

## **CHAPTER IX PLAN IMPLEMENTATION STRATEGY**

Achieving the vision for the future of the Township expressed in this Plan will require an ongoing commitment of effort by Township elected and appointed officials and Township staff, to ensure that the Township's growth management regulations foster and promote the vision, and to develop and carry out programs for developing needed community facilities identified in the Plan. Each of these areas is addressed in the following subsections.

### **Regulatory Modifications.**

The Township Zoning Ordinance is the legal mechanism by which the use of land in the Township is regulated. This Master Plan, in itself, is merely a statement of land use policy and intended direction. On its own, it is not a legally-binding document. The Zoning Ordinance, through its various Zoning Districts, governs the permissible uses of land in various geographic areas of the Township. Needed revisions to zoning regulations to address conformance with the Master Plan fall into two categories:

1. Creation of new zoning districts and revising the density and/or use regulations of existing zoning districts.
2. Rezoning of individual properties, on a case-by-case basis, where the current zoning does not conform to the Master Plan.

### **New and Revised Zoning Districts:**

The Future Land Use Map contained within this Plan suggests changes to the planned maximum residential development densities (dwelling units per acre of land) in various portions of the Township. Whereas the northern 2/3 of the Township is currently zoned in either the Rural Residential (RR) zoning district (1 unit per 2 acres maximum density) or Agricultural (AG) zoning district (1 unit per 2 acres maximum density), the Future Land Use Map designates the same area in 4 different density designations. Amendment needs to implement the revised future land use designations include:

- decrease in maximum permitted density in the AG District to 1 dwelling unit per 10 acres, with both a minimum and a maximum lot area standard for newly-created lots established. The suggested maximum lot area standard for the AG district is 3 acres. The boundaries of the district would be amended to apply only to the area in the far northeastern quadrant of the Township designated "Agricultural Preservation" area on the Future Land Use map.
- development of new "Rural Preservation 1" and "Rural Preservation 2" zoning districts, and rezoning of property to the new districts.

The Rural Preservation 1 district, located in the northwest portion of the Township, west of the Grand River, would be identical to the existing AG district, with no change in permitted maximum density. In essence, the net effect of this re-classification would be a change in district title only, with no change in the regulations themselves.

The Rural Preservation 2 district would be identical to the existing AG district, with the exception of changing the minimum lot area requirement from 3 acres to 5 acres, and maximum development density to 1 unit per 5 acres.

- development of "form-based" zoning regulations for the Village area, as recommended in the Ada Village Design Charrette Final Report.

This task is already underway, under the guidance of a with the assistance of a consultant.

- development of new zoning district for the south side of Fulton St., from Kulross to Alta Dale Ave.

The Vision Statement and Future Land Use Map acknowledge the continuing transition of land use in the Fulton St. business corridor on the south side of M-21, between Kulross Ave. and Alta Dale Ave., toward more office and distribution uses and away from manufacturing. However, this corridor is also viewed as being an important location for small manufacturing operations, provided there is conformance with strict performance standards. Implementing this vision for the highway corridor calls for revising the zoning rules applied to the area, to establish such standards and provide for more scrutiny of manufacturing uses, through special use permit provisions.

The above changes in zoning regulations and district designations, carried out on a large-scale, Township-wide basis in accordance with an overall plan, are generally considered to be “legislative” actions that do not require individual property owner notification. Input from Township legal counsel regarding proper procedures to be followed with respect to notification should be obtained.

Rezoning of individual properties, on a case-by-case basis, where the current zoning does not conform to the Master Plan:

A review of the adopted Zoning Map reveals a few cases in which the current zoning of land is contrary to the desired land use pattern expressed in this Master Plan. In some cases, the land in question is vacant, or has been developed for a use which would be more consistent with a different zoning classification. In others, it has been developed for a use consistent with its current zoning, but which is contrary to the Master Plan.

Within a reasonable time following adoption of this Plan by the Planning Commission, the Commission intends to conduct a thorough review of existing zoning designations, and propose rezoning of such properties to zoning classifications which are consistent with the Master Plan. The Commission will give consideration in this process to the reasonableness of any proposed rezoning, to the likelihood and feasibility of the property being developed and used as currently zoned, the potential economic impact of rezoning on the value of the subject property and the degree of adverse impact which would result to the surrounding area if the property were used as currently zoned.

The Master Plan identifies some areas of the Township where potential for redevelopment for a different use or higher density in the future is acknowledged, but for which there is no immediate Future Land Use Map designation or immediate rezoning proposed. No short-term implementing action by the Township is required in these cases.

Other needed modifications to the Zoning Ordinance are identified in the following table, along with suggested timeframes for their accomplishment, and designation of the person or group responsible for the action.

**Other Implementation Needs**

The following strategic actions have been identified as needed steps to help facilitate the achievement of the community goals expressed in this Plan.

**TABLE 14 - MASTER PLAN IMPLEMENTATION PRIORITIES AND RESPONSIBILITIES**

ACTION	TIMEFRAME	RESPONSIBILITY
<b>ZONING ORDINANCE AMENDMENT NEEDS AND OTHER REGULATORY NEEDS</b>		
<ul style="list-style-type: none"> <li>● Rezone specific properties to the PUD District, in cases where the underlying Zoning District does not assure development in accordance with Master Plan goals and policies, and where a higher degree of control of development design than is possible under the conventional zoning is desired. Candidate sites should include land planned for commercial use along the Pettis Ave. corridor, between Honey Creek Ave. and Vergennes St., commercial land within the Ada Village area, and Office-Service zoned lands along Cascade Rd.</li> </ul>	1 year or less	Pl. Comm./ Township Board
<ul style="list-style-type: none"> <li>● Give consideration to rezoning of land which is not zoned in conformance with the Master Plan.</li> </ul>	1 year or less	Pl. Comm./ Township Board
<ul style="list-style-type: none"> <li>● Revise sign regulations to allow limited use of temporary business signs.</li> </ul>	1 year or less	Pl. Comm./ Township Board
<ul style="list-style-type: none"> <li>● Amend the building height regulations for residential buildings, to reduce the frequency of residential building height variance requests.</li> </ul>	1 year or less	Pl. Comm./ Township Board
<ul style="list-style-type: none"> <li>● Adopt property maintenance and lawn maintenance regulations.</li> </ul>	1 year or less	Township Board
<ul style="list-style-type: none"> <li>● Strengthen zoning rules governing location and screening of outdoor storage areas in Industrial districts.</li> </ul>	1 year or less	Pl. Comm./ Township Board
<ul style="list-style-type: none"> <li>● Revise regulations on keeping of large animals (horses, etc.) to provide lot-size based standards in the rural areas of the Township.</li> </ul>	1-3 years	Pl. Comm./ Township Board
<ul style="list-style-type: none"> <li>● Adopt exterior lighting regulations.</li> </ul>	1-3 years	Pl. Comm./ Township Board
<ul style="list-style-type: none"> <li>● Adopt tree protection regulations.</li> </ul>	1-3 years	Pl. Comm./ Township Board
<ul style="list-style-type: none"> <li>● Adopt zoning standards providing for protection of groundwater quality and control of hazardous substances.</li> </ul>	1-3 years	Pl. Comm./ Township Board
<ul style="list-style-type: none"> <li>● Conduct a comprehensive review and update of the Zoning Ordinance.</li> </ul>	1-3 years	Pl. Comm./ Township Board
<b>COMMUNITY FACILITY IMPROVEMENT NEEDS</b>		
<ul style="list-style-type: none"> <li>● Complete an engineering study of the cost and feasibility of extending public sanitary sewer service to the concentration of businesses located on the east side of the Grand River on Fulton St. and Pettis Ave.</li> </ul>	1 year or less	Township Board
<ul style="list-style-type: none"> <li>● Complete improvements identified in the Ada Township Community Recreation Plan.</li> </ul>	Refer to Recreation Plan	Refer to Recreation Plan
<ul style="list-style-type: none"> <li>● Complete public facilities identified in the Ada Village Design Charrette Final Report.</li> </ul>	Refer to Charrette Final Report	Refer to Charrette Final Report

ACTION	TIMEFRAME	RESPONSIBILITY
<b>LAND PRESERVATION ACTIONS</b>		
<ul style="list-style-type: none"> <li>Acquire high priority open space lands using the priorities and acquisition criteria contained in the Open Space Preservation Plan</li> </ul>	Ongoing	Open Space Preservation Advisory Board/Township Board
<ul style="list-style-type: none"> <li>Encourage preservation of agricultural lands in the Township, particularly in the area designated "Agricultural Preservation " on the Future Land Use map, by offering local matching funding for applicants to the Kent County Purchase of Development Rights (PDR) Program.</li> </ul>	Ongoing	Open Space Preservation Advisory Board/Township Board
<b>ROAD IMPROVEMENT NEEDS</b>		
<ul style="list-style-type: none"> <li>Replacement of M-21 Bridge over the Grand River, to include a dedicated pedestrian/bicycle lane.</li> </ul>	1-3 years	Michigan DOT
<ul style="list-style-type: none"> <li>Conduct signalization study of M-21 to evaluate need for signals at Kulross and/or Carl Drive.</li> </ul>	1 year or less	Township Board / MDOT
<b>COMMUNITY APPEARANCE/AESTHETICS</b>		
<ul style="list-style-type: none"> <li>Undertake efforts to improve the aesthetic appearance of the western "gateway" to the Township on M-21 (Fulton St.), including encouraging Consumer's Power to upgrade landscape screening around the Spaulding Ave. electrical substation.</li> </ul>	1 year or less	Planning Commission