

Sylvan Township

MASTER PLAN



Welcome!

- Open House – overview & observations
- What is a Master Plan?
- Master Planning Process
- Community Suggestions & Solutions
- Opportunities for Future Participation



What is a Master Plan?

A **Master Plan** is a long-range, comprehensive policy document that guides decisions about future development based on community needs, preferences, and planning best practices. A Master Plan...

- Studies a community's history and demographic composition;
- Evaluates prominent planning trends and issues;
- Gathers and incorporates public input;
- Articulates a shared community vision; and
- Synthesizes findings to create an action plan that identifies appropriate avenues for improvement.

A **Master Plan** is **NOT** a zoning ordinance. The Master Plan provides the statutory foundation to base zoning decisions upon.

- The *Michigan Zoning Enabling Act (PA 110 of 2006)* requires the zoning ordinance to be based upon a plan designed to promote the public health, safety, and general welfare.



Purpose of a Master Plan

The Master Plan serves many functions:

- **A general statement of a community's goals.**
 - The Master Plan provides a single, comprehensive view of what the Township and its residents desire for the future. It is a living document that should be used regularly and updated when it does not reflect the desired outcomes of the Township.
- **A resource to support day-to-day decision-making.**
 - The visionary nature of a Master Plan guides the Planning Commission and Township Board in their deliberations on zoning, subdivision, development, land use, capital improvements, and other issues related to the Township.
- **The statutory foundation upon which zoning decisions are based.**
 - The Michigan Zoning Enabling Act (PA 110 of 2006) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety, and general welfare.
- **An educational tool.**
 - Background studies and analysis form the basis for various plan elements. This analysis gives citizens, landowners, prospective developers, and adjacent communities a clear description of the Township's current state and vision for the future.

Legal Backing of the Master Plan

The Michigan Planning Enabling Act (PA 33 of 2008) requires all municipalities to review their Master Plan every five years to determine if an update is required.

Since the adoption of the Township's last Master Plan in 2017, the need to plan development, preservation, and overall efforts to improve residential quality of life has arisen in Sylvan Township. To effectively tailor planning policies and development guidelines, Sylvan Township is undertaking intentional efforts to develop a community Master Land Use Plan that emphasizes action steps and land use decisions that are phased over the next five years.



Master Planning Process

1. Kick Off (Survey Distribution)

2. Plan Development (Community Engagement + Drafting)

3. Full Compiled Draft

4. Planning Commission Requests & Recommends Distribution

5. Township Board Authorizes Plan for Distribution

6. 63-Day Review Period (Public Review and Comment)

7. Planning Commission Holds Public Hearing

8. Township Board Adopts Plan



Components of Plan Update

- Community Background
- Demographics
- Summary of Community Input
- Existing Community Land Uses
- Areas of Redevelopment
- Future Land Use



Community Solutions

Go to

www.menti.com

Enter the code

8443 3814



Or use QR code



Opportunities for Further Participation

- Sylvan Township Master Plan Survey (closes TOMORROW, November 3!): <https://sylvantownshipmi.gov/2023/08/31/master-plan-survey/>
- Public Comment at Planning Commission Meetings where reviewing master plan chapters is on the agenda (packets for PC meetings are available online)
- 63-Day Review – Master Plan draft is available for public review and comment
- Final Public Hearing (held at a Planning Commission Meeting)



Thank You!

QUESTIONS?

We invite you to leave questions and/or additional suggestions in the question box on the table by check in.

Please leave your email address for follow-up. All questions and responses will be shared on the Township website by 11/17.

For future questions or to receive additional information about the Master Plan update, please contact Carol Konieczki at ckonieczki@sylvantownshipmi.gov.



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