



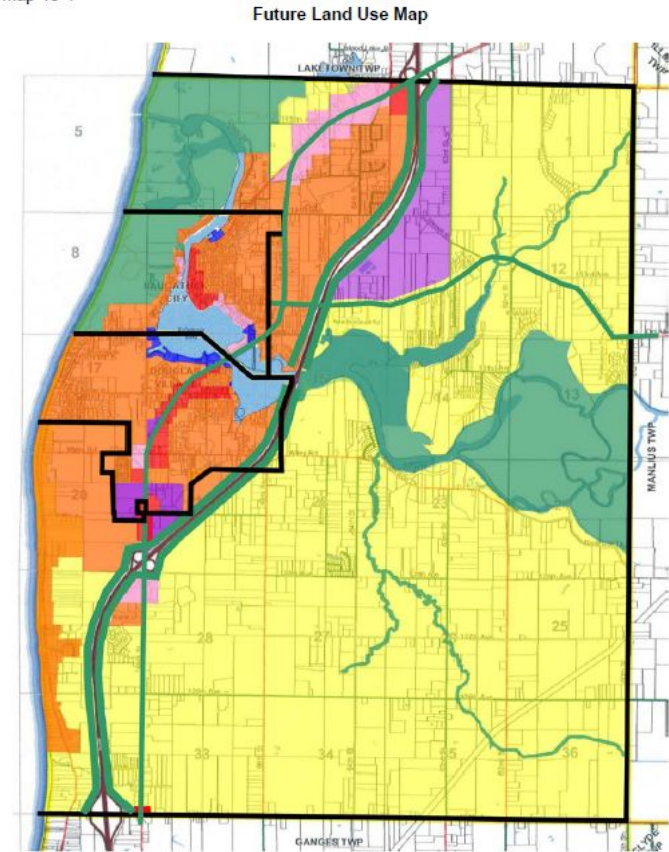
Master Plan and Zoning Alignment

February 20, 2024

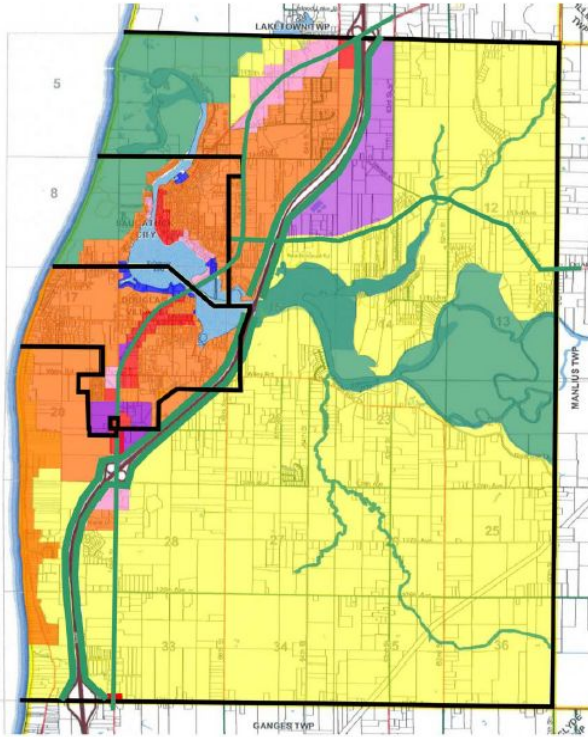


MZEA & MP

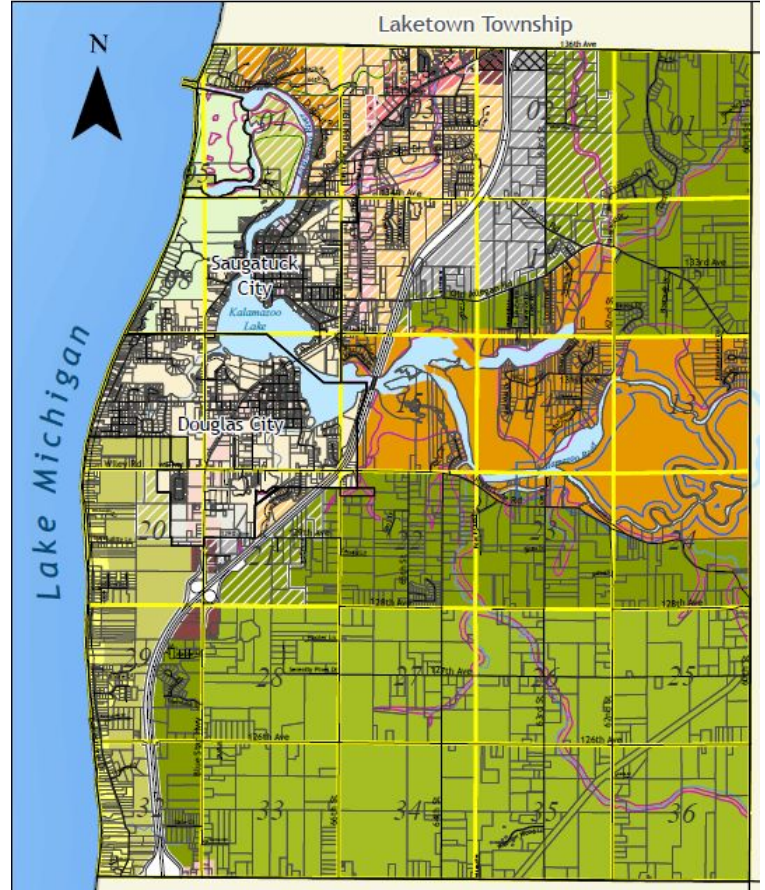
- Zoning based on a plan for the Township
- 2016 Tri-Community Plan
 - FUTURE LAND USE MAP
 - GOALS & POLICIES



Future Land Use Map



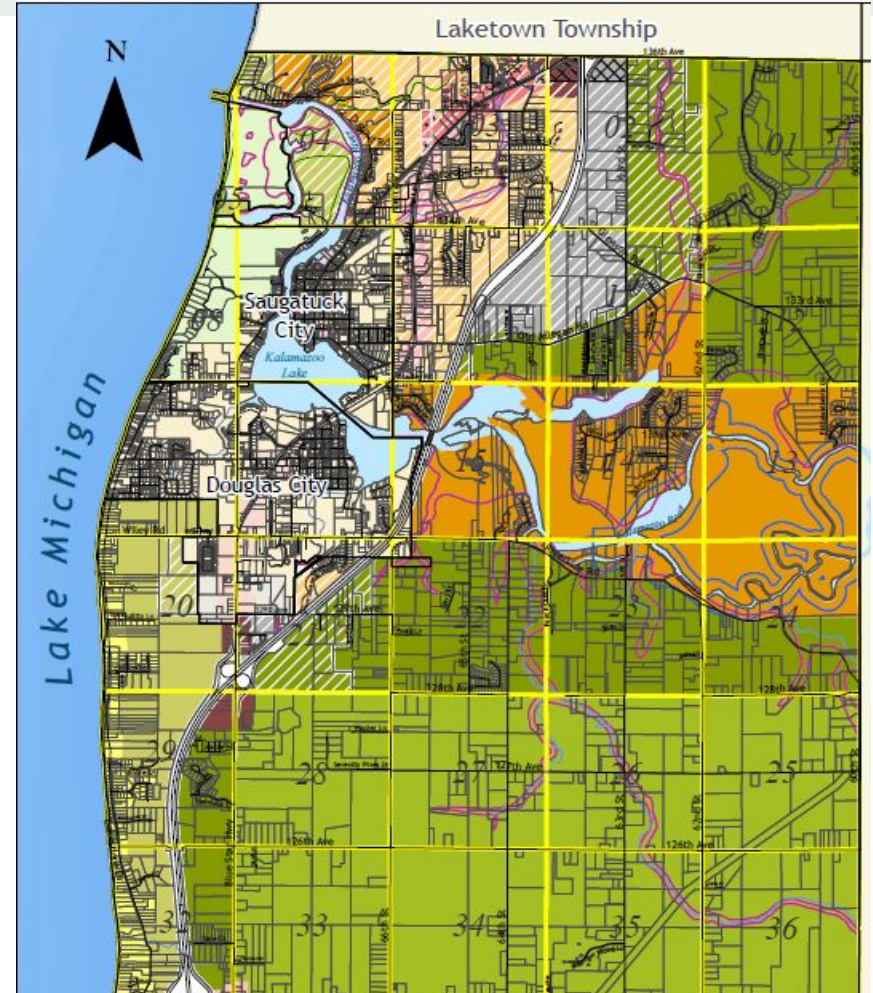
- Legend**
- Rural Low Density Single Family Residential/Agricultural
 - Medium to High Density Single and Multi-Family Residential
 - Mixed Use Residential/Commercial
 - Waterfront Mixed Use
 - Commercial
 - Industrial
 - Greenspace, Preserve
 - Highway Buffer



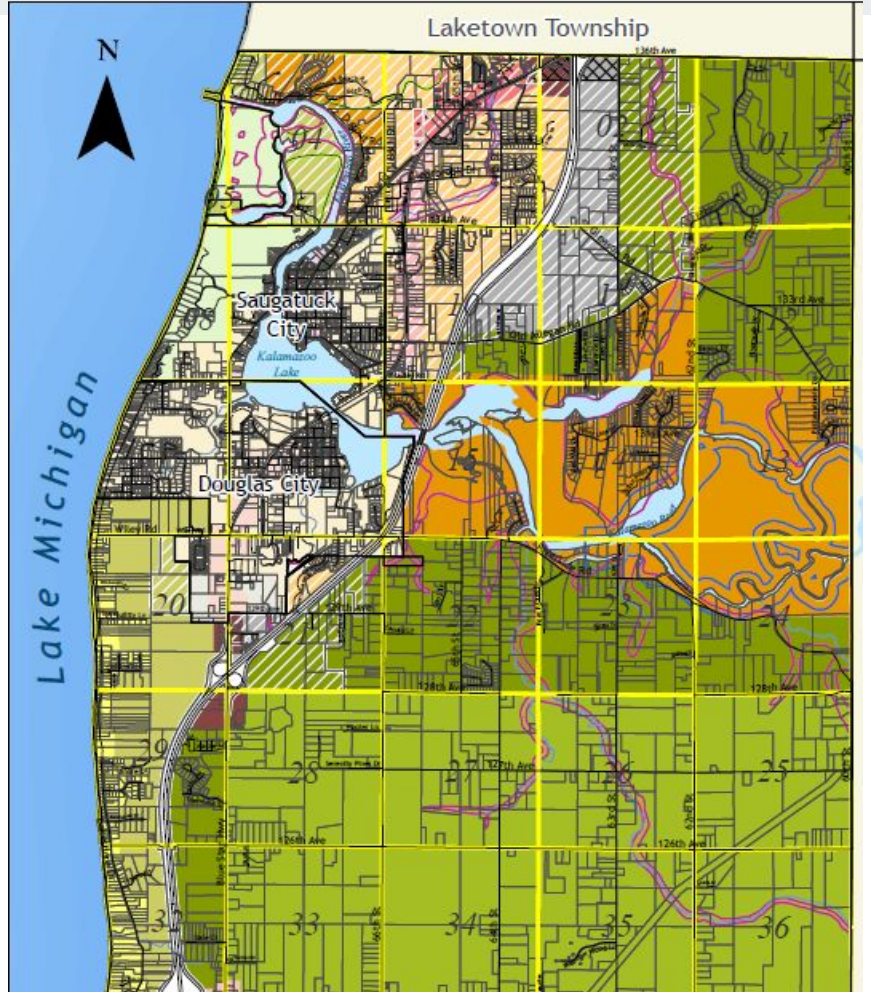
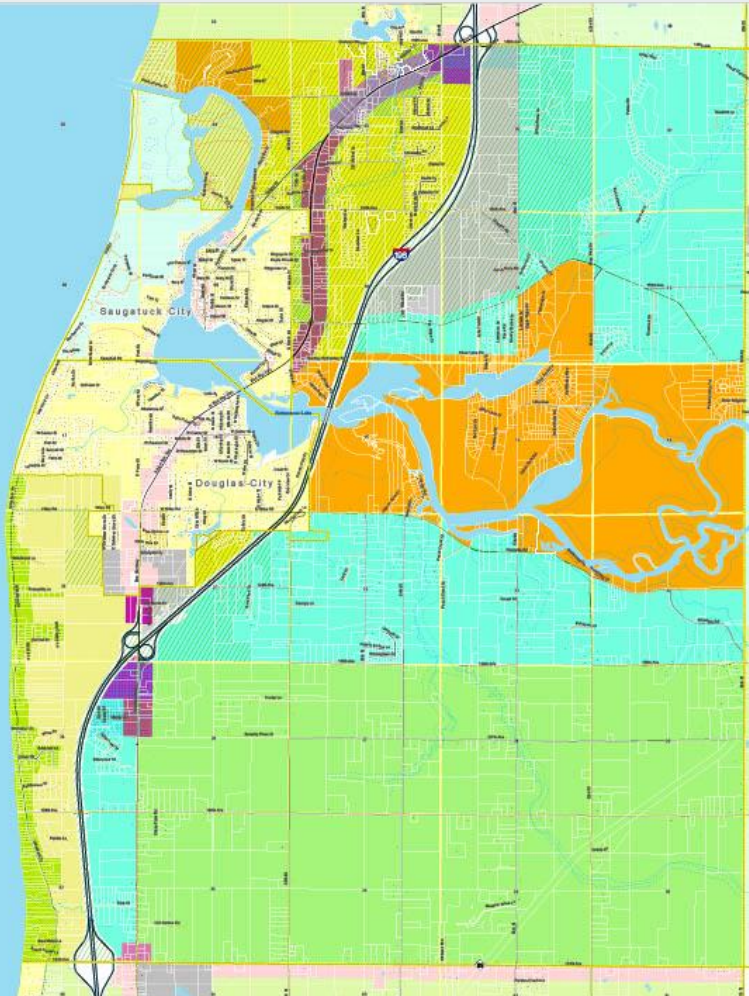


MZEA & MP

- Zoning map
 - Modified colors
 - Simplified names
 - Reduced overlays by modifying uses in certain districts



Lake Michigan





MP GOALS

COMMUNITY CHARACTER

(rural, scenic, small town character, land use density, view preservation, smaller footprint homes, tree preservation)

PROPOSED ZONING

TREE PRESERVATION

added roads to the tree protection list : BSH, Wiley, 135th, Riverside, OA, LSD, 62nd, 134TH, 196

BUILDING SIZE/HOME SIZE

small-mid format retail up to 10,000sf

smaller homes from 1000 down to 600

USES

accessory dwellings, mixed use, agricultural entertainment, live work



MP GOALS

GROWTH MANAGEMENT

(preserve environment, scenic beauty, growth consistent with planned utilities)

PROPOSED ZONING

ZONING/DENSITY

connecting lot area and uses with location of utilities and critical dune/high risk erosion areas

USES

accessory dwellings, mixed use, agricultural entertainment, live work



MP GOALS

LAND USE AND
COMMUNITY FACILITIES

*(buffering uses, site design,
discourage sprawl)*

PROPOSED ZONING

ZONING/DENSITY

decreased lot area and width for commercial districts, centralize diverse housing types where utilities exist

USES

added mixed use in districts, allowed residential in industrial for live/work, connecting certain permitted uses with utility requirements



MP GOALS

AGRICULTURE

(maintain agricultural operations and farm preservation)

PROPOSED ZONING

ZONING/DENSITY

maintained existing lot areas, reduced acreage required for PUDs to support clustering

USES

added agricultural entertainment, allowing accessory dwellings, allowing chickens in residential districts



MP GOALS

ECONOMIC DEVELOPMENT

*(strengthen existing businesses,
enhance tourism)*

PROPOSED ZONING

ZONING

created mixed uses, allowing live/work in commercial, industrial and ag. districts, regulate retail sizes for convenience type retail not competing with downtowns, allows for rural businesses in ag. Districts, allows for food trucks (mobile food units)

- Simplified and enhanced review processes for site plan, SLU, PUDs, etc.



MP GOALS

COMMERCIAL

(supporting existing commercial centers, design standards, access management, graduated use and intensity emanating from interchanges)

PROPOSED ZONING

ZONING/DENSITY

live-work/mixed use along BSH with small scale retail, limits retail size to avoid competing with city and village centers

CHARACTER

tree preservation, landscape greenbelt, architectural standards remain, minimize parking at the frontage, external lighting of signs, dark-sky compliant lighting



MP GOALS

INDUSTRIAL

*(clean industry, near utilities,
with site design for
landscaping, parking,
architecture)*

PROPOSED ZONING

ZONING/DENSITY

maintained current industrial standards,
allows for mixed use to reflect actual use
mix in area zoned industrial



MP GOALS

CULTURAL/HISTORICAL/
ARCHAEOLOGICAL

*(preservation of cultural
resources, maintaining
community character)*

PROPOSED ZONING

ZONING/DENSITY

building design standards include
consideration of community character



MP GOALS

RESIDENTIAL

(encourage variety of housing types; maintain large lot residential where water and sewer are not available or planned)

PROPOSED ZONING

ZONING/DENSITY

Reduced min. dwelling size, allow for ADUs, centralize attached housing within R-1 where utilities exist, reduced min. acreage for PUD eligibility



MP GOALS

SPECIAL ENVIRONMENTS AND OPEN SPACE

(protect dunes, high risk erosion areas, woodlands, natural rivers)

PROPOSED ZONING

ZONING

maintains critical dune overlay, increases lot area in R-4, site plan review standards for natural features, strengthen tree preservation and natural feature inventory



MP GOALS

WATERFRONT

(protect waterfront areas and recreation potential)

PROPOSED ZONING

ZONING

maintains natural river overlay and river setbacks, maintains man-made water body standards



MP GOALS

RECREATION

(increase opportunities for recreation, parks, etc.)

PROPOSED ZONING

ZONING

PUD open space requirements (can be on or off site), bonus for public recreation in PUDs, sidewalk requirements, bike parking requirements for non-residential uses



MP GOALS

TRANSPORTATION

(safe and effective road network)

PROPOSED ZONING

ZONING

access management standards remain in ordinance, requires sidewalks and pathway connections, bike parking, connections from sidewalks to buildings



MP GOALS

WATER AND SEWER

(safe and efficient utilities)

PROPOSED ZONING

ZONING

alignment of uses with utility availability, PUD density bonus where utilities exist, smaller lot area where utilities exist



NEXT STEPS

- PUBLIC HEARING
- DISCUSSION
- RECOMMENDATION TO TOWNSHIP BOARD
- CAN INCLUDE CHANGES/MODIFICATIONS
 - See review from Nick Curcio related to:
 - Critical Dune
 - Water Frontage