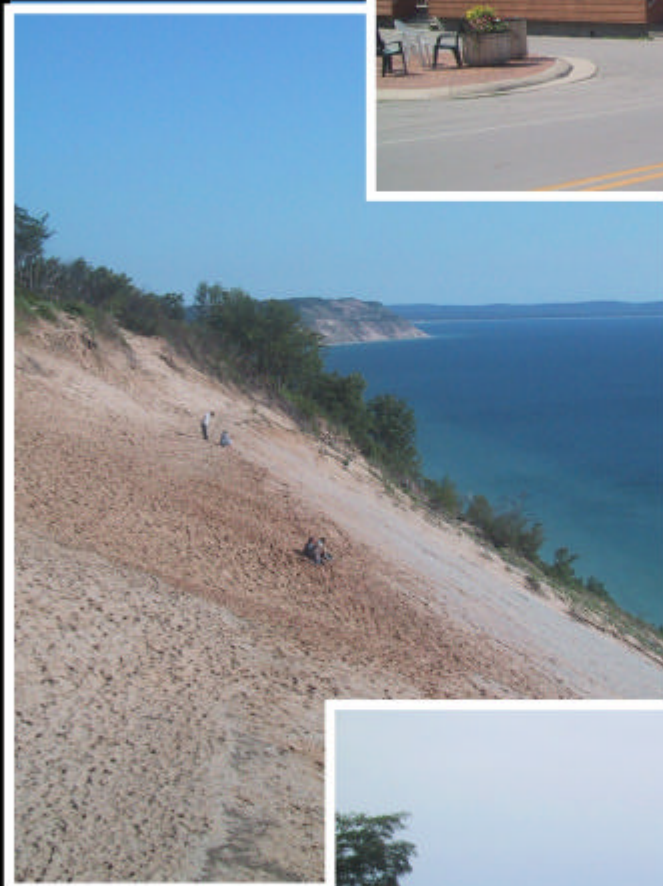


Chapter 9 PLAN IMPLEMENTATION



CHAPTER 9 PLAN IMPLEMENTATION

As important a benchmark as this updated Future Land Use Plan represents, the initiatives proposed in this Plan will not implement themselves. It will take continued support and commitment for many years.

The central ingredients to successful Plan implementation will be:

- Commitment by the Planning Commission, the Board of Trustees, and staff of the Township.
- A citizenry better educated on the vision in this Plan. Information about natural resource protection options and northwoods design guidelines, need to reach citizens or they may not understand why and how local decision-making is directed to implementing this Plan.

Focusing on Priorities

As the body principally responsible for preparing and maintaining a land use plan for a community, but one which also has substantial responsibilities in review of proposed developments for zoning compliance, it is easy for a Planning Commission to become distracted with ongoing tasks or ad hoc, controversial issues. Still, the Commission needs to prioritize its tasks relative to implementation of this Plan. Time needs to be set aside for high priority items. These include the preparation of an annual report and work program for the next year, drafting updates to the Zoning Ordinance, assisting the Township Board with any capital improvements or public land acquisitions or disposals, and the five-year Plan update. These are discussed below.

Annual Tasks

As required by the Township Planning Act, the Planning Commission should prepare an annual report to the Board of Trustees on all the activities it undertook in the previous year, with a special focus on actions taken to implement the Plan. A proposed work program that identifies priorities and projected expenses for the next year should also be prepared and submitted in time to be included in the annual Township budget process.

Top Priorities

The Planning Commission cannot be expected to implement all of the measures listed Chapter Six (Vision, Goals, Objectives, and Policies), Chapter Seven (Future Land Use) and Chapter Eight (Zoning Plan) alone. Many of these can only be accomplished with support from the Township Board and with help from other agencies or groups. It is essential that discussions begin with each of

these entities so that they understand the goals, find agreeable common ground where there are differences, and obtain a commitment to a common action.

One approach to establishing priorities is to use the following guidelines:

- Establish as a high priority those actions that are the precursor to other actions or initiatives. One example is the action to reexamine the residential zoning districts with an eye to eliminating or consolidating some, and rezoning some lands.
- Those actions that are assigned to a particular group (like the Planning Commission) elsewhere in this Plan are a high priority.
- A lower priority may be those actions that are not assigned to a group or broadly identify the "Township" as the responsible party.
- If an action does not list a responsible party, it remains a lower priority until a group or agency steps forward.

The following activities should be the key priorities of the Planning Commission for the next five years:

- Educate all citizens about the vision, goals, objectives, and policies of the updated Future Land Use Plan and provide technical assistance in the integration of these elements into property owner development and redevelopment efforts.
- Encourage the Township Board to invest in a new set of detailed parcel maps that are meticulously checked for accuracy and then used as a basis for updating the Zoning Maps, for tax assessment, and any and all other official purposes in the Township.
- Very strongly, and repeatedly if necessary, encourage MDOT to install a four-way stop sign at M-22 and M-109 and to stripe the pavement for pedestrian crossings at this intersection as well as at the M-22 and Lake Street intersection.
- Update the Township Zoning Ordinance to be consistent with this Plan as outlined in Chapter 8.
- Review other land development regulations in the Township (such as land division and subdivision regulations) and update as necessary to be consistent with this Plan.
- Encourage the Township Board to restripe the parking spaces on Pine Street and to install standard "Big P" parking signs on Western Ave. pointing to public parking on Pine Street and behind the Township Hall.
- Develop a mechanism to monitor parking space use in the village, and as necessary, expand spaces based on the options outlined in Chapter 5.
- Encourage the Township Board to widen pavement on State Street from Lake to at least Pine (and possibly to Oak) and stripe it for parallel parking on both sides of the street.
- Encourage provision of common parking areas.
- Assist the Township Board to develop and implement a septic tank inspection program

- Assist the Township Board with decisions on public land acquisition, development or disposition with special attention to the possibility of mixed uses at the old fire station site, as outlined in Chapter 5.
- Encourage provision of some handicapped accessible portable toilets when portable facilities are utilized.
- Consider installation of vault public toilets in a style similar to those used in the National Park.
- Extend sidewalks south from the Township Park to Lakewood Drive.
- Prepare design guidelines that illustrate how to protect rural and scenic character and open space values on private residential, commercial, public and institutional properties. Examples are the design guidelines for northwoods development (**Benzie County Open Space and Natural Resources Protection Plan**, 2002) or the **Grand Traverse Bay Region Development Guidebook** that illustrates a preferred development approach that protects scenic quality, open space, water quality, sensitive environments, hillsides, and addresses lighting and sign character.
- Draft a wetlands ordinance
- Support efforts by the Glen Lake and Crystal River Associations to preserve water quality and reduce the amount of fertilizers and pesticides used.
- Coordinate with Empire Twp and Kasson Twp on preservation of water quality of Hatlem's Creek (which flows into Big Glen Lake)
- Work with Cleveland, Kasson Twp, Empire and Empire Twps to ensure affordable housing needs in this part of the County are met
- Develop a Township Trails Plan in conjunction with the Township Board, the Park and Recreation Commission, the National Park Service, MDOT and the County Road Commission. The Trails Plan would identify trail locations and options for creating the trails, as well as identify and implement tools for acquisition of title or development rights from willing sellers, and set up funding mechanisms for implementation.
- Investigate options for assistance with trails and other corridor improvements based on the Heritage Route designation of M-22 and M-109.
- Create and preserve a permanent protected library of all past Plans and Zoning Ordinances prepared for Glen Arbor Township.
- Use this Plan in the analysis and review of proposed rezonings, zoning text amendments, site plans, and new or amended master plans of adjoining jurisdictions submitted to the Township for statutory review and comment.
- Review draft plans and plan amendments of adjoining jurisdictions in a timely manner.
- Monitor neighboring jurisdiction and County agency decisions and periodically inform other local governments and the County Board of Commissioners on the status of efforts to implement the Glen Arbor Township Future Land Use Plan.

- Join efforts with others outside the Township to modernize planning and zoning enabling legislation and to authorize or use new tools to better manage growth and preserve open space.
- Encourage use of cluster septic systems serving multiple properties where it will improve waste disposal and the long term viability of homes and businesses.
- Encourage multi-reuse of old fire station property.
- Work cooperatively with the National Park Service to move the boat launch to the Glen Haven area.
- Support management of the mainland part of the National Park as is, not for wilderness so that all existing access is preserved, and some additional access by means of an interconnected trail system is created.
- Support efforts to improve handicapped access in the National Park.
- Work cooperatively with the National Park Service on issues of mutual interest.
- At least once each five years, the Future Land Use Plan should be thoroughly reviewed and updated by the Planning Commission with support from the Township Board.

Photo 9-1
Sunset



Photo by Mark Wyckoff

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