



10 IMPLEMENTATION & ZONING PLAN

The Planning Commission's thoughtful preparation and adoption of any plan would be a wasted effort without a program of implementation strategies. Aggressive implementation techniques permit the Township to turn potential problems into real opportunities. The implementation program that follows will attempt to correlate specific plan proposals with appropriate implementation techniques. These techniques should be referred to frequently and used systematically so that the outcome is a consistent program of implementation over whatever period of time is required to achieve the Master Plan's recommendations.

IMPLEMENTATION TOOLS

Following is a brief discussion of several key implementation tools available to the Township.

FYI

The Township has a wide variety of techniques at its disposal to help implement its long range planning. These tools and techniques include but are certainly not limited to the following:

- ◆ Zoning Ordinance Standards and Zoning Districts Map
- ◆ Code Enforcement
- ◆ Subdivision and Condominium Regulation
- ◆ Special Design Plans and Functional Plans
- ◆ Design Guidelines
- ◆ Public Utility Policy
- ◆ Public - Private Partnerships
- ◆ Site Plan, Special Land Use, and Rezoning Approval
- ◆ Special Millages and Assessments
- ◆ Local Land Trust or Conservancy
- ◆ Access Management
- ◆ Federal and State Grant Programs
- ◆ Re-evaluation and Adjustment of the Plan

Zoning Ordinance Standards

The Township's most effective tool to implement the land use arrangement of the Master Plan is zoning standards and districts. A zoning ordinance is not meant to be a static document. The experiences communities undergo in the application of their zoning rules and the review of unusual new land uses constantly change the body of professional knowledge related to planning and zoning standards. Periodic review of the zoning ordinance will result in the application of the most up-to-date standards in the design of new uses and the maintenance of existing developments.

One specific Zoning Ordinance tool that is available to assist the Township in implementing the plans for Lakes Village and the Four Towns Hamlet is an Overlay Zone. Overlay zones can be used to place regulations on property in addition to the requirements of the underlying zoning district. Overlay zones are useful in protecting areas such as, but not limited to, historic districts, wetlands, floodplains, and environmentally sensitive areas. Overlay zones may also be used to encourage unique development of the Village and hamlet areas by permitting appropriate mixed-uses without changing the underlying zone.

Code Enforcement

Simple code enforcement can often turn the tide with regard to the image of an area and the livability of a neighborhood. More aggressive but fair enforcement of current codes and ordinances could be effective in the following instances:

- ◆ Improve housing conditions
- ◆ Terminate improperly established, non-conforming uses
- ◆ Repair or replace ineffective screen walls, and/or greenbelts
- ◆ Eliminate open storage in business districts
- ◆ Eliminate blight in residential areas

Subdivision and Condominium Regulations

Subdivision Regulations and Condominium Regulations Ordinances are valuable tools in achieving the type of residential development desired by the Township. These ordinances should be periodically reviewed and updated to incorporate effective standards that will result in high quality, attractive residential developments. These can be particularly effective in White Lake when applied in cooperation with the Township's Wetlands regulations and Wellhead Protection Plan.

Special Design Plans and Functional Plans

Sometimes a Master Plan must be followed by more detailed design studies in order to illustrate specific concepts that can only be covered briefly in the plan. Functional plans can also help to implement certain ideals outlined in the Plan. The Plan's four Focus Areas of Lakes Village, Four Towns Pontiac Lake Gateway, and Elizabeth Lake Neighborhood Core will likely require further detailed evaluation in order to achieve the broad concepts outlined by this Master Plan.

Site Plan, Special Land Use, Planned Development, and Rezoning Approval

Many essential components of the Plan will be the subject of a site plan or special land use application, perhaps preceded by an application for rezoning or submitted as a combined "planned development." The Town-

ship should consider making the appropriate zoning district changes following adoption of the Plan only for those areas that are identified by the Commission as critical elements. Now is the appropriate time to review the community's site plan and special land use approval processes and standards. The standards should clearly set forth any discretionary powers the Township feels it must reserve. Once such standards are in place, the Planning Commission must adhere to them consistently when reviewing development proposals. The implementation of the Plan could take 20 years or longer. In order to maintain the vision, consistent application of design criteria and development standards will be essential.

Design Guidelines

The Design Guidelines in Chapter 4 of the Master Plan are intended to help establish and maintain a special character throughout the non-residential and mixed use developments in the Township. In order to ensure their consistent application, each guideline should be evaluated in light of ordinance regulations that would assist with implementation. New standards and amendments of existing regulations should be considered that are essential to the implementation of the objectives of the Design Guidelines. References to these regulations should be added to the guidelines document, to assist developers in achieving the Township's preferred character outcome.

Federal and State Grant Programs

Federal and State grants are much smaller and more competitive than in their heyday during the 1950's through the mid-1980's. There are still programs in place, however, particularly for pollution abatement (sanitary sewers), pedestrian enhancements (related to roadway projects), and parks and recreation. Proper planning in advance is generally the key to success in securing these grants. Often times the granting agency is particularly interested in innovative projects that stretch the grant dollars or present a concept that is transferable to other communities. Projects that involve two or more neighboring municipalities often receive priority for funding, such as a shared trailway system or a mutual road improvement.

Brownfield Redevelopment

A Brownfield Redevelopment Authority can provide a mechanism for cleanup of contaminated sites to encourage re-development. Redeveloping brownfields helps to ease urban sprawl by encouraging the reuse of established commercial and industrial districts where public services are already in place.

Transfer of Development Rights and Purchase of Development Rights

"Transferable Development Rights" (TDR) is a market-based technique that encourages the voluntary transfer of growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more development (called receiving areas). Purchase of Development Rights (PDR) involves an entity, usually governmental, purchasing a property owner's development rights thereby preserving agricultural or open space use of property in perpetuity.

Re-Evaluation and Adjustment of the Plan

The final – and sometimes most difficult – step in the planning process is the last one: re-evaluation and adjustment. The process is never really finished. A community's population, economic status, goals, land uses, land use problems, and political climate are constantly changing. It is important to assess how well the Plan is addressing the present land use issues in the community, and whether amendments should be made to keep the Plan relevant and make it the most appropriate guide for the community's future land use. If the Plan no longer reflects the vision of the community, the Planning Commission can then begin the planning process again.

IMPLEMENTATION PROGRAM

The specific implementation strategies summarized in the following table have been developed to assist with the on-going, day-to-day use of this policy document.

Table 7-1
Implementation Program

GOAL / OBJECTIVE	ACTION
Retain, preserve and protect natural features as a hallmark of White Lake Township's community character.	Implement appropriate recommendations of the Shiawassee Huron Headwaters study.
	Carefully evaluate all development in the context of the Township's Wellhead Protection Plan.
	Systematically implement the Township's Wetlands Regulations.
	Utilize the Recreation Plan as one resource for acquiring and protecting sensitive and/or important natural areas.
	Work with new development to preserve natural features, wildlife corridors, and open space as project highlights.
Manage growth, development and redevelopment consistent with utility policy and community character objectives. (Residential character outside of the sewer district is intended to be unique and distinguishable from character within the district.)	Educate land owners and developers about the relationship between utility capacities / service areas and the Township's Land Use Plan.
	Prohibit the development of private utility systems where the result would increase density above the Land Use Plan's policy guidelines.
	Use the Township's utility policies to promote the unique character areas envisioned by the Master Plan.
	Concentrate higher residential densities and intensive non-residential uses in areas planned for mixed use.
	Ensure the continued viability of the Township's rural character areas by prohibiting unjustified utility extensions.
	Evaluate zoning patterns and initiate rezoning of parcels that are grossly inconsistent with the Land Use Plan.
Implement a comprehensive Township-wide system of multi-use pathways that enhance White Lake's unique natural character.	Secure individual segments of the pathways system as an element of all abutting new development and redevelopment.
	Establish a Township funding source for completion of critical links in the pathway system.
	Prioritize connections to major land use destinations, such as: schools, parks, shopping areas, State lands, public sites and entertainment areas.

Table 7-1
Implementation Program (Concluded)

GOAL / OBJECTIVE	ACTION
Time the community's growth and development to coincide with the Township's planned utility extensions.	Establish the phasing of utility extensions through a Capital Improvement Plan that is updated annually.
	Permit utility extensions only when such extensions will not adversely affect the financial integrity of the Township and the functional integrity of the utilities themselves.
	Delay development outside of existing water and sewer service areas that requires the extension of the utility lines ahead of the Capital Improvements schedule.
	Prohibit development that requires water and sewer services in the Rural Estates and Open Space Estates land uses.
	Require extensions to be constructed with developer financing or through user fees, and not be constructed through a property tax.
	Require developments on private well and septic systems located within water and sewer services areas to connect to public utilities at the time such utilities become available.
	Prohibit private community sanitary sewage treatment systems within the Township.
Develop a unique identity for White Lake.	Promote White Lake Township's identity through a variety of forms, such as gateways, unified street signs, banners, wayfinding signs, lighting, pedestrian amenities and landscaping.
	Identify negative characteristics of the Township and pursue remedies to correct or improve. Annually review the status of improvement actions and potential new issues.
	Create a program to identify and protect scenic vistas and other elements that contribute significantly to the community character.
	Create an enhancement program within Township neighborhoods for the preservation of mature trees, landscape improvements, street tree plantings, lighting, neighborhood gardens or open spaces and multi-use pathway improvements.
Provide a central gathering place or activity center that becomes the focal point of White Lake.	Promote Lakes Village as the center of civic life in White Lake Township by actively soliciting proposals for development within the center, in accordance with the physical form and principal characteristics outlined in this Plan.
	Ensure that each development within Lakes Village incorporates multiple forms of transportation and appropriate amenities such that pedestrians and cyclists are able to navigate comfortably and efficiently throughout the area.
	Ensure that multi-use pathways to Lakes Village from others areas in the Township exist and are well maintained.
	Pursue funding sources for streetscape improvements, public art and development of public open spaces within Lakes Village.

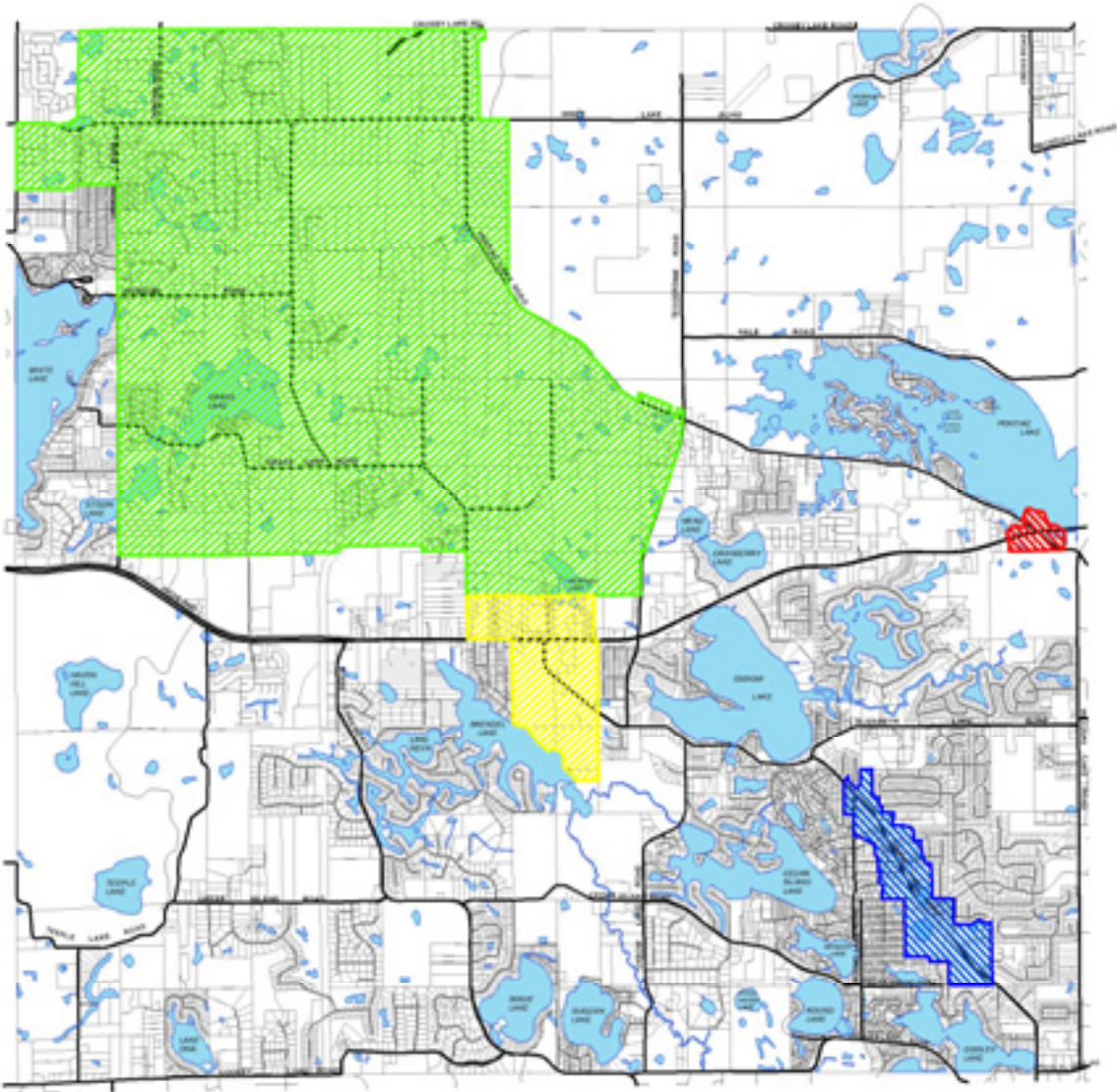
ZONING PLAN





The Township's Zoning Plan is intended to encourage short-term implementation of the long range land use recommendations included in the Land Use Plan. These short-term actions could be implemented through a Township-initiated rezoning of select areas as recommended on the Zoning Plan. Alternatively, private applications for rezoning consistent with the Master Plan should be given high priority by the Planning Commission and Township Board.

The intent of the Zoning Plan is not to identify *all* areas that would require rezoning to be consistent with the Plan. Instead the Zoning Plan highlights specific *key* areas where existing zoning would inhibit development in accordance with the Plan. For example, there are several relatively small parcels with frontage along Union Lake Road currently zoned Local and General Business. The Master Plan recommends single family residential in this area. By rezoning these properties to a zoning district that is consistent with the Master Plan, the Township can reduce traffic conflicts, and ensure the orderly development of the corridor as desired by the White Lake community.

Recommended actions with regard to zoning are provided below. The item numbers correspond with the areas shown on Figure 7-1, Zoning Implementation Map.

1. Evaluate rezoning of vacant Local Business and General Business sites, along Union Lake Road, to residential classification.
2. Continue evaluation of the Northwest Quadrant and conform isolated, small Agricultural parcels to a conforming Suburban Farm classification.
3. Evaluate the Lakes Village area for strategic rezoning or creation of a mixed use district or overlay zone.
4. Evaluate the Pontiac Lake Gateway to determine whether higher density residential or mixed use zoning might precipitate redevelopment.



-  Union Lake Road Incompatible Business Sites
-  Northwest Quad Rural
-  Lakes Village Rezoning or Overlay
-  Pontiac Lake Gateway High Density or Mixed Use

ZONING PLAN
WHITE LAKE TOWNSHIP
OAKLAND COUNTY, MI

Map 7-1



BASE MAP SOURCE: OAKLAND COUNTY

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