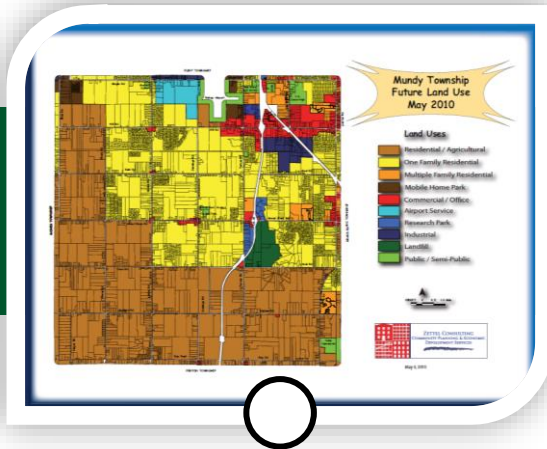




Mundy Township Steering Committee Meeting

Meeting #1 | January 18, 2024

Jason Ball, Angel Bell & Justin Sprague (CIB)





Introductions

1. Introduce yourself
2. Your role with the Township
3. One thing that is important to you about the Master Plan Process





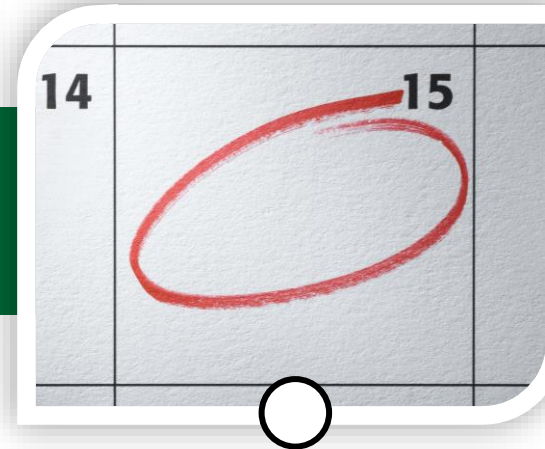
Master Plan Overview



Background



**Legal Basis for Planning /
Relationship to Zoning**



Schedule & Timeline

“Would you tell me please which way I ought to go from here?” asked Alice

“That depends a good deal on where you want to get to,” said the Cat.

“I don’t much care where.” said Alice

“Then it doesn’t matter which way you go.” said the Cat.

*From Alice’s Adventures in Wonderland,
by Lewis Carrol*





The Planning Process





1. Where are we today?

- Population Characteristics
- Economic Characteristics
- Land Use
- Natural Features
- Infrastructure





2. Where do we want to go?

- Public Engagement
 - Townhall Meeting (1/31)
 - Survey (Feb. – Mar.)
 - Visioning Sessions (Apr.)
 - Open Houses (TBD)
- Subarea Plans
- Goals and Objectives





3. What is the best way to get there?

- Implementation Plan
- Zoning Plan
- Open Houses to receive feedback on draft strategies





4. Let's get there!

- Do the things we said we would do.





5. Are we there yet?

- Planning Commission Annual Reports
- 5-Year Updates





Relationship Between Planning & Zoning

Zoning Ordinance	Master Plan
Zoning Districts	Future Land Use Classifications
Zoning Map	Future Land Use Map (Sort of)
Zoning Regulations	Objectives and Strategies



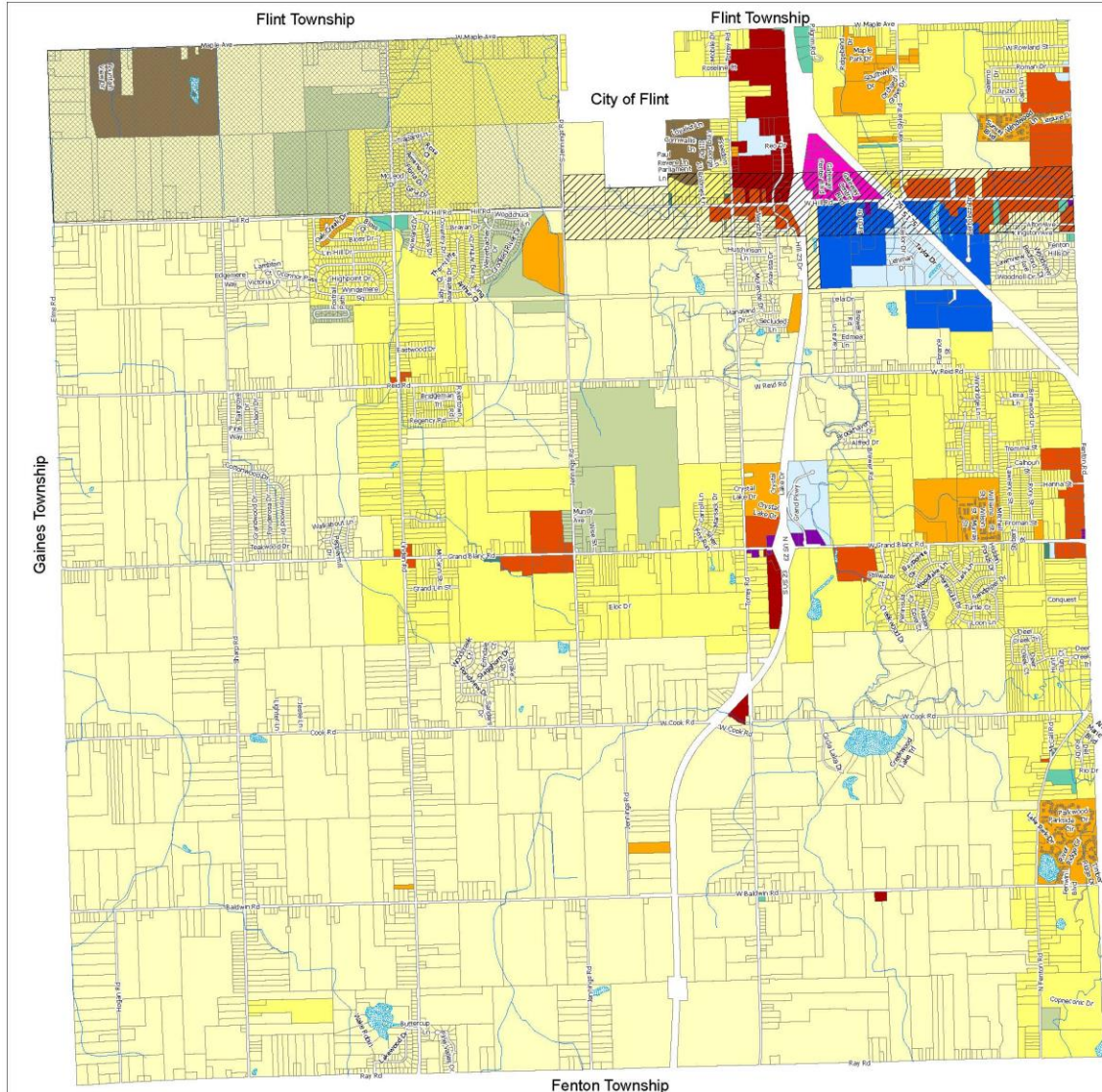
Relationship Between Planning & Zoning

- Plans serve as the policy basis (the rationale) for zoning ordinances.
- Zoning ordinances are one of the many tools that are used to implement the plan.
- “Master plan” means the adopted or amended plan...used to satisfy the requirements of Section 203 (1) of the Michigan Zoning Enabling Act.

Section 3 (g) of the Michigan Planning Enabling Act
PA 33 of 2008



Zoning Map

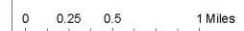


Zoning Map

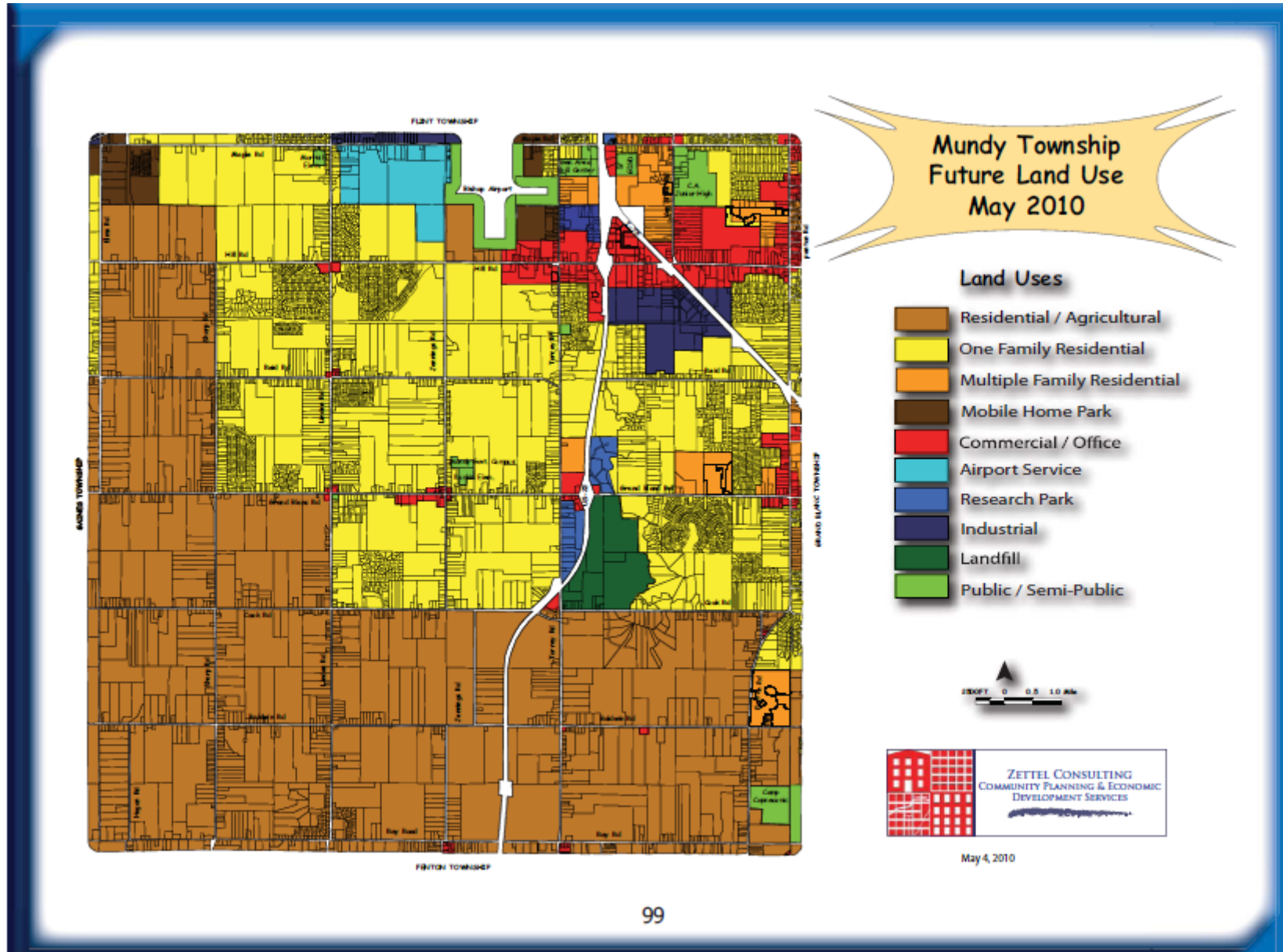
Updated Through Ordinance No. 23-123-Z. July 10, 2023

Legend

- Waterbodies
- Zoning Districts**
- C-1, Commercial Local
- C-2, Commercial General
- C-3, Regional Retail
- C-4, Metropolitan Commercial
- C-5, Highway Services
- M-3, Mobile Home
- M-H, Manufacturing, Heavy
- M-L, Manufacturing Light
- M-M, Manufacturing Medium
- RA, Residential Agricultural
- RM-1, Residential Urban
- RM-2, Residential Urban Multiple Family
- RSA, Residential Suburban Agricultural
- PRC, Planned Regional Center
- Overlay Zoning Districts**
- AM, Advanced Manufacturing
- C-3A, Hill Road Development Corridor



Property boundary data provided courtesy of Genesee County GIS Department.





Michigan Planning Enabling Act 33 of 2008

- Authority to establish a Planning Commission
- Appointment and qualifications of members
- Meeting (four times a year)
- Officers (one-year terms)
- Shall adopt rules for transaction of business
- Public record
- Authority to adopt and amend Master Plan
- Contents of Master Plan
- Procedures for adoption of plan
- Review of public works (construction, recession)
- Review of plats



Master Plan Roles & Responsibilities

Township Board	Planning Commission
Appoint Planning Commission Members	Prepare Draft Master Plan
Approve Planning Commission Budget	Conduct Public Hearing on Master Plan
Hire Planner	Approval of Master Plan
Authorize Master Plan for Public Hearing	Conduct Five-Year Review of Master Plan
Final Approval of Master Plan (Optional)	
Appoint a Master Plan Steering Committee	

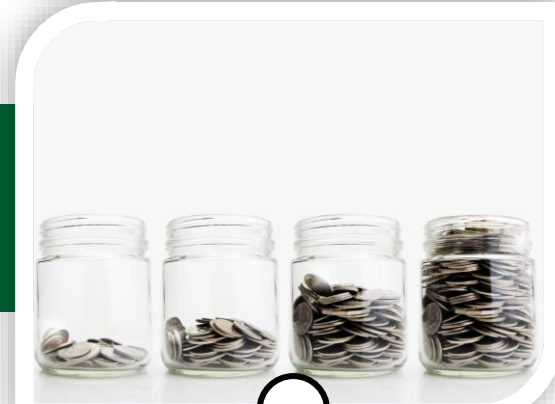


Master Plan Process



Demographic & Economic Analysis

Justin Sprague – Community Image Builders





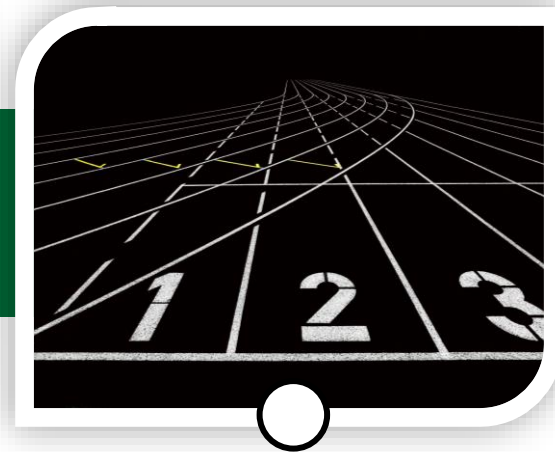
Future Meeting Dates & Times



Poll



Meeting Topics



Other Events



Steering Committee Meeting Options

1. Time of Day

- a. 8am
- b. 12pm
- c. 5pm

2. Day of the Week

- a. No preference
- b. Monday
- c. Wednesday
- d. Thursday

3. Location

- a. Township Hall (always)
- b. Different locations—any volunteers?



Upcoming Steering Committee Meeting Topics

- **February Steering Committee**
 - Review Draft Survey
 - Discuss Land Use Analysis
 - Discuss results of Town Hall Meeting

- **April Steering Committee**
 - Review results of Community Survey
 - Review additional Technical Analysis
 - Discuss upcoming Visioning Sessions



Other Upcoming Events

- **Master Plan Kick-Off Town Hall Meeting**
 - Wednesday January 31st, 2024 (6:00 - 7:30 pm)
- **Community Survey**
 - February-March 2024
- **Visioning Sessions**
 - April - May 2024 (times and locations TBD)



Public Comment





Closing Remarks



ROWE Project Contacts

Jason Ball, AICP
Senior Planner II
jball@rowepsc.com

Angel Bell
Graduate Planner
abell@rowepsc.com