

VILLAGE OF  
DECATUR PLANNING  
COMMISSION  
REGULAR MEETING  
AGENDA

Thursday  
September 21,  
2023



VILLAGE OF DECATUR – PLANNING COMMISSION  
REGULAR MEETING  
Thursday, September 21, 2023 – 1:00PM  
Village Hall – 114 N. Phelps Street, Decatur, MI 49045

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1:00 PM Planning Commission Meeting (Action to be taken by the Commission on the following agenda items)

**Note: Please be courteous and turn cell phones off during the meeting.**

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL (Excuse Absences, if Any)**

4. **PUBLIC COMMENT**

5. **APPROVAL OF AGENDA**

5A.1 - Approval of the Regular Meeting Agenda for September 21, 2023

6. **APPROVAL OF MINUTES**

6A.1 - Approval of the Minutes of the Regular Meeting of August 17, 2023

7. **UNFINISHED BUSINESS**

7A.1 – Discuss Master Plan checklist

7A.2 – Update from Rebecca Harvey regarding the Master Plan Update

8. **NEW BUSINESS**

8A.1 – Continued Education: Zoning Ordinance Basics

8A.2 – Continued Education: Special Land Uses & Site Plan Review

9. **PLANNING COMMISSION COMMENTS**

10. **ADJOURNMENT**

## **PLEASE NOTE**

### AUDIENCE PARTICIPATION:

In addition to addressing the Planning Commission during public hearings and under “Public Comment,” members of the audience may address the Chairperson, please limit your comments to three minutes or less per item. Please step up to the podium and state your name and address.

The proposed process for items listed under agenda items above shall be as follows:

1. Announcement of the agenda item by the Chairperson.
2. Verbal report provided by staff.
3. The Chairperson asks Commission members if they have any questions for staff to clarify the staff report.
4. Motion is made by a Commission member and seconded by another Commission member.
5. The chairperson calls on Commission members to discuss the motion if Commission members wish to discuss.
6. Chairperson calls for a vote on the item after discussion has occurred.

Village of Decatur  
Planning Commission Regular Meeting Minutes  
Thursday, August 17, 2023 at 1:00 P.M  
Village Hall, 114 N. Phelps Street  
Decatur, MI 49045

I. **Call to Order**

Chairman Rex called the meeting to order at 1:00 PM

II. **Pledge of Allegiance**

III. **Roll Call**

Chairman Blaine Rex, Janet Moelaart, Cindy Pachner, Victoria Coe, Michele Gateley, Christopher Tapper (Village Manager), Shantel Pentland (Administrative Assistant), Megan Duncan (Clerk/Treasurer)

IV. **Public Comment**

None

V. **Approval of Agenda**

Moelaart offered a motion with support from Gateley to approve the agenda for August 17, 2023, as presented, motion passed 5-0.

VI. **Approval of Minutes**

Gateley offered a motion with support from Moelaart to approve the meeting minutes from July 20, 2023, motion passed 5-0.

VII. **Unfinished Business**

7A.1 – Staff provided a resource checklist to all members, along with information for the Citizen Planner Program. Staff shared their positive experiences of this program to the board, and encouraged using this tool for continuing education. Tapper discussed the importance of making sure the updated Master Plan reflects the desires of our community.

7A.2 – Tapper provided the update that we are still awaiting response from Decatur Township regarding the SWMPCC Master Plan Update proposal. Hamilton Township is on board.

VIII. **New Business**

None

IX. **Planning Commission Comments**

Pachner stressed the importance of each member to fulfill the request of completing the Master Plan Checklist.

X. **Adjournment**

Pachner offered a motion with support from Gately to adjourn the meeting at 2:16 PM, motion carried unanimously 5-0.

Minutes submitted by: Shantel Pentland, Administrative Assistant



# Michigan State University Extension

## Land Use Series

# Check List #1F: What should be in a Master Plan

*Original version: December 23, 2010*

*Last revised: August 16, 2018*

This fact sheet is designed to be a guide to planning commissions in determining what topics and information to include in a master plan developed under the new P.A. 33 of 2008, as amended, (the Michigan Planning Enabling Act, M.C.L. 125.3801 et seq.). The checklist is adapted from materials developed by the Michigan chapter of the American Planning Association.

The Michigan Planning Enabling Act is a new statute that changes how various planning procedures are done and provides new duties and powers to many planning commissions in the state. The entire purpose of this act was to create a single set of procedures to follow regardless of whether planning is being done by a city, village, township, or by a county. After September 1, 2008 (the effective date of the act) only the procedures in the Michigan Planning Enabling Act should be used as the act replaces the following statutes.

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*“Thirty seven million acres is  
all the Michigan we will ever have”*  
William G. Milliken

This is a checklist was developed by experts on the topic(s) covered within MSU Extension. Its intent and use is to assist Michigan communities making public policy decisions on these issues. This work refers to university-based peer reviewed research, when available and conclusive, and based on the parameters of the law as it relates to the topic(s) in Michigan. This document is written for use in Michigan and is based only on Michigan law and statute. One should not assume the concepts and rules for zoning or other regulation by Michigan municipalities and counties apply in other states. In most cases they do not. This is not original research or a study proposing new findings or conclusions.

Only for matters that took place before September 1, 2008 should these old statutes still be referenced:

- County Planning Act, being P.A. 282 of 1945, as amended, M.C.L. 125.101 *et seq.* See MSU Extension *Land Use Series*, “Checklist #C1; for Adoption of a County Plan in Michigan.”
- Township Planning Act, being P.A. 168 of 1959, as amended, M.C.L. 125.321 *et seq.* See MSU Extension *Land Use Series*, “Checklist #T1; for Adoption of a Township Plan in Michigan.”
- P.A. 207 of 1921, as amended, (being the City and Village Zoning Act, M.C.L. 125.581 *et seq.*) See MSU Extension *Land Use Series* “Checklist # M2; For Adoption of a City and Village Zoning Ordinance in Michigan”.

For any step of this process, the Michigan State University Extension members of the Land Use Area of Expertise team can assist with sample materials; coordinating efforts between the township, county, and the state; and providing guidelines.

The Michigan Planning Enabling Act requires the following to be included in the plan:

“Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions.” (§31(2)(a))

The above can be considered the data, or fact book. In addition the plan shall:

“A master plan shall address land use and infrastructure issues and may project 20 years or more into the future. A master plan shall include maps, plats, charts, and descriptive, explanatory, and other related matter and shall show the planning commission’s recommendations for the physical development of the planning jurisdiction.” (§33(1))

“A master plan shall also include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction.” (§33(2))

1. A land use plan. (§33(2)(a))
2. Recommendations on infrastructure. (§33(2)(b))
3. Recommendations for redevelopment or rehabilitation of blighted areas. (§33(2)(c))
4. A county general plan, if the county has not adopted (and will not be adopting) a zoning ordinance. (§33(2)(a))

5. If there is zoning, then the plan shall include a zoning plan for the various zoning districts and an explanation of how the land use categories (on the future land use map) relate to the zoning district map. (§33(2)(d))

The Planning Enabling Act allows communities great latitude in determining the contents of a master plan. The act refers to all types of plans as “master plan,” but many communities structure and name their plan according to the specific needs of their area. This list, of types of plans, can be presented as the following:<sup>1</sup>

1. General plan – These items are most relevant for county planning commissions that do not administer a zoning ordinance.
2. Future land use plan – Should be used by counties and all jurisdictions with zoning ordinances and may be used by counties without a zoning ordinance.
3. Comprehensive plan – Includes options for more detailed analysis and recommendations related to a broad range of social, environmental and economic issues.
4. Growth management plan – Includes elements especially relevant for rapidly growing communities.
5. Common elements for all plans – Lists topics and information that could be included in any community’s plan or any type of plan.
6. Other plans – Lists plans that may exist in your community based on other enabling legislation. These may be referenced in the master plan.

Many communities organize their plans into two major sections – **the plan** that is the meat of the document including the goals, objectives and policies that guide the physical development of the community (§33); and the **background information, data book, or fact book** that provides data and analyses that support the plan (§31). Some communities have a third, optional, section which is an executive summary, or simply written and heavily illustrated presentation of the plan, a chart, web page, poster, or combination of the above. These two or three sections can be parts of one document or might be two or three separate documents. Communities may also include information and polices by reference to other plans or documents.

Another way to look at the organization of a plan is to look at a table of contents of a sample plan. In Appendix “A” of this pamphlet is a sample table of contents. It is very detailed, reflecting a very complete plan. Your community’s plan is likely to have less material in it. This is presented so that you have a complete list of what might be considered.

A note about the Internet: Planning commissions develop extensive printed fact books as a reference and to support master plan policies. With the growth of the Internet, much of this information is now available online and could be included in a plan by reference instead of reproducing in printed form. There are many excellent sources of accurate and relevant information on the web, but there are also other sites that contain inaccurate or out-of-date data. Planning commissions should use professional assistance and great care in identifying reliable Internet-based information sources.<sup>2</sup> Also, if the plan, or fact book,

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<sup>1</sup> A best planning practice, as defined by the Michigan Association of Planning (MAP) Law Committee work on the Coordinated Planning Act (never adopted) and now considered by MAP as best planning practice.

<sup>2</sup> Visit these web sites to know how to select credible web pages:

Evaluating Web Pages –University of California Library:  
<http://www.lib.berkeley.edu/TeachingLib/Guides/Internet/Evaluate.html>



makes reference to material on the internet, great care should be used to make sure the web master, or web page editor, does not subsequently change the web site so it can no longer be found or otherwise cannot be recovered. Also, if the plan, or fact book, makes reference to material on the internet and adopts it as part of the plan be reference or bases long term conclusions on the web site's content, great care should be used to make sure the web master, or web page editor, does not subsequently change or update the content of the web site. The content and intent of a plan can easily be challenged when web site data it was relying on is inadvertently changed by someone else and no longer reflects what was adopted.

This checklist is not designed as a substitute for reading and understanding the Michigan Planning Enabling Act or for legal advice and professional planner services.

It is **important** to document each step of the process in planning and zoning a community by keeping detailed minutes, affidavits of publication and mailing, open meeting notices, letters of transmittal, and communications all on file so years from now they are still available.

This checklist is divided into seven columns. The first column lists potential plan content elements. The second column is used to indicate if the content element will be included in the plan. Columns three to seven indicate where in the plan that element should be located.

## Minimum Plan Content Required by the Act

According to the Michigan Planning Enabling Act, at a minimum, the following elements are to be a part of a plan.

1. Minimum Statutory Plan Content	2. Do we want to include this element in the Plan?	Where should this element be located in the plan: 3. The Plan	Where should this element be located in the plan: 4. The back-ground information or fact book	Where should this element be located in the plan: 5. An optional summary document (poster, flyer, executive summary)	Where should this element be located in the plan: 6. Reference to other plans	Where should this element be located in the plan: 7. Reference to other sources such as the Internet
A section addressing land use and infrastructure issues and may project 20 years or more into the future. (Sec. 33(1))	Shall be included					
Maps, plats, charts, and descriptive, explanatory, and other related matter. (Sec. 33(1))	Shall be included					

Web page evaluation checklist form: <http://www.lib.berkeley.edu/TeachingLib/Guides/Internet/EvalForm.pdf>

Evaluating Information Found on the Internet -- The Sheridan Libraries of The John Hopkins University: <http://www.library.jhu.edu/researchhelp/general/evaluating/>

For annotated descriptions of many other good guides to evaluating web pages, search the subject "Evaluating Quality on the Net" (<http://www.hopetillman.com/findqual.html>) in the Librarians' Index to the Internet: <http://www.lii.org>

## Michigan State University Extension Land Use Series

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A future land use map is required as a part of the land use plan element of the master plan. (Sec. 33(2)(d))	Shall be included					
Show the planning commission's recommendations for the physical development of the planning jurisdiction. (Sec. 33(1))	Shall be included					
Recommendations for implementing any of the master plan's proposals. (Sec. 33(2)(e)) Note: All jurisdictions should have a section detailing recommendations for implementation. (Sec. 33(2)(e))	Shall be included					
Documentation (or copies of) that the planning commission made careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions. (Sec. 31(2)(a))	Shall be included					
Documentation (or copies of) that the planning commission consulted with representatives of adjacent local units of government in respect to their planning so that conflicts in master plans and zoning may be avoided. (Sec. 31(2)(b))	Shall be included					

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Documentation (or copies of) that the planning commission cooperated with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and sought the maximum coordination of the local unit of government's programs with these agencies. (Sec. 31(2)(c))	Shall be included					
For a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): A proposed schedule of regulations by district that includes at least, building height, lot area, bulk, and setbacks. (Sec. 33(2)(d))	Shall be included					
For a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): A proposed schedule of regulations by district that includes at least, building height, lot area, bulk, and setbacks. (Sec. 33(2)(d))	If there is zoning, then these elements shall be included					
For a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): the standards or criteria to be used to consider rezonings consistent with the master plan.	If there is zoning, then these elements shall be included					

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For a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): An explanation of how the land use categories on the future land use map relate to the districts on the zoning map. Sec. 33(2)(d) (prerequisite to this requirement is (1) a description of each zoning district, and (2) a proposed zoning map.	If there is zoning, then these elements shall be included					
For a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): A description of each of the zoning districts (including proposed new ones), the general purpose of each district, a general description of the class of uses to be permitted in each district, and the general locations for those types of districts. Use classes include single family residential, multiple family residential, commercial, office, industrial, agricultural, forestry, mining, etc.	If there is zoning, then these elements shall be included					

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<p>For a local unit of government that has adopted a zoning ordinance, a zoning plan (M.C.L. 125.3203(1)) (see also M.C.L. 125.3305(a)): A proposed zoning map showing the location of proposed zoning districts. This could be accomplished by referring to the existing zoning map and then including a map with proposed district changes and the circumstances under which those changes should be made in a manner consistent with the master plan.</p>	<p>If there is zoning, then these elements shall be included</p>					
<p><i>Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”:</i> For a county, documentation that the master plan may include planning in cooperation with the constituted authorities for incorporated areas in whole or to the extent to which, in the planning commission's judgment, they are related to the planning of the unincorporated territory or of the county as a whole. (Sec. 31(1)(a))</p>						

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<p><i>Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”:</i> For a township that on the effective date of this act had a planning commission created under former 1931 PA 285, or for a city or village, the planning jurisdiction may include any areas outside of the municipal boundaries that, in the planning commission’s judgment, are related to the planning of the municipality. (Sec. 31(1)(b))</p>						

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<p><i>Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”:</i> A classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds, public transportation facilities (as of Dec. 23, 2010), public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes. (If a county has not adopted a zoning ordinance under former 1943 PA 183 or the Michigan zoning enabling act, 2006 PA 110, MCL 125.3101 to 125.3702), a land use plan and program for the county may be a general plan with a generalized future land use map. (Sec. 33. (2)(a)) Note: Given this requirement, most, if not all, jurisdictions should include the majority of these elements in the master plan.</p>						

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<p><i>Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”:</i> The general location, character, and extent of all components of a transportation system and their interconnectivity including streets, railroads, airports, bicycle paths, pedestrian ways, bridges, waterways, waterfront developments (complete streets); sanitary sewers and water supply systems; facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels; and public utilities and structures. (Sec. 33. (2)(b)). Note: Given this requirement, most, if not all, jurisdictions should include the majority of these elements in the master plan.</p>						
<p><i>Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”:</i> Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities. (Sec. 33. (2)(c) (Recommendations for redevelopment may or may not be included as pertinent, and a zoning plan.)</p>						



1. Minimum Statutory Plan Content	2. Do we want to include this element in the Plan?	Where should this element be located in the plan: 3. The Plan	Where should this element be located in the plan: 4. The back-ground information or fact book	Where should this element be located in the plan: 5. An optional summary document (poster, flyer, executive summary)	Where should this element be located in the plan: 6. Reference to other plans	Where should this element be located in the plan: 7. Reference to other sources such as the Internet
<p><i>Plans might also include, if “reasonably can be considered as pertinent to the future development of the planning jurisdiction”:</i> If a master plan is or includes a master street plan, the means for implementing the master street plan in cooperation with the county road commission and the state transportation department shall be specified in the master street plan in a manner consistent with the respective powers and duties of and any written agreements between these entities and the municipality . (Sec. 33. (3)) Note: Given this requirement, most, if not all, jurisdictions should include the majority of these elements in the master plan.</p>						

This is the first of three ways to evaluate the content of your plan. The table above should be considered the legal minimum. Most plans should contain much more.

## Best Planning Practice Plan Content

The following checklist is adapted from materials developed by the Michigan chapter of the American Planning Association, from their work toward a Coordinated Planning Act (never adopted). It provides a rather complete list of the analysis that should be a part of a plan and fact, or data, book.

Following this table, in Appendix A (page 10) , is a sample table of contents for a plan, data or fact book, and summary. It gives just one example of how information in a plan might be organized.

**Plan Content**

For a general plan the content should include:

<b>Plan Content: General Plan (Only for a county plan with no county zoning.)</b>	<b>Where the element is found in the Fact Book</b>	<b>Where the element is found in the Plan</b>	<b>Where the element is found in other adopted plans</b>	<b>Where the element is found in the optional summary, poster, pamphlet, etc.</b>	<b>This is something we want to add to our next plan(s)</b>
A policy-based plan with generalized future land use maps.					
A section on affordable housing needs and a strategy to meet those needs.					
A section on job development and a strategy to meet those needs.					
Address the relationship between jobs, housing, and transportation within the local unit of government or region.					
A separate section on multimodal transportation including streets and highways, public transit, airports, railroads, ports, and pedestrian and bicycle ways.					
A section on capital facilities owned or operated, or both, or privately contracted by the local unit of government, together with long-range fiscal plans for the provision of new capital facilities for the local unit of government.					
The plan shall be the basis for the local unit of government or regional capital improvement program including capital improvements to be done by a county road commission, drain commissioner, parks and recreation commission, department of public works, or other local unit of government legislative body.					
An analysis of all the municipal or joint municipal plans of municipalities within the county to ensure coordination and consistency, including, but not limited to, buildout, economic, fiscal, environmental, and social impact analyses.					
A plan may incorporate by reference plans, or portions of plans, adopted by other agencies of political subdivisions, a regional plan, this state, or the federal government.					
Other elements as determined by the county planning commission.					

**Plan Content**

For a future land use plan the content should include:

<b>Plan Content: Future Land Use Plan (The minimum for a local unit of government with zoning)</b>	<b>Where the element is found in the Fact Book</b>	<b>Where the element is found in the Plan</b>	<b>Where the element is found in other adopted plans</b>	<b>Where the element is found in the optional summary, poster, pamphlet, etc.</b>	<b>This is something we want to add to our next plan(s)</b>
All of the parts for a general plan, above.					
The arrangement of future land uses, as well as the intensity and density of such uses					
An explanation of the degree to which future land uses are, or are not, compatible with the future land use plans and zoning regulations of adjoining jurisdictions (or municipalities within the county) or the management plans of state or federal agencies with public lands within the local unit of government					
Future land use shall be described in the text and depicted on a future land use map showing the general location and arrangement of future land uses, but not parcel lines.					
A future transportation network, including, but not limited to, roads and streets, bridges, railroads, airports, bicycle paths, and pedestrian ways.					
Provision for a network of electronic communication facilities.					
Future capital facilities.					
A zoning plan for the control of the height, area, bulk, density, location, and use of buildings and premises, for current and future zoning districts.					
An explanation of the zoning plan's relationship to the future land use plan.					
A description of how the community intends to move from present conditions illustrated on the current zoning map and described in the zoning plan to the proposed future relationship of land uses illustrated on the future land use map.					

## Michigan State University Extension Land Use Series

<b>Plan Content: Future Land Use Plan (The minimum for a local unit of government with zoning)</b>	<b>Where the element is found in the Fact Book</b>	<b>Where the element is found in the Plan</b>	<b>Where the element is found in other adopted plans</b>	<b>Where the element is found in the optional summary, poster, pamphlet, etc.</b>	<b>This is something we want to add to our next plan(s)</b>
A discussion of measures considered and included in the development of the future land use plan to avoid possible takings of private property without just compensation if land use regulations were to be subsequently adopted or amended consistent with the plan.					
Each of the elements of a future land use plan, above, should incorporate goals, objectives, policies, and strategies to be employed in fulfilling the plan					
Each element of a future land use plan should utilize maps and, if helpful, plats, charts, and tables. Maps, plats, charts, and tables should be accompanied by descriptive explanatory text.					

### Plan Content

For a comprehensive plan the content should include:

<b>Plan Content: Comprehensive Plan</b>	<b>Where the element is found in the Fact Book</b>	<b>Where the element is found in the Plan</b>	<b>Where the element is found in other adopted plans</b>	<b>Where the element is found in the optional summary, poster, pamphlet, etc.</b>	<b>This is something we want to add to our next plan(s)</b>
All of the parts for a general plan and land use plan, above.					
Recommendations for the social, environmental, economic, or physical development or redevelopment of the jurisdictional area. The plan should identify the amount and source of the fiscal and other resources to be used to implement the recommendations in the plan.					
An analysis of existing community social and economic disparities in employment, income, housing, transportation, education, and crime and recommendations for public and private measures to rectify disparities.					

## Michigan State University Extension Land Use Series

<b>Plan Content: Comprehensive Plan</b>	<b>Where the element is found in the Fact Book</b>	<b>Where the element is found in the Plan</b>	<b>Where the element is found in other adopted plans</b>	<b>Where the element is found in the optional summary, poster, pamphlet, etc.</b>	<b>This is something we want to add to our next plan(s)</b>
A section on multimodal transportation facilities, together with long-range fiscal plans for the provision or replacement of transportation facilities. (This may be part of the future transportation network (master street plan) element of a Future Land Use Plan.)					
Information on capital facilities necessary for the comprehensive plan to serve as the basis for the development and annual updating of a capital improvement program including a map of the location of new capital facilities on which construction is proposed to begin within a period at least as long as that covered by a capital improvement program.					
Population attraction strategy.					
New Economy strategy (coordinated on a regional [multi-county] level).					
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for housing, including, but not limited to, the condition of existing housing and specific needs for affordable and assisted housing, and analysis of options for meeting those needs.					
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for Economic development, including both job retention and promotion strategies.					
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for Natural resources management, including, but not limited to, agricultural and forest lands, mineral lands, wetlands, floodplains, headwaters areas, sand dunes, areas at high risk of erosion, other sensitive areas, endangered or threatened species habitat, and land use related to preserving biodiversity.					

## Michigan State University Extension Land Use Series

<b>Plan Content: Comprehensive Plan</b>	<b>Where the element is found in the Fact Book</b>	<b>Where the element is found in the Plan</b>	<b>Where the element is found in other adopted plans</b>	<b>Where the element is found in the optional summary, poster, pamphlet, etc.</b>	<b>This is something we want to add to our next plan(s)</b>
Maps and text with an analysis of existing conditions and strategies to address identified problems and/or opportunities for measures to define, protect, enhance, or change community character.					

### Plan Content

For a growth management plan the content should include:

<b>Plan Content: Growth Management Plan</b>	<b>Where the element is found in the Fact Book</b>	<b>Where the element is found in the Plan</b>	<b>Where the element is found in other adopted plans</b>	<b>Where the element is found in the optional summary, poster, pamphlet, etc.</b>	<b>This is something we want to add to our next plan(s)</b>
All of the parts for a general plan, land use plan, and comprehensive plan, above.					
The boundaries for expansion of capital facilities and/or public services of the local units of government during the period of the plan.					
Maximum density of land use based on available public services and facilities and specified level of service standards for those services and facilities.					
The plan should be consistent with P.A. 110 of 2006, as amended, (being the Michigan Zoning Enabling Act, M.C.L. 125.3101 et seq.) for a purchase of development rights program, and/or to the extent permissible by law, transfer of development rights program.					
Maps showing the location of proposed future road right-of-way and of other public facilities beyond 5 years in the future.					
A strategy and locations to target provision of affordable housing.					

*Michigan State University Extension Land Use Series*

<b>Plan Content: Growth Management Plan</b>	<b>Where the element is found in the Fact Book</b>	<b>Where the element is found in the Plan</b>	<b>Where the element is found in other adopted plans</b>	<b>Where the element is found in the optional summary, poster, pamphlet, etc.</b>	<b>This is something we want to add to our next plan(s)</b>
A strategy that links future jobs, housing, and transportation in mutually supportive ways.					
A strategy for land assembly and redevelopment.					
Other elements as necessary to implement the growth management or redevelopment goals of the plan.					

**Plan Content**

For other plans, or additional parts of plans content to consider:

<b>Plan Content: other plans, or additional parts of plans content to consider.</b> <b>Include as part of the Plan, or as separate plans some or all of:</b>	<b>Where the element is found in the Fact Book</b>	<b>Where the element is found in the Plan</b>	<b>Where the element is found in other adopted plans</b>	<b>Where the element is found in the optional summary, poster, pamphlet, etc.</b>	<b>This is something we want to add to our next plan(s)</b>
Soil and water conservation.					
Open space protection.					
Intergovernmental coordination.					
Human services, including, but not limited to, childcare services, senior citizen programming, and mental health services.					
Historic preservation.					
Coastal zone management.					
Solid waste management.					
Energy conservation.					
Watershed planning and management.					
Community corrections.					
Annexation.					
Redevelopment.					
Special purpose, sub-area (M.C.L. 125.3835), functional, neighborhood, corridor, or strategic plans.					

**Plan Content**

For Incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission content to consider:

<b>Plan Content: Incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission</b>	<b>Where the element is found in the Fact Book</b>	<b>Where the element is found in the Plan</b>	<b>Where the element is found in other adopted plans</b>	<b>Where the element is found in the optional summary, poster, pamphlet, etc.</b>	<b>This is something we want to add to our next plan(s)</b>
A development plan adopted by a tax increment finance authority under P.A. 450 of 1980, as amended, (the Tax Increment Finance Authority Act, M.C.L. 125.1801 <i>et. seq.</i> ).					
A development plan adopted by a downtown development authority under P.A. 197 of 1975, as amended, (M.C.L. 125.1651 <i>et. seq.</i> ).					



## Michigan State University Extension Land Use Series

<b>Plan Content: Incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission</b>	<b>Where the element is found in the Fact Book</b>	<b>Where the element is found in the Plan</b>	<b>Where the element is found in other adopted plans</b>	<b>Where the element is found in the optional summary, poster, pamphlet, etc.</b>	<b>This is something we want to add to our next plan(s)</b>
A development plan adopted by a local development finance authority under P.A. 281 of 1986, as amended, (the Local Development Financing Authority Act, M.C.L. 125.2151 <i>et. seq.</i> ).					
A development plan adopted by an international tradeport development authority under P.A. 325 of 1994, as amended, (the International Tradeport Development Authority Act, M.C.L. 125.2521 <i>et. seq.</i> ).					
A brownfield plan adopted by a brownfield redevelopment authority under P.A. 381 of 1996, as amended, (the Brownfield Redevelopment Financing Act, M.C.L. 125.2651 <i>et. seq.</i> ).					
A plan adopted by a local unit of government, county, or regional economic development commission under P.A. 46 of 1966, as amended, (M.C.L. 125.1231 <i>et. seq.</i> ).					
A project plan adopted by an economic development corporation under P.A. 338 of 1974, as amended, (the Economic Development Corporations Act, MCL 125.1601 <i>et. seq.</i> ).					
A plan adopted by a housing commission under P. A. 18 of 1933 (Extra Session), as amended, (M.C.L. 125.691 <i>et. seq.</i> ).					
A development plan approved by a planning commission and supervising agency under P.A. 250 of 1941, as amended, (the Urban Redevelopment Corporations Law, M.C.L. 125.901 <i>et. seq.</i> ).					
A local unit of government, county, or regional park or recreation plan adopted by a local unit of government, county, or regional commission under P.A. 261 of 1965, as amended, (M.C.L. 46.351 <i>et. seq.</i> ).					
A plan adopted by an historic district commission under P.A. 169 of 1970, as amended, (the Local Historic Districts Act, M.C.L. 399.201 <i>et. seq.</i> 399.215).					
An airport approach plan adopted by the aeronautics commission under P.A. 23 of					

Plan Content: Incorporate, by reference to relevant portions of other plans, including any of the following adopted plans that apply to the territory covered by the planning commission	Where the element is found in the Fact Book	Where the element is found in the Plan	Where the element is found in other adopted plans	Where the element is found in the optional summary, poster, pamphlet, etc.	This is something we want to add to our next plan(s)
1950 (Extra Session), as amended, (the Airport Zoning Act, M.C.L. 259.431 <i>et seq.</i> ).					
A school district plan adopted by a public school district or charter school.					
A sewer or water plan adopted by a local unit or joint sewer and water authority.					
A solid waste management plan adopted pursuant to Part 115 of P.A. 451 of 1994, as amended (the Solid Waste Management part of the Natural Resources and Environmental Protection Act, M.C.L. 324.11501 <i>et seq.</i> )					
A blighted area rehabilitation plan adopted pursuant to P.A. 344 of 1945, as amended, (M.C.L. 125.71 <i>et seq.</i> ).					
A neighborhood area improvement plan adopted pursuant to P.A. 208 of 1949, as amended, (M.C.L. 125.941 <i>et seq.</i> ).					
A plan for redevelopment of principal shopping areas under P.A. 120 of 1961, as amended, (M.C.L. 125.591 <i>et seq.</i> ).					
Enterprise or empowerment zone plans pursuant to P.A. 224 of 1985, as amended, (M.C.L. 125.2101 <i>et seq.</i> ).					
Any capital facility or other metropolitan plan prepared by a metropolitan council under P.A. 292 of 1989, as amended, (M.C.L. 124.651 <i>et seq.</i> ).					

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## Appendix A - Sample Table of Contents of a Plan, Fact Book, and Summary

### Executive Summary

A summary of the Plan, or simply written and heavily illustrated presentation of the plan, a chart, web page, poster, or combination of these.

- a. Executive summary, or
- b. A simply written and heavily illustrated presentation of the plan, or
- c. A chart, or poster presentation of the plan, or
- d. A web page, or
- e. A combination of these.

### Sample Plan Table of Contents includes:

Glossary

Introduction

Acknowledgments

About the Planning Commission (Subcommittees of the Plan Committee of the Planning Commission, Staff & Author, Legislative Body, Location Map

About This Plan

Legal Authority

Overall Plan

Community Wide Goals (Fundamental Principles, overall goals such as Smart Growth.)

Government Cooperation (Federal, State, Native American Tribes, Canada, County, Neighboring Municipalities and Counties)

Land Use Plan

Future Land Use Map

Industrial

Commercial

Office Service

Resort

Residential

Rural Residential

Agricultural-Forest Production

Special and Unique Areas

Transition Areas

Form-Based Zoning/New urbanism

Other

Zoning Plan Update

Environment, Natural Resources Plan

Environmental Protection

Ground and Surface Water Protection

Recycling, Solid and Hazardous Waste

Energy

Economic Plan

Population Attraction

Economic Development

Tourism

Human Services and Housing Plan

Human Services

Housing

Infrastructure Plan

Transportation

Complete Streets

Recreation

Water and Sewer

Changing climate impacts

Appendixes and Addendums

Plan Adoption Documentation (65 Day Comments by Governments, Public Hearing Comments, Adoption Documentation, Type of Plan This Plan Is.)

Associated Plans, Reports, Bibliography

About Addendums

Precedent & Interpretive Decisions

## Sample Fact Book Table of Contents includes:

Introduction, Acknowledgments, Summary. (Maps: County or Municipality Location Map).

Glossary

Former Plans.

Geography: Geology; Location; Climate, changes of climate (Maps, Charts, and Graphs: Quaternary Geology, Topographic, Daily Temperatures Graph.

History: Narrative for a regional perspective and region-wide common points; historic sites list; Government Land Survey history; municipal size; list of first order control points (Maps, Charts, and Graphs: Historic Population Data Table; Political Boundaries Maps for 1800 to present)

Michigan Future Trend summary, Michigan Land Resource Project summary, Smart Growth information.

Land Use: Land Use/Cover Change (Agricultural; Forestry; Urban (Sprawl, Residential, Open Lands/Parks, Commercial, Transportation, Industrial, Extractive; urban growth area); Rangelands/Fields/Grassland; Water and Wetlands; Future Land Use; and areas of minor change. Maps, Charts, and Graphs: Land Use/Cover Table, Land Cover Circa 1800 (Pre-European Settlement Vegetation) Map, pre-1978 land use maps, Land Use/Cover Map 1978 (MiRIS), current Land Use/Cover Map, Land Use/Cover Change analysis maps, Farmland With State Preservation Agreements in Place “PA 116 Agreements.”)

Natural Resources: Surface Water, Surface Water Inventory, Groundwater; On Site Sewage Disposal (Restricted Areas for Septic and Drain Fields, New Technology, Soils With Limitations for Wastes & Industrial Development); Soils (summary of soil survey), detail of Soil Characteristics; Forestry (Old Growth); Agriculture; Mineral Resources. (Maps, Charts, and Graphs: Major Watersheds, Surface Water Features, Wetlands, Aquifer Vulnerability to Surface Contamination in Michigan, Soil With High Water Table Map (Aquifer Vulnerability to Surface Contamination), General Soil Types, Forest Production Potential Map (soil types), Old Growth Forests, Agricultural Production Potential Map (soil types), Limitations of Soils for Septic Systems, Slope Characteristics of Soil Types (Steep Slopes)).

Environment: Air and Water Pollution (Soil Erosion and Septic Discharge, Oil and Gas Exploration); Land/Water Margins; Solid Waste. (Maps, Charts, and Graphs: Land/Water Related Laws in Michigan Graphic, Oil and Gas Wells Map.)

Ecology, Habitat, Scenic Resources: Special Animals and Plants (Special Animals and Plants List for county and municipality); Landtype Associations; Conservancy, Soil Conservation District, Conservation Resource Alliance, WildLink; Special and Unique Areas (list). (Maps, Charts, and Graphs: Landtype Associations, Special and Unique Areas

Population: Most recent Census Data Advance Final Counts; Population Distribution; Population Estimates (current year, Future Population Projections, Impact of Growth analysis; population attraction

options. (Maps, Charts, and Graphs: Table of Population Estimates, Table of Population Projections, Population Density Map, Housing Density Map, Seasonal Population Estimates Table, Projected Resort Population Map, detailed Population Data.)

**Human Services:** Medical Health, (Health Indicators Data: Job Injuries/Illness, Cardiovascular Health, Substance Abuse, Dental, Child and Maternal Health); Mental Health; Education (School Performance Measures, Enrollment); Elderly Care; Community Social Health; Crime (Crime Data Per Year, Juvenile Crime Data, Risk Factors); Service/Civic Organizations and Social Life. (Maps, Charts, and Graphs: School Districts.)

**Economics:** Industrial; Retail and Service (Retail Sales, Retail and Service Data, Estimated Effective Household Buying Income); Government; Agriculture; Unemployment; Tourism; Jobs (Annual Employment Averages 1980-present, Occupation, Industry Statistics); Commuting; Hinterland; Income Level (Census Income, Poverty Status); Business Retention and Recruitment; Brownfield Redevelopment. (Maps, Charts, and Graphs: Largest Employers; Largest Tax Payers, Employment Trend, Number Unemployed, Unemployment Rate Graphs, Manufacturing Employment, Retail Employment, Services Employment Graphs, Construction & Mining Employment, Government Employment, Transportation-Communications-Utilities Employment Graphs, Economic Hinterland Map(s))

**Housing:** Housing Stock (Housing Affordability for Owner Occupied Housing); Homeless; Housing for Disabled; Contractors, Inspectors (Zoning Permits and Actions, Construction Code Permits, New Construction Data); State Programs. (Maps, Charts, and Graphs: Housing Data.)

**Infrastructure:** Transportation (Railroad, Trails, Airport, Public Transit, Roads (Road Types and Status, Road Surface Conditions Summary, Surface Condition Mileage by Municipality); County Drains; Public Water (List of Public Water Systems, Source of Water and Sewage Disposal); Public Sewer (List of Sewer Systems); Government Facilities/Buildings; Recreation/Parks (Recreational Planning Organization, Inventory of Recreation Facilities); Private/Regulated Utilities (Electricity, Telephone, Natural Gas, Cable Television, Internet providers); Post Office; Emergency Services. (Maps, Charts, and Graphs: Transportation: Road Surface Map, Transportation, Traffic Count Data, Average Daily Traffic (ADT) Count by Municipality, County Drains, Areas Served By Municipal Water, Sewer Service Districts from 1975 Facilities Plan Map, Areas Served by Municipal Sewer Map, Outdoor Recreational Facilities, Indoor Recreational Facilities, Recreation Action Plan Map, Electric Utility Service Areas Map, Local Phone Exchanges Map, Communication Towers Map, Areas Served by Natural Gas Map, Local Zip Code Map, Fire Districts Map, EMS Districts Map.)

**Land Ownership:** Public Land Ownership; Private Land Ownership; Subdivided Land; [Native American] Foreign Policy (Historical Context, Jurisdiction-Generally, Jurisdiction-Zoning, Jurisdiction-Taxes, Jurisdiction-In a particular county/geography; Specifically, Indian Sovereignty, Municipal Concerns, Successful Coordination Elsewhere. (Maps, Charts, and Graphs, Public Land Ownership Chart Detail, Public and Private Land Ownership Chart Summary, Public Land Ownership Map, Parcelization Map, Recorded Subdivisions Map.)

**Existing Zoning:** Composite Zoning Map; Buildout and Other Analysis; Analysis of Existing Zoning (Planning, (What is “Good Planning?”)), Review of Zoning Text, Zoning for Coordination and Streamlining; Neo-Traditional Zoning (Traditional Neighborhood Development Checklist). (Maps, Charts, and Graphs: Estimated Areas of Current Zoning Districts, Composite Zoning Map, detailed Buildout table).

**Other (Appendices):** Other Applicable Statutes; Bibliography; Other Selected Reports, Studies; Land Owner Opinion Survey (Background, Interviewing and the Sample, The Findings, Demographic Characteristics of the Sample; minority reports.)

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## Appendix B - Glossary

The following terms are used in this publication, and have the following specific meanings.

**§** means the section number of Public Act 110 of 2006, as amended, (being the Michigan Zoning Enabling Act, M.C.L. 125.3101 *et. seq.*),

**Chief administrative official** means the manager or other highest nonelected administrative official of a city or village.

**Chief elected official** means the mayor of a city, president of a village, supervisor of a township, or chair of a county board of commissioners.

**Ex officio member** means a member of a planning commission, with full voting rights unless otherwise specified by city or village charter, by virtue of holding another office.

**Legislative Body** means the county board of commissioners of a county, the board of trustees of a township, the council of a city or village, or other similar duly elected representative body of a county, township, city, or village.

**Local Unit of Government** means a county, township, city, or village.

**Municipality** means a city, village or township.

**Plan** means any plan adopted under the Michigan Planning Enabling Act or one of the three former planning acts, regardless of what it is titled.

**Planning Commission** means the local unit of government planning commission created under the Michigan Planning Enabling Act or one of the three former planning acts, regardless of what it is titled. In a few communities it may still be a “zoning board” (townships) or “zoning commission” (city and villages). Has used here, the use of the term “planning commission” includes all of these terms.

**Zoning jurisdiction** means the area encompassed by one of the following:

- legal boundaries of a city or village for a city or village respectively;
- legal boundaries of a township outside the limits of a city(ies) and village(s) for a township;
- legal boundaries of a county outside the limits of a city(ies) and village(s); or the county including any city(ies) and village(s) which has adopted the county plan (See §209, M.C.L. 125.3209).

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## Appendix C – Related Publications

There are also separate procedural checklists for performing other planning and zoning functions. They are:

- *Land Use Series*: “Check List #1A; To Create a Planning Commission or Amend an Existing Planning Commission Ordinance.”
- *Land Use Series*: “#1B; Sample Ordinance to create a planning commission”

## Michigan State University Extension Land Use Series

- *Land Use Series:* “#1C; Summary of changes between new Michigan Planning Enabling Act and the three old planning acts: Municipal Planning Act, County Planning Act, and Township Planning Act.”
- *Land Use Series:* “Checklist #1D; Steps to Transition an Existing Planning Commission to Comply with the Michigan Planning Enabling Act”
- *Land Use Series:* “#1E; Sample Bylaws for a planning commission.”
- *Land Use Series:* “Checklist #1F; What Should be in a Master Plan”
- *Land Use Series:* “Checklist #1G; For Adoption of a Plan in Michigan”
- *Land Use Series:* “Checklist #1H; The Five Year Plan Review.”
- *Land Use Series:* “Checklist #1I; For Adoption of an Amendment to a Plan”
- *Land Use Series:* “Checklist #1J; Adopting and Updating a Capital Improvement Program”
- *Land Use Series:* “Checklist #1K; Review of Infrastructure and Public Capital Expenditure”
- *Land Use Series:* “Checklist #1L; Adoption or Amendment of Subdivision Rules”
- *Land Use Series:* “#1M; How Governments Make Submissions on a Neighbor’s or County’s Proposed Plan”
- *Land Use Series:* “#1N; How a Planning Commission Should Respond to Submissions”
- *Land Use Series:* #1O; Sample joint Planning Commission Ordinance and Agreement”
- *Land Use Series,* “Checklist #2; for Adoption of a Zoning Ordinance in Michigan.”
- *Land Use Series,* “Checklist #3; for Adoption of an Interim Zoning Ordinance in Michigan.”
- *Land Use Series,* “Checklist #4; for Adoption of a Zoning Ordinance Amendment (Including PUD) in Michigan”
- *Land Use Series,* “Checklist #5: for Processing a Special Use Permit (Including PUD) Application in Michigan.”
- *Land Use Series,* “Checklist #6: for Processing a Zoning Appeal and Variance in Michigan.”
- *Land Use Series,* “#7: Sample Zoning Board of Appeals Rules of Procedure”
- *Land Use Series,* “#8: Sample Planning Commission and Zoning Board of Appeals Code of Conduct”

All of these are available at [www.msue.msu.edu/lu/](http://www.msue.msu.edu/lu/).