
WELCOME

This training is provided by the
Michigan Association of Planning

A Chapter of the American Planning
Association



redevelopment ready
communities®



1

APA MII

MICHIGAN ASSOCIATION OF PLANNING

1919 W. STADIUM, SUITE 4
ANN ARBOR, MI 48103
(734) 913-2000
INFO@PLANNINGMI.ORG



2




TODAY'S PRESENTER

Amy M. Vansen, AICP

Michigan Association of Planning






3




The **Michigan Association of Planning ...**
 a non-profit membership-based organization
 established in 1945

with over 4,000 members from across Michigan, including:



- professional planners
- local elected officials
- appointed land use decision makers such as planning commissioners and zoning board members

WHY JOIN?



Michigan Association of Planning
 AMERICAN PLANNING ASSOCIATION
 MICHIGAN CHAPTER
 CREATING GREAT COMMUNITIES FOR ALL

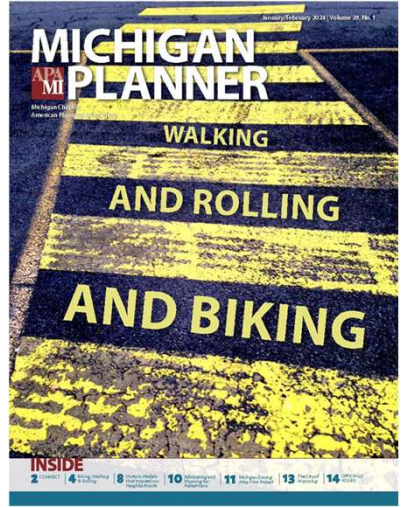



4



MAP provides:

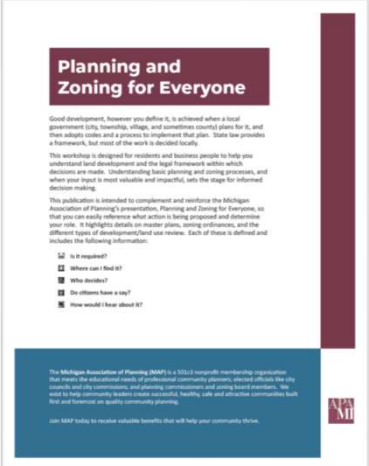
- Timely information
- Books and publications
- On-site workshops
- Training workshops and conferences for officials



5



Handouts for today's workshop



- Copy of the powerpoint slides
- An 8-page “cheat sheet” on planning, zoning, and development reviews
- An evaluation (please complete before leaving)



6



Agenda

- ■ ■ ■ ■
- What Is Planning
- Public Notices And Communications
- What Is Zoning
- Community Engagement
- Development Reviews
- Are Developers People, Too
- Decision Making
- Good Expectations



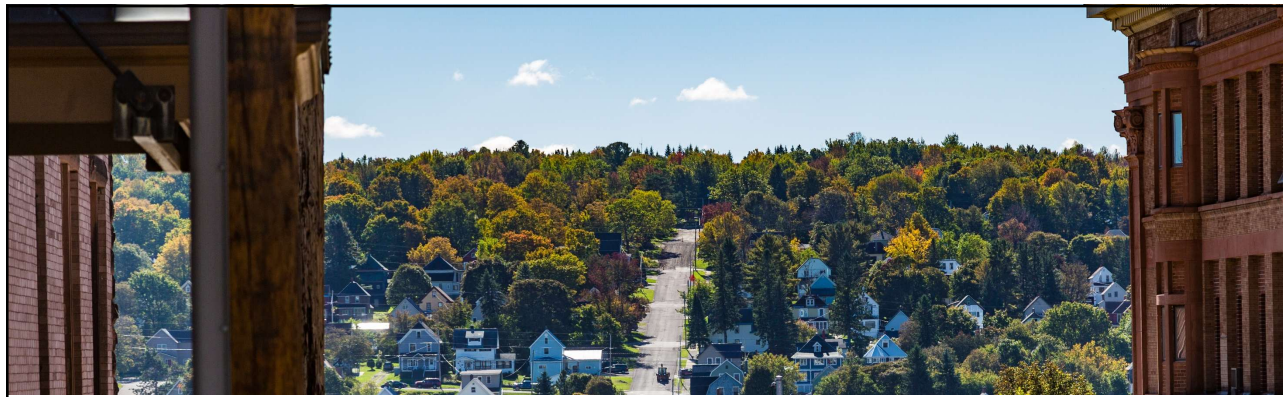
7

PLANNING AND ZONING FOR EVERYONE

Michigan Association of Planning



8



“The first secret of getting what you want is knowing what you want” *
Arthur D. Hlavalty

** And formalizing it in your master plan and zoning*



What DO You Want?



Isn't That What Everyone Wants?

Vibrant downtown



Thriving economy



Beautiful parks



Attractive neighborhoods



Clean streets



APA MI American Planning Association
Michigan Chapter
Creating Great Communities for All




11

**Isn't that what everyone wants? Of course!
As long as...**

It's not too noisy next to me and there's not too much traffic




It's environmentally safe and there's not too much traffic



My taxes don't go up and it's not too noisy next to me



I can afford to live there



I don't get a code enforcement ticket



APA MI American Planning Association
Michigan Chapter
Creating Great Communities for All



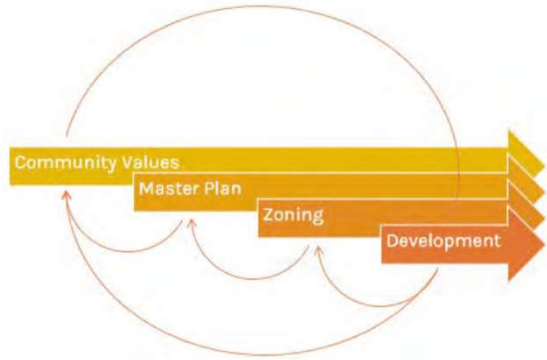
12



Setting the Stage for Development

The 4-step process:

- 1. Identify community values
- 2. Adopt a master plan
- 3. Codify zoning regulations to implement the master plan
- 4. Establish ground rules for reviewing development proposals



Each step involves meaningful, but different types of engagement with the community



13



WHAT IS PLANNING?

PLANNING AND ZONING FOR EVERYONE

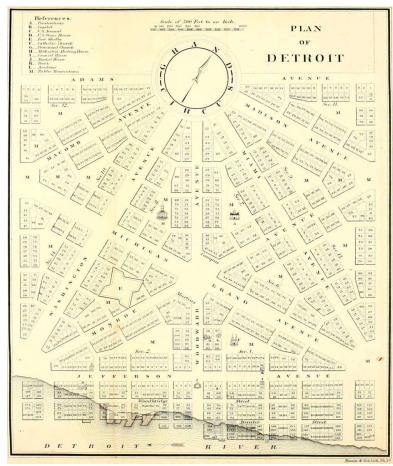


14



History of Planning

- Cities have been “planned” for thousands of years. Ancient Egypt, Napoleon’s plan for Paris, New York City’s street grid and central park
- In the United States, "planning" began to emerge as a standardized profession and practice in the early 1900s.
- Architects, public health officials, and social workers all worked to build “better” communities.



15



15



AUTHORITY

Michigan Planning Enabling Act (MPEA)
enables establishment of a planning commission, assigns duties to the planning commission, and describes the master plan and the adoption process




16


16

■ ■ ■ ■ ■

Who's responsible for planning?

Planning Commission (Appointed)	Legislative Body (Elected)
<ul style="list-style-type: none"> • Master Plan • Capital Improvement Plans 	<ul style="list-style-type: none"> • Appoints Planning Commission • Budgets • Master Plan (optional)

 American Planning Association
 Michigan Chapter
 Creating Great Communities for All

17 

17

■ ■ ■ ■ ■

What kinds of plans does a community have

- Master Plans/Comprehensive Plans
- Five Year Park and Recreation Plan
- Sustainability / Climate Action Plan
- Downtown Development Plan
- Nonmotorized Transportation Plan



 American Planning Association
 Michigan Chapter
 Creating Great Communities for All

18 

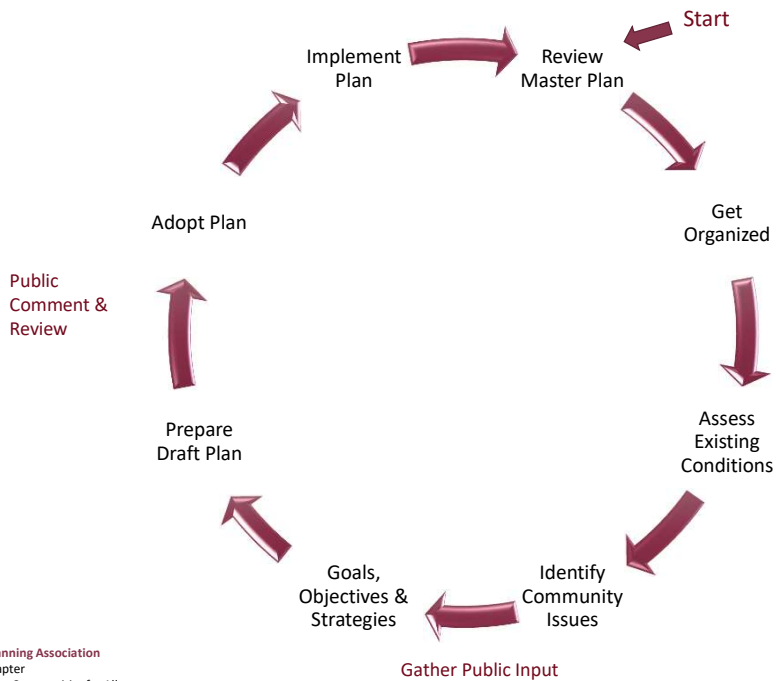
18



A MASTER PLAN SHOULD . . .

- **Identify** existing conditions
- **Promote** cooperation between stakeholders toward common goals
- **Communicate** those goals and priorities
- **Guide** long-range development of the community for 20 years

RRC Best Practice 1.1: "The master plan establishes goals, implementation actions, timelines, and responsible parties."





Do you have to plan?

No. *But if you don't, you aren't supposed to zone either.*



21



WHERE, WHEN, HOW



- Where can I find our community's plan?
- When could I/should I get involved in the creation of the plan?
- How can I change the plan?



22



WHERE CAN I FIND OUR COMMUNITY'S PLAN?

- Probably online.
- Maybe at the library
- Absolutely at the township/village/city clerk's office

APAMI American Planning Association
Michigan Chapter
Creating Great Communities for All



23



WHEN COULD I GET INVOLVED WITH THE PLAN?

- Apply to be on the planning commission
- If your community decides to have a steering committee for the plan, you can apply for that
- Attend sessions
- Fill out surveys

APAMI American Planning Association
Michigan Chapter
Creating Great Communities for All



24



HOW CAN I CHANGE THE PLAN?

Participate meaningfully in your master plan processes

- Ask questions
- Attend sessions
- Complete surveys



25





What a master plan can't do

- *Shouldn't* violate federal or state law.
- *Shouldn't* prohibit or regulate specific land uses.
- *Should* build community consensus.
- *Should* be realistic





26

Change is inevitable...

Things will **not** remain the same in your community
20 years from now....even 10 years from now.

But all change has an element of loss. This can be acknowledged without undermining progress.

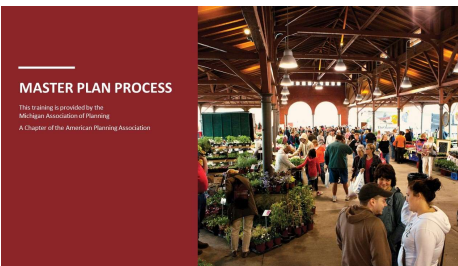



27





For more information:









28




29



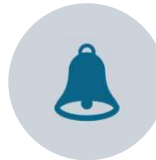
Notification required by state law



Notification required by local law (*can be more than what state requires*)




Notification done by municipality customarily (*not legally required*)

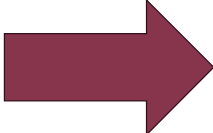



By Others: newsletters, newspapers, social media

30




NOTIFICATION REQUIRED BY STATE LAW - HEARINGS


<ul style="list-style-type: none"> • Master Plan Adoption or Amendments • Text Amendments to the Zoning Ordinance 		<ul style="list-style-type: none"> ▪ Schedule a public hearing ▪ Publish a notice of the public hearing in a local newspaper ▪ Hold the public hearing
---	---	---



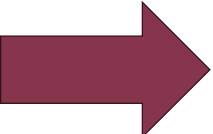
American Planning Association
Michigan Chapter
Creating Great Communities for All




31




NOTIFICATION REQUIRED BY STATE LAW - HEARINGS

<ul style="list-style-type: none"> • Map Amendments (Rezoning) • Special Land Use • Planned Unit Development • Variances and Appeals 		<ul style="list-style-type: none"> ▪ Schedule a public hearing ▪ Publish a notice of the public hearing in a local newspaper ▪ Send a notice to every property owner and occupant within 300 feet of the property ▪ Hold the public hearing
--	---	---



American Planning Association
Michigan Chapter
Creating Great Communities for All



32



NOTIFICATION REQUIRED BY STATE LAW - MEETINGS

- The Michigan Open Meetings Act requires meetings of a public body to be open to the public and held in a place available to the general public.
- Notice of regular meetings shall be posted within ten days after the first meeting in each calendar or fiscal year.
- Notice of special meetings shall be posted at least 18 hours before the meeting.
- The OMA allows for public bodies to hold emergency meetings.



33

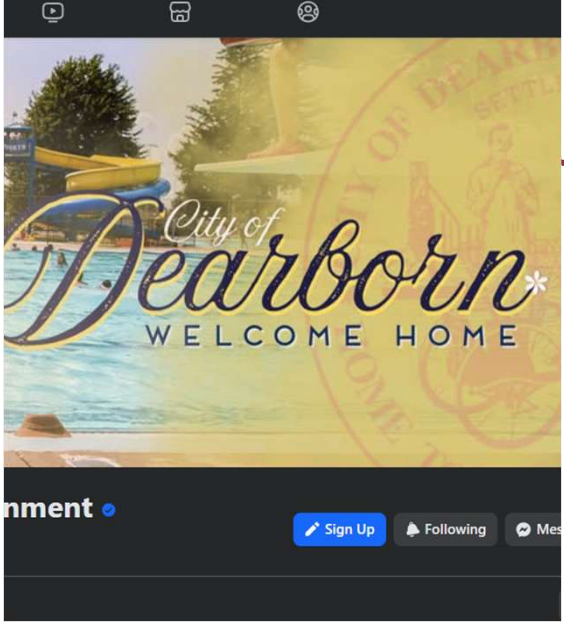


NOTIFICATION REQUIRED BY LOCAL LAW

- Site Plans (e.g., large development or development in certain districts)
- Rezoning (sign at location)



34




NOTIFICATION DONE CUSTOMARILY

- Municipality may post notices on social media pages
- Neighborhood groups can ask to be on mailing list

APA MI American Planning Association Michigan Chapter Creating Great Communities for All

35



NOTIFICATION DONE BY OTHERS

- Newsletters
- Newspapers
- Local News
- Social Media

APA MI American Planning Association Michigan Chapter Creating Great Communities for All

36

■ ■ ■ ■ ■


For more information:

Open Meetings Act	Mar. 6	Aug. 5	Dec. 3
Intro to Parliamentary Procedure	Mar. 13	Aug. 12	Dec. 10
Components of Extraordinary Governance	Mar. 20	Aug. 19	Dec. 17

All webinars noon-1pm ET. Register for 1 or a whole series!
<https://events.anr.msu.edu/goodgov2025/>

MICHIGAN STATE UNIVERSITY | Extension


37




■ ■ ■ ■ ■

WHAT IS ZONING?

PLANNING AND ZONING FOR EVERYONE



38





HISTORY OF ZONING

Before Zoning


Land use problems were resolved by applying the law of nuisance:

- Party or parties suffer
- A lawsuit is required to enjoin the nuisance

High costs of litigation made this approach undesirable

39





THEN CAME ZONING:



Rather than being permitted to make ***unbridled use of property*** until a nuisance had actually been adjudicated, zoning regulations were established with the idea of attempting to *anticipate* circumstances in which public safety and health would be jeopardized, and *proactively* regulate for avoidance.

Charter Township of
Grand Blanc
Zoning Ordinance

Adopted 2008
(Amended Through
November 23, 2017)



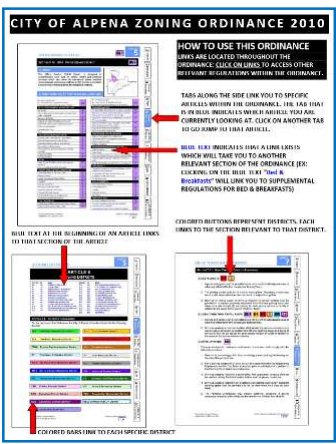


40



What is zoning?



- An ordinance, adopted by a local government, that regulates development of land, uses, activities, and structures
- It has two parts: Ordinance Text, and the Zoning Map

41



41



Master Plan

Zoning Ordinance

Long Range



Immediate

Policy



Regulatory

Guidance



Enforced



42




AUTHORITY

The **Michigan Zoning Enabling Act (MZEA)** enables the development and administration of a zoning ordinance.

APA MI American Planning Association
Michigan Chapter
Creating Great Communities for All

43

43




Michigan Zoning Enabling Act

- Drafting/adopting zoning ordinance
- Rezoning/conditional rezoning
- Zoning approvals (special land use, site plan review, PUD)
- Zoning board of appeals
- Open space preservation
- Purchase of development rights

APA MI American Planning Association
Michigan Chapter
Creating Great Communities for All



44

44




Michigan Zoning Enabling Act

- Drafting/adopting zoning ordinance
- Rezoning/conditional rezoning
- Zoning approvals (special land use, site plan review, PUD)
- Zoning board of appeals
- Open space preservation
- Purchase of development rights




45


45




Who's responsible for zoning?


Legislative Body (Elected)	Planning Commission (Appointed)	Zoning Board of Appeals (Appointed)	Staff
<ul style="list-style-type: none"> • Appointments • Ordinance Adoption – including rezonings • Planned Unit Developments • Budgets 	<ul style="list-style-type: none"> • Site Plan Review • Special Land Use • Recommends zoning ordinance changes and rezonings 	<ul style="list-style-type: none"> • Variances • Appeals 	<ul style="list-style-type: none"> • Site Plan Review • By Permit/By Right Development




46


46


 **Do you have to zone?**

No.





 American Planning Association
Michigan Chapter
Creating Great Communities for All 


47

 **ZONING ORDINANCE - EXAMPLE CONTENT AND ORGANIZATION**

1. Title, Scope, Purpose	6. Zoning Reviews (Site Plan Review, Special Land Uses, PUDs)
2. Definitions	7. Zoning Board of Appeals
3. General Provisions (i.e. parking, signs, landscaping, lighting, access management, floodplains)	8. Administration and Enforcement (Amendments, Nonconforming Regulations)
4. Zoning Districts and Zoning Map	

 American Planning Association
Michigan Chapter
Creating Great Communities for All  48



48




OTHER LAWS AND ORDINANCES RELATED TO ZONING

- Land Divisions
- Signs
- Nuisances – Property Maintenance Code
- Barrier Free/ADA
- Private Roads
- Natural Preservation


- Downtown Development Plan /District
- Brownfield Redevelopment Authority
- Historic District Ordinance
- Licensing – Rental, Business
- Construction Codes
- Subdivisions



49



49




WHAT A ZONING ORDINANCE CAN'T DO



- It can't violate state or federal law (for example, Fair Housing Act, RLUIPA, First Amendment)
- The state may pre-empt certain uses (for example, utilities, farms, public prisons, and much more)






50



WHAT A ZONING ORDINANCE CAN'T DO

It can't exclude reasonable uses entirely.





51


WHAT A ZONING ORDINANCE CAN'T DO


- It can't have quotas.
- It can't pick preferred brands.








52





WHERE, WHEN, HOW

- Where can I find our community’s zoning ordinance?
- When could I/should I get involved in the creation of the zoning ordinance?
- How can I change the zoning ordinance?

53

Site Plan Review

Grand Blanc Township

Overview


When is site plan review required?


Site plan review provides the Township with an opportunity to review land development proposals in relation to applicable Township ordinances, surrounding uses, accessibility, pedestrian and vehicular circulation, off-street parking, public utilities, drainage, natural features, and other relevant factors which may impact public health, safety, and welfare.

Site Plan Review shall be required for the following:

- Development of vacant property (except the construction, reconstruction, erection or expansion of a single-family or two-family dwelling on a single lot or parcel).
- Any change of use in land or building to a different occupancy or type, or to a more intensive use, as determined by the Planning and Zoning Department, that may involve substantial change in such features as parking, traffic flow, structural amenities, hours of operation, public services, effluent discharge, drainage provisions or that may entail substantial alteration of an important physical aspect of the site.
- Prior to the issuance of any Special Land Use Permit.
- Any building containing three or more dwelling units.
- Remodeling or altering existing structures which increases the building footprint or increases the interior or leasable floor area by ten percent (10%) in any twenty-four (24) month period.
- A change is made from a non-conforming use to a conforming use.
- Establishment of any site condominium developments.
- Where the costs of remodeling and/or additions exceed fifty percent (50%) of the appraised value of the existing building (s), and said existing building(s) never previously received site plan approval.
- Establishment of any new use requiring a new structure or requiring an off-street parking lot, or other significant improvement, as required by the Planning and Zoning Department.
- Where site plan review is otherwise required by this or other ordinances of the Township.



What is the site plan review process?





WHERE CAN I FIND OUR COMMUNITY’S ZONING ORDINANCE?

- Probably online.
- Maybe at the library
- Absolutely at the township/village/city offices. Very often there are handouts on popular topics that distill information.

54



WHEN COULD I GET INVOLVED WITH THE ZONING ORDINANCE?

- Apply to be on the planning commission, zoning board of appeals
- Run for local office
- Attend meetings and work sessions



Rezoning or Map Amendments

What are they:


- Property owner/developer initiated
- Government initiated to: implement plan, correct an error

How can I be involved:

- Do your homework on changes
- Attend meetings
- Assume good intent

There are standards in the zoning ordinance for considering rezonings.






Text Amendments

What are they:


- Clarify existing language
- Update: litigation or new laws
- Update: new uses
- Implement plan

How can I be involved:


- Do your homework on changes
- Attend meetings
- Assume good intent




American Planning Association
Michigan Chapter
Creating Great Communities for All




57




For more information:



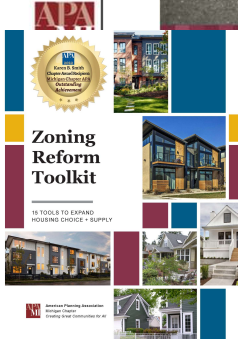
REGULATING HOME OCCUPATIONS
MICHIGAN ASSOCIATION OF PLANNING
Dec. 8, 2021



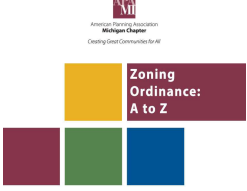
Basics of Parking Planning




NONCONFORMITIES
MICHIGAN ASSOCIATION OF PLANNING



Zoning Reform Toolkit
15 TOOLS TO EXPAND HOUSING CHOICE + SUPPLY




Zoning Ordinance: A to Z



American Planning Association
Michigan Chapter
Creating Great Communities for All

Michigan Association of Planning
10740 Lakeshore Blvd. #100
Ann Arbor, MI 48106
www.michiganap.org





COMMUNITY ENGAGEMENT

PLANNING AND ZONING FOR EVERYONE



59

59



THE SPECTRUM OF PARTICIPATION: A TOOL FOR UNDERSTANDING YOUR ASK

INCREASING IMPACT ON FINAL DECISION →


	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	Provide balanced, objective information to help the public understand the problem, alternatives, opportunities, and/or solutions.	Obtain public feedback on analysis, alternatives and/or decisions.	Work directly with the public throughout the process to consistently understand and consider public concerns and aspirations	Partner with the public in each aspect of the decision including development of alternatives and identification of the preferred solution	Place final decision making in the hands of the public.
PROMISE	Keep you informed.	Keep you informed, acknowledge concerns and aspirations, provide feedback on how public input influenced the decision.	Work with you to directly reflect your concerns and aspirations in the alternatives developed, and provide feedback on how public input influenced the decision.	Look to you for advice and innovation in formulating solutions, incorporate your recommendations into the decisions to the maximum extent possible.	Implement what you decide.
EXAMPLES	Fact sheet, website, educational presentation	Public comment / meeting, survey, focus group	Workshop, deliberative polling, scenario planning	Citizen advisory committee, visioning/ consensus-building / charrette	Ballots, citizen juries




Source: International Association of Public Participation iap2.org




60




PUBLIC PARTICIPATION & COMMUNITY ENGAGEMENT




ENSURES
ACCOUNTABILITY
AND
TRANSPARENCY




REPRESENTS
COMMUNITY
VIEWS/CHARACTER




IDENTIFIES
ISSUES/CONCERNS




OPPORTUNITY FOR
EDUCATION





ENCOURAGES
BROADER RANGE
OF IDEAS




BUILDS
COMMUNITY
RELATIONSHIPS



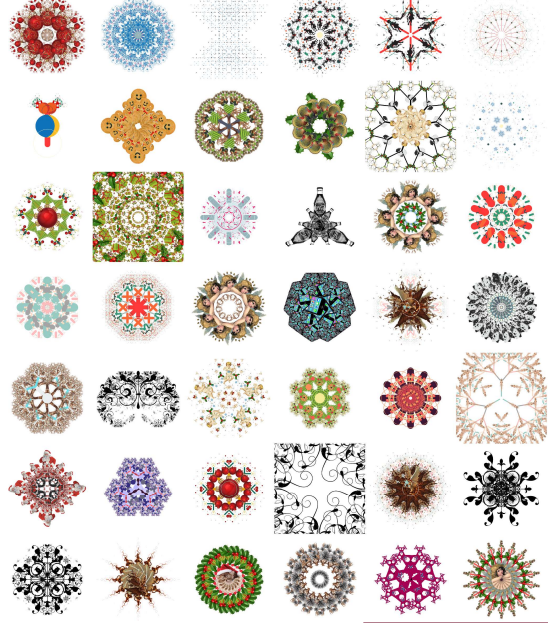
*SHOULD OCCUR BEFORE THE PUBLIC
HEARING REQUIRED FOR PLAN
ADOPTION*

61





Representation and Stakeholder Diversity



- It is government’s job to represent everyone in the community
- How does the representation of your stakeholders compare to your community?
 - Not just race and gender, but also age, education, income, renter/homeowner status, geography
 - What is the “in” status and the “out” status for each of these categories?
 - At each engagement event, which of these categories are overrepresented? Underrepresented?

Insufficient stakeholder diversity risks coming to “consensus” on solutions that do not work for the entire community

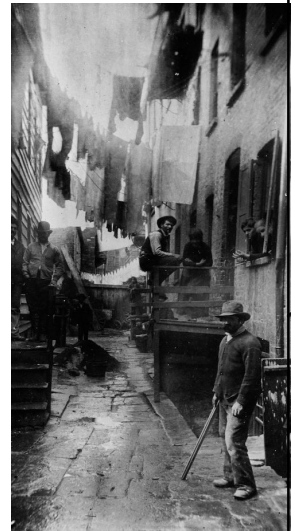



62



Hard-to-Engage Stakeholders

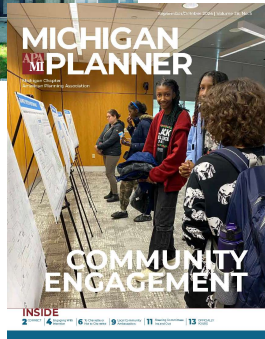
- Go where they are
- Offer asynchronous options
- Provide food, transportation, and child care (better yet, whole-family engagement)
- Compensate them for their expertise
- Consistently and tangibly report the effects of public involvement



APA MI American Planning Association
Michigan Chapter
Creating Great Communities for All



For more information:



COMMUNITY ENGAGEMENT
MICHIGAN ASSOCIATION OF PLANNING

APA MI American Planning Association
Michigan Chapter
Creating Great Communities for All





DEVELOPMENT REVIEWS

PLANNING AND ZONING FOR EVERYONE

65



65




So many types of development reviews!

By Permit	Site Plan Review	Special Land Use	Conditional Rezoning	Planned Unit Development	Variances
Those uses and types of construction that a community has decided to allow, but do not require site plan review.	Those uses and types of construction that a community has decided to allow with site plan review.	A use that is otherwise compatible with the zoning district, but only under certain conditions.	A way to bundle a rezoning and site plan together.	Permits flexibility in the regulation of land development. Often for larger parcels.	<ul style="list-style-type: none"> • Allow a use that isn't permitted • Vary dimensional requirements of the ordinance





66




Typical Examples


By Permit	Site Plan Review	Special Land Use	Conditional Rezoning	Planned Unit Development	Variance
<ul style="list-style-type: none"> • <i>Detached dwelling</i> • <i>Signs</i> 	<ul style="list-style-type: none"> • <i>Apartment building</i> • <i>Restaurant</i> 	<ul style="list-style-type: none"> • <i>Drive-through uses</i> • <i>Vehicle sales and service</i> 	<ul style="list-style-type: none"> • <i>Historic house rezoned for a business, condition on house being restored</i> 	<ul style="list-style-type: none"> • <i>Mixed use development with stores and townhouses</i> 	<ul style="list-style-type: none"> • <i>Shed too close to lot line</i> • <i>Install fence instead of constructing screenwall</i>



67



Typical Examples






By Permit	Site Plan Review	Special Land Use	Conditional Rezoning	Planned Unit Development	Variance
<ul style="list-style-type: none"> • <i>Detached dwelling</i> • <i>Signs</i> 	<ul style="list-style-type: none"> • <i>Apartment building</i> • <i>Restaurant</i> 	<ul style="list-style-type: none"> • <i>Drive-through uses</i> • <i>Vehicle sales and service</i> 	<ul style="list-style-type: none"> • <i>Historic house rezoned for a business, condition on house being restored</i> 	<ul style="list-style-type: none"> • <i>Mixed use development with stores and townhouses</i> 	<ul style="list-style-type: none"> • <i>Shed too close to lot line</i> • <i>Plant hedge instead of constructing screenwall</i>

68




Who approves? (Can we decide who approves?)

 By Permit	Site Plan Review	Special Land Use	 Conditional Rezoning	Planned Unit Development	 Variance
• Staff	• Planning Commission • Staff	• Planning Commission • Legislative Body	• Legislative Body	• Planning Commission • Legislative Body • Staff	• Zoning Board of Appeals

APA Michigan Chapter
American Planning Association
Michigan Chapter
Creating Great Communities for All


69

Who approves?

By Permit	 Site Plan Review	 Special Land Use	Conditional Rezoning	 Planned Unit Development	Variance
• Staff	• Planning Commission • Staff	• Planning Commission • Legislative Body	• Legislative Body	• Legislative Body	• Zoning Board of Appeals



APA Michigan Chapter
American Planning Association
Michigan Chapter
Creating Great Communities for All

70




How would I know about them?

By Permit	Site Plan Review	Special Land Use	Conditional Rezoning	Planned Unit Development	Variance
<ul style="list-style-type: none"> • Online • At municipal offices 	<ul style="list-style-type: none"> • PC agenda • At municipal offices 	<ul style="list-style-type: none"> • Public hearing notice • PC agenda 	<ul style="list-style-type: none"> • Public hearing notice • Meeting agendas 	<ul style="list-style-type: none"> • Public hearing notice • Meeting agendas 	<ul style="list-style-type: none"> • Public hearing notice • ZBA agenda



71



How would I know about them?

Notices sent to properties within 300 feet


By Permit	Site Plan Review	Special Land Use	Conditional Rezoning	Planned Unit Development	Variance
<ul style="list-style-type: none"> • Online • At municipal offices 	<ul style="list-style-type: none"> • PC agenda • At municipal offices 	<ul style="list-style-type: none"> • Public hearing notice • PC agenda 	<ul style="list-style-type: none"> • Public hearing notice • Meeting agenda(s) 	<ul style="list-style-type: none"> • Public hearing notice • Meeting agenda(s) 	<ul style="list-style-type: none"> • Public hearing notice • ZBA agenda

72

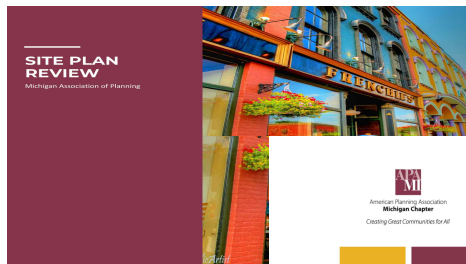
How can you change (can you change?) a development review?

By Permit	Site Plan Review	Special Land Use	Conditional Rezoning	Planned Unit Development	Variance
<ul style="list-style-type: none"> • Difficult • May be able to affect change for the next time by changing ordinance. 	<ul style="list-style-type: none"> • Limited • Review is based on adopted standards • The use itself is not subject to review. 	<ul style="list-style-type: none"> • Yes! • Review is based upon adopted standards, but a SLU can be the right thing in the wrong place. 	<ul style="list-style-type: none"> • Yes! • Review is based upon adopted standards. 	<ul style="list-style-type: none"> • Yes! • Review is based upon adopted standards. 	<ul style="list-style-type: none"> • Yes! • Applicants must prove their case and meet standards for undue hardship or practical difficulty


 American Planning Association
 Michigan Chapter
 Creating Great Communities for All

73


For more information:




SITE PLAN REVIEW
Michigan Association of Planning



ADVANCED ZBA - BEYOND THE FUNDAMENTALS
Michigan Association of Planning




Zoning Administration



PLANNED UNIT DEVELOPMENTS

Michigan Association of Planning
 19119 Sibley Blvd., Suite 4
 Ann Arbor, MI 48102
 www.planningmi.org
 Phone: 734/773-2000 | Fax: 734/933-2001

 American Planning Association
 Michigan Chapter
 Creating Great Communities for All

74



ARE DEVELOPERS PEOPLE TOO?

PLANNING AND ZONING FOR EVERYONE

75



75



The story we tell ourselves about developers

Newsletters

The Atlantic

live. The story goes like this: Housing costs are unaffordable because [INSERT BAD COMPANY HERE] is greedy and jacking up prices. The villain can be Airbnb or developers; it can be deep-pocketed foreigners or iBuyers. The story is compelling because it does not directly implicate regular people, sympathetic institutions, or elected officials.

Ocala resident says 'greedy developers' are destroying city's beauty

LETTERS TO THE EDITOR

Don't appease greedy developers

Are Greedy Developers and Flippers Destroying West Adams?

DO PEOPLE OBJECT TO DEVELOPMENT—OR MOSTLY DEVELOPERS MAKING MONEY?
A UCLA study shows that a desire to punish developers drives anti-homebuilding attitudes.



76



76



Things that add cost to a development project

- Time
- Approval from multiple boards
 - Public meetings
 - Studies, especially when first required at an approval hearing
 - Discretionary requirements from boards (“add a fence” etc.)
- Filing a lawsuit
- Pursuit of legal action



77



THEN WHO CAN AFFORD TO DEVELOP?

As the cost of development goes up, the pool of developers shrinks. . .

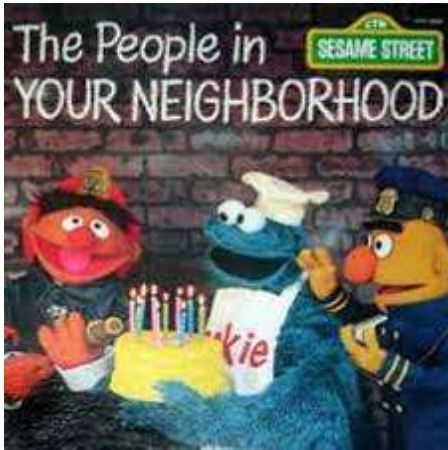
until only large corporate ones are left



78



Things that support localized development



- By-right development
- Small developer training and education
- Counter assistance / handholding / ombudsperson
- Staff approvals
- Pre-approved plans

APAMI American Planning Association
Michigan Chapter
Creating Great Communities for All

79



79



DECISION MAKING

PLANNING AND ZONING FOR EVERYONE



80



Legislative vs Administrative Decision-making

Legislative decisions

- Generally involve the establishment of ongoing rules
- Promote interests authorized by charter and law
- Establish policy

Example: Enacting an ordinance

Administrative decisions

- Typically do not establish broad policy
- Discretionary decisions must be made based on standards contained in the ordinance

Example: Approving a site plan




81




You said you wanted this stuff done




82


But not here!
Or, not now!
Or, we changed our minds!


83






CHANGING THE RULES TAKES TIME

1. Identify community values
2. Adopt a master plan
3. Codify zoning regulations to implement the master plan
4. Establish ground rules for reviewing development proposals



American Planning Association
 Michigan Chapter
Creating Great Communities for All



84



Adopt standards for all types of approvals

- Make by-right and site standards clear and accessible
- Make special land use standards specific and related to the use and its impact
- Ensure PUD standards directly produce a better result for the community
- Make (keep) standards for rezoning



85




YOU CAN'T...

- Require anything other than what the Ordinance allows. (But the Ordinance can be changed.)
- Permit/deny any use of the Zone District






86




YOU CAN...

- Ensure Zoning Ordinance requirements and review standards are met
- Attach reasonable conditions related to the review standards



87




Development Review Standards

- ✓ Ordinance compliance
- ✓ Consistency with Master Plan
- ✓ Public safety
- ✓ Protection of natural features
- ✓ Compatibility with surrounding uses
- ✓ Ability to provide adequate services

If all review standards are met, the site plan MUST be approved.



88




Development Review Standards

- ✓ Ordinance compliance
- ✓ Consistency with Master Plan
- ✓ Public safety
- ✓ Protection of natural features
- ✓ **Compatibility with surrounding uses**
- ✓ Ability to provide adequate services

**If all review standards are met,
the site plan MUST be approved.**






89



Development Review Standards

<p>DISCRETIONARY</p> <p>Compatibility with surrounding uses.</p>	<p>NON DISCRETIONARY</p> <p>All developments shall have a front building setback equal to the abutting properties.</p> <p>AND/OR</p> <p>All developments shall be finished in red brick in keeping with the historic nature of the downtown.</p> <p>AND/OR</p> <p>All developments shall have a 20 foot side yard setback improved with a mix of conifers and deciduous trees, shrubs, perennials and groundcover in the following quantities per linear foot: . . .</p>
---	---

90



NOT a development review standard


- “The business has been in the community a long time.”
- “The [size / width / drainage pattern / etc] looks OK to me.”
- “They can/can’t afford that.”
- “That blocks my view.” *(unless you have adopted viewshed standards!)*
- “This building is old.” *(unless you have adopted preservation standards!)*
- “This building is ugly.” *(unless you have adopted design standards!)*



Remember: Design control is better hashed out in a planning and zoning process than in development review!





91




Develop Standards as a Community

- What do the neighbors want to see? What don’t they want to see?
- What can be enforced and what can’t be? Talk to your staff and municipal attorney.
- Work with planning commission to draft standards.
- Final adoption is the important work of the legislative body



92



92

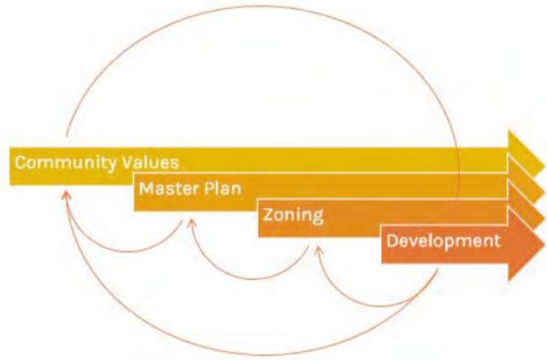


Setting the Stage for Development

The 4-step process:

- Identify community values
- Adopt a master plan
- Codify zoning regulations to implement the master plan
- Establish ground rules for reviewing development proposals

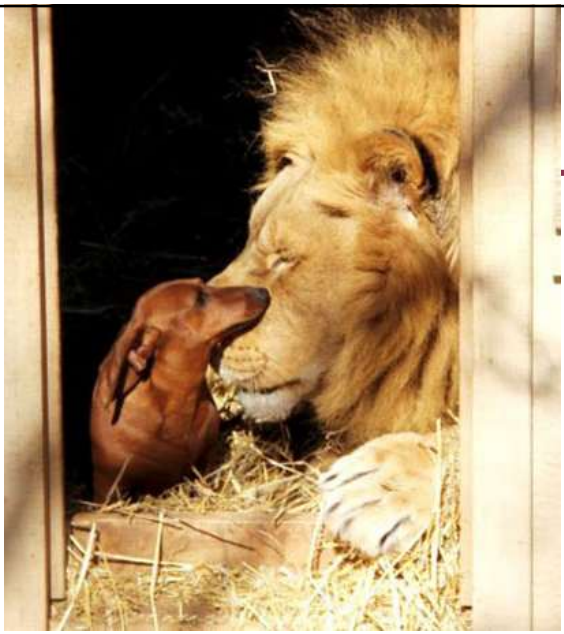
Each step involves meaningful, but different types of engagement with the community



GOOD EXPECTATIONS

PLANNING AND ZONING FOR EVERYONE







■ ■ ■ ■ ■

HOW TO BE HELPFUL!

- Establish consistent meeting and documentation procedures, and adhere to them
- View yourself as a “limb” in your “public body”: the **WHOLE THING** is needed for proper function
- Devote yourself to transparency
- Keep your public service mission at the forefront of your mind and assume that any word or action may be made public at any time

 American Planning Association
 Michigan Chapter
 Creating Great Communities for All



95



■ ■ ■ ■ ■

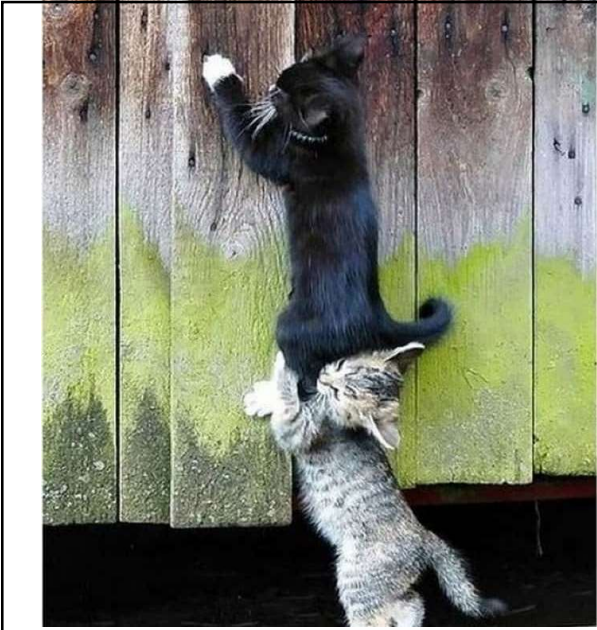
HOW TO BE HELPFUL!

- Know your specific role within the process
- Know the plan that guides the decision
- Commit to what the group agreed upon
- Be reasonable, deliberative, polite!

 American Planning Association
 Michigan Chapter
 Creating Great Communities for All



96



HOW TO BE HELPFUL!

- Bring your best self to meetings
- Assume good intent
- Participate meaningfully in your master plan and zoning ordinance processes
 - Attend sessions
 - Be an ambassador for those who weren't there.

APA MI American Planning Association Michigan Chapter Creating Great Communities for All



97



HOW TO BE HELPFUL!

Planning

Have a plan and stick to it

Patience

Not everything will happen in your term; adopt a long-range perspective


Persistence

Take advantage of the opportunities to implement the Plan; they don't come along very often

APA MI American Planning Association Michigan Chapter Creating Great Communities for All



98




■ ■ ■ ■

Thank you!

FOR MORE INFORMATION ON *MEMBERSHIP*, HOW TO *BRING TRAINING TO YOUR COMMUNITY*, OR *OTHER WORKSHOP TOPICS* PLEASE SEE GIVE US A CALL OR SEND US AN EMAIL!

(734) 913-2000 | INFO@PLANNINGMI.ORG



99

■ ■ ■ ■

QUESTIONS

100

100