

PLAN
IMPLEMENTATION

What to Take From This Section

Each of the previous sections of this plan offer contain suggestions for how to implement new policies and laws in the Township. Some of the recommendations focus on the regulatory process for development within the Township. Other suggestions impact the zoning ordinance in one of two ways; amending the use and dimensional standards for different zoning districts or changing the zoning map designation for properties within the Township.

This section proposes short and long term changes that are intended to gradually alter the natural and built environments of the mainland and islands. Each ordinance amendment outlined in the plan is implemented only after opportunities for public comment, intense examination of consequences, and adoption by the Township Board. Other administrative actions may require precursory events prior to implementation.

When interpreting this Master Plan, Board Members, Planning Commissioners, residents and land developers must always refer back to the overlying vision of this Plan. Not all programs and strategies can be represented in this document, but Township policy should encourage any programs that further the following vision:

THE VISION

“Create a local vacation destination full of recreational opportunities, while protecting the environmental, historical, cultural and residential character of the community.”

METHODOLOGY

The implementation practices discussed in the sections of this Master Plan can be divided into two systematic programs- Zoning and Implementation.

ZONING PLAN

The zoning plan includes components that alter the ordinances which control use districts and the dimensional standards that zoning applies to physical development. The zoning plan also includes a map showing future zoning designations for properties within the Township. The zoning plan is a guide that suggests how the Township's vision for future development could occur; it is not a rigid document prescribing absolute changes or a specific time frame for making those changes. There may be other effects that the incremental changes proposed by this plan do not anticipate that require additional analysis and action.

Future zoning designations indicated on the zoning plan map are general in nature. Each map change should be evaluated independently and in the context of both the impact to the parcel itself and the community's vision as a whole. The more detailed analysis contained in specific sections of this Plan provides additional guidance for zoning changes. The Township should use the context of this plan as well as other available data in order to make the most informed decisions possible.

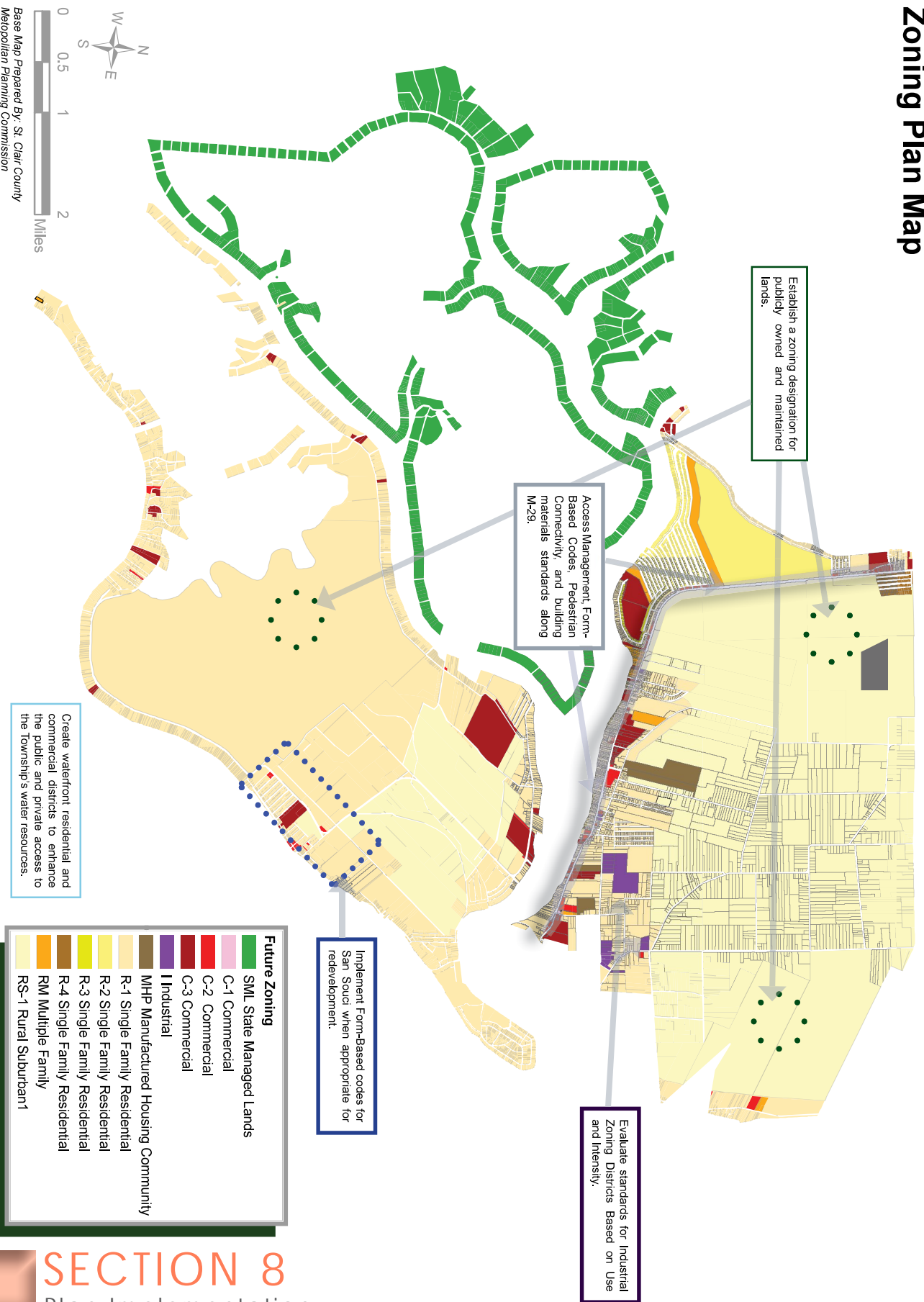
Generally, the Planning Commission initiates zoning changes or responds to petitions filed by property owners. Final actions on zoning ordinance and map changes are ratified by the Township Board. The zoning plan makes suggestions for whether ordinance changes are short or long-term. Applying a timeline is intended to assist the Township in working towards the long-term vision, not accelerate changes that are not immediately appropriate.

Short Term Zoning Changes	
Zoning Ordinance Amendments	Responsibility
Consider developing an Ordinance that allows hard surface pervious materials for surfaces like parking lots and sidewalks where soils drain well. Allow the Planning Commission to consider alternatives to impervious surfaces for the construction of drives and parking fields.	Planning Commission/Township Planner, Engineer
Allow for temporary and seasonal uses such as farmers' markets in appropriate zoning districts.	Planning Commission/Township Planner
Review the zoning ordinance and the Township's general ordinances to ensure that adequate design standards, operational regulations, and acceptable separation is established for uses such as pawnbrokers, "buy gold" establishments, and other adult uses. This preserves the integrity of the community and prevents objectionable uses from congregating in a "skid row".	Planning Commission/Township Planner
Enact traffic impact analysis standards that adequately explore parking, access, and internal circulation.	Planning Commission/Township Planner, Engineer

Short Term Zoning Changes	
Zoning Ordinance Amendments	Responsibility
Require pedestrian connections from new or redevelopments to the existing non-motorized network.	Planning Commission/ Township Planner
Evaluate Zoning Ordinance to make sure setbacks from existing road centerlines or edges respect future expansions. Develop increased landscaping and screening requirements in return for decreased setbacks and increased lot coverage, buildings, and storage areas in order to improve community aesthetics.	Township Planner/ Planning Commission
Promote the equal treatment of pedestrians, bicyclists, and public transportation by requiring and maintaining refuge areas, transit stops, visibility, and connections.	Planning Commission, Township Planner, BWATC
Establish a commercial district that reflects the waterfront nature of the many businesses within the community that are oriented towards water and outdoors recreation. Work with business owners and boating/yacht clubs to establish ordinance requirements that allow flexibility for outdoor storage while encouraging landscaping and screening.	Planning Commission / Township Planner
Examine the special land use provisions in the Zoning Ordinance and confirm that they are reasonable and effective in controlling uses that have a disproportionate impact on their surroundings and the community as a whole.	Township Planner, Planning Commission
Create a zoning district that encompasses the range of uses that exist on State Managed Lands as indicated in the Master Plan's existing land use inventory. These uses include, and are not limited to, active and passive recreation, preservation and restoration of environmental features, and the harvesting of game.	Planning Commission, Township Planner, MDNR, MDEQ
Make public art permissible within the zoning ordinance and suggest the reuse of nautical memorabilia for decorative purposes throughout the community.	Planning Commission, Township Planner
Rewrite the home occupations components of the Zoning Ordinance, carefully considering the scope, intensity, and nature of home occupations as they occur in different residential districts.	Township Planner, Planning Commission
Enact building materials requirements within the zoning ordinance that are flexible in order to promote creative and unique design. However, building materials should be selected for long term durability.	Township Planner, Building Department, Planning Commission
Revise site lighting standards to prevent glare and improve aesthetics	Township Planner, Building Department, Planning Commission

Long Term Zoning Changes	
Zoning Ordinance Amendments	Responsibility
Promote the commercial cultivation of native species, including plant materials found in swampy conditions.	Planning Commission/Township Planner, Engineer
Develop zoning, or other regulatory provisions that establishes reasonable standards for preserving woodlands.	Planning Commission/Township Planner
Amend landscaping requirements to include vegetated buffers or filter strips adjacent to bodies of water. Also use of rip-rap or gabions to stabilize banks. Provide options for screening that allow the Planning Commission to determine the appropriate context for buffer solutions given the makeup of adjacent uses and the existing and proposed condition of the land.	Planning Commission/Township Planner
Create landscaping requirements for retention/detention ponds	Planning Commission/Township Planner, Engineer
Implement access management through zoning controls along M-29.	Township Planner / Planning Commission, MDOT
Install entrance way signage and encourage a uniform theme of design along the Township's commercial corridor that emphasizes its boating and outdoors activities. Require attractive and context appropriate entryway features to neighborhoods.	Planning Commission, DDA / Township Planner, MDOT
Coordinate future development on Harsen's Island between conservation interests, existing residents, and future residential and commercial opportunities.	Planning Commission, Township Planner
Industrial zoning districts should promote less-intense traditional industrial uses and operations that require outdoor bulk and equipment storage. Re-assess setbacks, storage areas, and lot use limitations with regard to the small lot and awkward configurations faced by industrial users.	Planning Commission, Township Planner
Review single and multiple-family residential zoning district designations, particularly for properties that have access to collector roads, municipal water and wastewater service, and minimal sensitive environmental features, as demand for additional living units and housing types increases because of changing demographics.	Planning Commission, Township Planner
Single family districts should provide equal physical and visual access to the unique natural features that create emotional and financial value for homes in Clay Township. Focus particular attention to preserving access to waterfront properties in order to efficiently and fairly utilize access. Protect residential areas from the intrusion of incompatible uses with buffers and transitions.	Planning Commission, Township Planner
Consider rezoning large lot residential property to holding zones and open space preservation while focusing moderate and high density residential in areas with proper drainage, public utilities, and high accessibility.	Planning Commission, Township Planner

Zoning Plan Map



IMPLEMENTATION PROGRAM

The implementation program includes components that affect both the non-zoning ordinances and policies of other entities inside and outside the Township. The implementation program also includes a map showing areas that may be appropriate candidates for actions towards implementation within the Township. The program is a guide that suggests how the Township's vision for future development could occur; it is not a rigid document prescribing absolute changes or a specific time frame for making those changes. There may be other effects that the incremental changes proposed by the implementation program do not anticipate and that require additional analysis and action.

Improvements indicated on the implementation map are general in nature. Each change should be evaluated independently and in the context of both the impact to the specific area and to the community's vision as a whole.

Several of these implementation steps require dialogue and collaboration with other internal components of the Township and/or other Agencies. The responsibilities indicate some necessary participants, but are not intended to be an exhaustive representation of important stakeholders.

Short Term Implementation Program	
Policy and Ordinance Changes	Responsibility
Create a low-impact development handbook that describe preferred methods of handling stormwater and using native plants to reduce landscape maintenance and increase water infiltration	Township Planner/ Planning Commission, Engineer
Require pre-approval of driveway locations and stormwater outlets prior to entitlement approval.	Township Planner/ Planning Commission, Engineer, MDOT, SCCRC
Annually evaluate roadways bridges and culverts, including surface conditions, safety, and traffic volumes, in order to maximize collaboration with MDOT and the County's local road match program.	Township Engineer/ Planning Commission, MDOT, SCCRC
Continue to pursue financing opportunities like the DDA and grants to implement non-motorized connections.	Township Board, DDA, Township Planner, MDOT
Streamline re-occupation of existing buildings that are safe and up-to-code so that prospective tenants/owners can focus on their operations instead of perceived bureaucracy.	Building Department, Planning Commission, Township Planner
Utilize the Downtown Development Authority as a dynamic resource that can adapt to the different demands of today's shifting business climate. Require coordination of DDA Plan and improvements with Master Plan and developments. Examples of improvements include establishing unified lighting standards and creating a façade renovation program.	Township Board, DDA, Planning Commission, Township Planner

Short Term Implementation Program	
Policy and Ordinance Changes	Responsibility
Prepare materials discussing the Township specifically and its regional context to market the community directly to large scale recreation uses, notable lodging and water-parks. Focus large scale development towards existing infrastructure with the capacity to handle traffic and with adjacent development/redevelopment opportunities.	Township Board, Township Planner, DDA, Planning Commission
Utilize mechanisms, including the existing DDA, to fashion business oriented programs and foster civic pride. Assemble local residents and business owners to periodically discuss needs as well as celebrate successes in business development and retention. Establish awards that advance aesthetic enhancement such as a "garden of the year" or community beautification award for local businesses.	DDA Township, Planning Commission, Township Planner
Assemble and manage property for future redevelopment and large scale uses.	Township Board, DDA, Township Planner

Long Term Implementation Program	
Policy and Ordinance Changes	Responsibility
Allow hard surface pervious materials for surfaces like parking lots and sidewalks when soils drain well.	Planning Commission/Township Planner, Engineer
Encourage local businesses to participate in MDNRE programs like Clean Corporate Citizens and Neighborhood Environmental Partners.	Township / Township Planner
Establish standards for stormwater management that decrease runoff velocity and increase storage capacity	Township Engineer/ Planning Commission, Township Planner
Focus industrial development along existing all-season truck routes and improve roads in existing industrial zoning districts.	SCCRC, MDOT/ Planning Commission, Township Planner
Install dynamic messaging boards along M-29 to relay the operation status of the Harsen's Island Ferry during peak travel periods and inclement weather.	MDOT/ Planning Commission, DDA
Enhance the community's Council on Aging dial-a-ride service to extend hours and service to all residents that face mobility challenges. Also, promote the use of the Blue Water Area Transit line along M-29 as a way to reach government services and connect to jobs centers.	BWATC, Township, COA

Long Term Implementation Program	
Policy and Ordinance Changes	Responsibility
Inventory and improve compliance with the Americans with Disabilities Act provisions for public and transportation facilities.	Township Planner, Building Department
Work with existing developments to install cost effective utility solutions that reduce energy consumption and greenhouse gas emissions, thereby making operations cost-competitive and less impacting of the Township's most precious feature- nature.	Building Department / Planning Commission
Use revolving loan funds and connect with venture capitalists to provide gap-financing for local businesses. Businesses with fewer than 25 workers employ a greater portion of the community than large operations.	Township, DDA, Township Planner
Create unified marketing and branding strategies to effectively communicate the recreation opportunities in Clay through traditional and non-traditional (i.e. social networking) media.	Township, DDA, Township Planner
Explore shuttle service to connect lodging with attractions and reducing vehicular traffic along roads and keeping disruption of natural areas to a minimum.	Township, DDA, Township Planner, BWATC

Implementation Program

