs of the present generation are met without compromising the quality of life for future generations. The goals, objectives, strategies, methods, and policies that appear to most contribute to the achievement of this *Plan*, in a particular instance, is the one that should supercede -- in the event of a conflict.

## Ten Principles

The ten principles are shown in the table, below. All of these principles are interrelated. The following are two fundamental points of Smart Growth:

- Smart Growth is development that serves the economy, community, and the environment.
- It provides a framework for communities to make informed decisions about how and where they grow

The Wexford Joint Planning Commission uses these principles because:

### **It makes Dollars and Sense**

- Financially Conservative
- Environmentally Responsible
- Socially Beneficial

### **Financially Conservative**

- Responsible use of public money
- Reuse existing buildings
- Use existing roads and highways
- Use higher density to maximize the value of



- publicly funded facilities and services
- Keep taxes and public service costs low

**Environmentally Responsible**

- Use and/or reuse developed areas
- Keep impervious surfaces to a minimum by concentrating dense development
- Build to fit existing land rather than changing the land to fit what is built
- Avoid oversized lots and yards to reduce excessive mowing, fertilizing, etc.

**Socially Beneficial**

- Encourage people to live close enough to one another for comfortable interaction
- Design residential areas for conversation

- from the sidewalk to the front porch
- Encourage “eyes on the street” at all hours to reduce crime and fear of crime

The Smart Growth Network is comprised of a broad range of interested organizations, for example:

- USEPA, National Association of Realtors,
- Natural Resource Defense Council,
- International City County Management Association,
- Urban Land Institute,
- National Association of Counties,
- NOAA (Sea Grant)... many others

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
1. Develop the New Economy in this Region of Michigan.	1.1. Communities with people who are rich in talent	1.1.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond the jurisdiction of the Wexford Joint Planning Commission.
	1.2. Communities that can attract educated people	1.2.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond the jurisdiction of the Wexford Joint Planning Commission.
	1.3. Presence of physical and cultural Amenities	1.3.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond the jurisdiction of the Wexford Joint Planning Commission.
	1.4. Communities which can learn and adopt	1.4.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond the jurisdiction of the Wexford Joint Planning Commission.
	1.5. Communities that create partnerships: business + government + non-profits.	1.5.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond the jurisdiction of the Wexford Joint Planning Commission.
2. Accomplish each of these principle, or pillars for a prosperous community.	2.1. A vibrant successful community.	2.1.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond the jurisdiction of the Wexford Joint Planning Commission.
	2.2. Thriving agriculture in the region	2.2.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.
	2.3. An inclusive and entrepreneurial culture	2.3.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.
	2.4. Use of natural resources for recreation and job creation	2.4.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.
	2.5. Strong life-long learning in the region	2.5.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.
	2.6. Increase knowledge-based technologies	2.6.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
<p>3. The implementation of this <i>Plan</i> and “Michigan Strategic Growth” efforts are sustainable.</p>	<p>3.1. Each of the following three characteristics are in balance, and are adjusted from time-to-time to remain in balance over the long term:</p> <ul style="list-style-type: none"> <li>• Economic</li> <li>• Environmental</li> <li>• Social Equity</li> </ul>	<p>3.1.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.</p>
<p>4. Incorporate these principles of “Michigan Strategic Growth” in the implementation of this <i>Plan</i>.</p>	<p>4.1. The “Michigan Strategic Growth” tasks are done regionally with Wexford Joint Planning Commission’s direct involvement.</p>	<p>4.1.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.</p>
	<p>4.2. The “Michigan Strategic Growth” tasks are done with recognition of urban-rural interdependency.</p>	<p>4.2.1. Work together with both urban and other rural municipalities to implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.</p>
	<p>4.3. The “Michigan Strategic Growth” strategic assets assessment is done with Wexford Joint Planning Commission’s direct involvement.</p>	<p>4.3.1. Once the assets are listed, then planning needs to take place to define them, map their spacial extent, or topical extent so that a coordinated multi-jurisdiction management of the assets can be started.</p>
		<p>4.3.2. Once the assets are listed, then planning needs to take place to market and capitalize on those assets as selling points to attract talented educated people (future economic development) to the region.</p> <p>4.3.3. Once the assets are listed, then planning needs to take place to take steps to insure those assets remain assets – in other words protect them as vital parts of a community’s character, environment, and so on.</p>
<p>4.4. Resources are targeted for implementation of the “Michigan Strategic Growth” tasks with Wexford Joint Planning Commission’s direct involvement.</p>	<p>4.4.1. Participate in coordination between municipalities to identify tools, actions, budgets to implement the plan.</p>	
<p>5. Mix Land Uses</p>	<p>5.1. Allow mixed use options with zoning ordinances</p>	<p>5.1.1. Follow and implement this <i>Plan</i> including use of planned unit development (PUD) zoning with incentive bonuses.</p>

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	5.2. Zone areas by building type, not by building use only	5.2.1. Consider this method, e.g., form based zoning, in future <i>Plan</i> revisions and then zoning ordinances.
	5.3. Provide financial incentives for mixed use projects	5.3.1. Follow and implement this <i>Plan</i> including use of planned unit development (PUD) zoning with incentive density bonuses or similar (not cash).
	5.4. Protects water quality and natural resources	5.4.1. Follow and implement this <i>Plan</i> , in particular sections on water quality
	5.5. Health and quality of life	5.5.1. Follow and implement this <i>Plan</i> .
6. Compact Building Design	6.1. Talk about Design not Density	6.1.1. Consider this method, e.g., form based zoning, in future <i>Plan</i> revisions and then zoning ordinances.
	6.2. Protecting Water Quality and Minimize runoff (minimizes impervious surfaces)	6.2.1. Follow and implement this <i>Plan</i> , in particular sections on water quality.
	6.3. Balance street type and building scale	6.3.1. Consider this method, e.g., form based zoning, in future <i>Plan</i> revisions and then zoning ordinances.
	6.4. Ensure ready access to open space	6.4.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.
	6.5. Ensure privacy with yard designs	6.5.1. Follow this <i>Plan</i> and apply conditions and standards when planning or approving special use permits, home industries, and so on.
	6.6. Health and quality of life	6.6.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.
7. Increase Housing Choice	7.1. Identify and market vacant buildings	7.1.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.
	7.2. Revise ordinances to widen choice by builders	7.2.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission. Consider this method, e.g., form based zoning, in future <i>Plan</i> revisions and then zoning ordinances.
	7.3. Support community land trusts for home buyers	7.3.1. Work with the Grand Traverse Regional Land Conservancy (formerly Points Betise to Sauble Conservancy), when doing so follows and implements this <i>Plan</i> .

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
8. Encourage Walking	8.1. Connect neighborhoods with pathways	8.1.1. Incorporate this principle with the the Wexford Joint Planning Commission’s recreation and transportation planning as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission..
	8.2. Sidewalks alone will not be enough	8.2.1. Incorporate this principle with the Wexford Joint Planning Commission’s recreation and transportation planning.
	8.3. Put conveniences near homes	8.3.1. Follow and implement this <i>Plan</i> including use of planned unit development (PUD) zoning with incentive bonuses, and special use permits.
	8.4. Make walking safe (crosswalks, traffic calming, speed bumps, islands)	8.4.1. Incorporate this principle with the Wexford Joint Planning Commission’s recreation and transportation planning.
	8.5. Connect shopping areas with pathways	8.5.1. Incorporate this principle with the Wexford Joint Planning Commission’s recreation and transportation planning.
	8.6. Health and quality of life	8.6.1. Incorporate this principle with the Wexford Joint Planning Commission’s recreation and transportation planning.
9. Offer Transportation Variety	9.1. Provide auto, bicycle, pedestrian and transit	9.1.1. Incorporate this principle with the Wexford Joint Planning Commission’s recreation and transportation planning as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.
	9.2. Link modes of transportation	9.2.1. Incorporate this principle with the Wexford Joint Planning Commission’s recreation and transportation planning as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.
	9.3. Think outside the car	9.3.1. Incorporate this principle with the Wexford Joint Planning Commission’s recreation and transportation planning.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	9.4. Health and quality of life	9.4.1. Incorporate this principle with the Wexford Joint Planning Commission’s recreation and transportation planning.
10. Create sense of place.	10.1. Plant trees, protect older trees during construction, leave open spaces, preserve scenic vistas	10.1.1. Follow this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission, and apply conditions and standards when planning or approving special use permits, home industries, and so on.
	10.2. Create opportunities for community interaction	10.2.1. Continue to use a Wexford Joint Planning Commission web site, newsletter, public forums.
	10.3. Encourage use of loans, grants, and other funds for historic preservation	10.3.1. Work with state incentive programs to encourage historic preservation; encourage donations to funds for historic preservation.
	10.4. Use transportation enhancement funds to create places of distinction	10.4.1. Incorporate this principle with the Wexford Joint Planning Commission’s recreation and transportation planning.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
11. Protect Farms, Unique Natural Features, Open Spaces	11.1. Inventory special places and make plans to protect them	11.1.1. Follow this <i>Plan</i> , in particular sections on Special and Unique areas as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission..
	11.2. Improves water quality and minimizes runoff	11.2.1. Follow and implement this <i>Plan</i> , as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission, in particular sections on water quality as well.
	11.3. Establish zoning to encourage clustering	11.3.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission. including use of planned unit development (PUD) zoning with incentive bonuses, and special use permits; and adopt open space zoning.
	11.4. Protect farmland, forest land, and open lands with PDR/TDR	11.4.1. Follow and implement this <i>Plan</i> , as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission, in particular sections on forestry, rural residential and special and unique areas.
	11.5. Work with land trusts	11.5.1. Work with the Grand Traverse Regional Land Conservancy (formerly Points Betise to Sauble Conservancy), when doing so follows and implements this <i>Plan</i> .
	11.6. Connect greenways	11.6.1. Incorporate this principle with the Wexford Joint Planning Commission’s recreation and transportation planning.
12. Direct New Development to Existing Communities	12.1. Facilitate programs that encourage home renovation and rehabilitation in existing neighborhoods	12.1.1. Follow and implement this <i>Plan</i> , as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission if applicable.
	12.2. Locate new public buildings in town center, not on fringe	12.2.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.
	12.3. Strengthen infill and brownfield programs	12.3.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.
	12.4. Upgrade existing infrastructure first	12.4.1. Incorporate this principle with the Wexford Joint Planning Commission’s recreation and transportation planning.
13. Make Development Process Fair, Predictable, Efficient	13.1. Conduct a Smart Growth audit to improve local ordinances	13.1.1. Incorporate this task into an action plan upon adoption of this <i>Plan</i> for purposes of implementing this <i>Plan</i> , including one-stop-permit service.

GOAL	OBJECTIVE	POLICY, STRATEGY, METHOD
	13.2. Encourage developers to try smart growth development techniques	13.2.1. Follow and implement this <i>Plan</i> as well as a regional goal which involves territory beyond The jurisdiction of the Wexford Joint Planning Commission.
	13.3. Use point-based project evaluation to encourage Smart Growth	13.3.1. Incorporate this task into an action plan upon adoption of this <i>Plan</i> for purposes of implementing this <i>Plan</i> .
	13.4. Involve Stakeholders	13.4.1. Continue to use Wexford Joint Planning Commission’s web site.
14. Involve Stakeholders	14.1. Seek professional help in citizen outreach	14.1.1. Continue to use Wexford Joint Planning Commission’s web site.
	14.2. Seek a broad audience	14.2.1. Continue to use Wexford Joint Planning Commission’s web site.
	14.3. Use visioning	14.3.1. Continue to use Wexford Joint Planning Commission’s web site.
	14.4. Take citizen ideas to heart	14.4.1. Continue to use Wexford Joint Planning Commission’s web site.
	14.5. Work with the media	14.5.1. Continue to use Wexford Joint Planning Commission’s web site.
	14.6. Consider new ideas	14.6.1. Continue to use Wexford Joint Planning Commission’s web site.

EXPECTED RESULTS
The vision of this <i>Plan</i> for the future of the jurisdiction of the Wexford Joint Planning Commission. and Wexford County becomes a reality.

[Continue with your plan’s treatment of economic development, e.g., specifics with goals, objectives, and strategies.]



In addition to the current content of Chapter J1, the following is also added to the Plan

## Chapter J1: Transportation

**T**HESE goals . . . . .

PLACEHOLDER FOR ADDITION OF  
COMPLETE STREET MATERIALS.