

Implementation

This plan contains a number of strategies and recommendations that will work towards meeting the community's goals. These ideas, however, will remain as such without systematic and consistent implementation. The program outlined in this Chapter demonstrates methods which will turn this plan into reality.

There are a number of policies recommended in this plan that have already been incorporated into the recently completed zoning ordinance update. These completed ordinance amendments have not been listed in this chapter. This chapter specifically focuses on policies that have not yet been incorporated into the township ordinances.

For easy use and reference, the implementation plan is organized in table format. The implementation strategies are labeled and listed by category consistent with the sections of the plan. The first column restates in summary form each recommendation contained in the plan. The second column explains the proposed implementation tool or method. The final column lists the group that is responsible for completing the task.



GROSSE ILE TOWNSHIP MASTER PLAN

Recommendation	Implementation Tool	Primary Responsibility
Ordinance Amendments		
Require the combination of nonconforming lots under single ownership that are not consistent with the development pattern of the surrounding neighborhood.	Amend Zoning Ordinance Article 18, nonconforming lot regulations , to provide standards for consistency with surrounding neighborhood.	Planning Commission drafts ordinance for Township Board adoption.
Establish maximum floor areas for residences based upon the median floor area of residences in the surrounding neighborhood.	Amend Zoning Ordinance Article 3, residential districts, to establish maximum floor areas based upon the median floor area of residences in the surrounding neighborhood.	Planning Commission drafts ordinance for Township Board adoption.
Require consistent front yard setbacks for one and two story dwellings in R-1-B.	Amend Zoning Ordinance Article 3 R-1-B front yard setback requirements.	Planning Commission drafts ordinance for Township Board adoption.
Establish a maximum front yard setback or build-to line along Macomb Street.	Amend Zoning Ordinance Article 7 MSD front yard setback requirements.	Planning Commission drafts ordinance for Township Board adoption.
Require parking to the side and rear of buildings and screen view of parking lots in MSD.	Amend Zoning Ordinance Article 7 MSD to require parking to the side and rear of buildings.	Planning Commission drafts ordinance for Township Board adoption.
Encourage commercial uses along Macomb Street and locate groupings of commercial and service uses that complement each other to create a synergy of activity.	Rezone land located on Greys Drive to RM-2 multiple family residential.	Planning Commission drafts ordinance for Township Board adoption.
Establish a maximum amount of allowable woodland clearing.	Amend Woodlands Protection Ordinance to establish a maximum amount of allowable woodland clearing with special approval required for additional woodland clearing.	Planning Commission drafts ordinance for Township Board adoption.
Protect landmark trees, linkage strips and woodlands along road frontage.	Amend Woodlands Protection Ordinance to protect landmark trees, linkage strips and woodlands along road frontage.	Planning Commission drafts ordinance for Township Board adoption.



GROSSE ILE TOWNSHIP MASTER PLAN

Require tree replacement where regulated woodlands are impacted.	Amend Woodlands Protection Ordinance to require tree replacement.	Planning Commission drafts ordinance for Township Board adoption.
Require new developments to complete a floristic quality assessment to evaluate the quality of the site's existing natural habitat and prescribe ways to minimize impact.	Amend Environmental Protection Ordinance to require new developments to complete a floristic quality assessment where a specified warrant is met (i.e. significant site features or size of development).	Planning Commission drafts ordinance for Township Board adoption.
Require new development to assess the impact of proposed development and evaluate alternative designs that will minimize impact.	Amend Environmental Protection Ordinance to require an assessment of alternative designs to avoid significant impact to natural features.	Planning Commission drafts ordinance for Township Board adoption.
Require new development to control and maintain proper drainage to wetlands to ensure maintenance of natural wetland hydrology.	Amend wetland and drainageway protection ordinance to provide standards for stormwater discharge to wetlands.	Planning Commission drafts ordinance for Township Board adoption.
Require detention ponds to be designed to be shallow with gradual side slopes so as to not require fencing and be landscaped to create a natural appearance.	Amend township grading and drainage standards.	Planning Commission drafts standards for Township Board adoption.
Programs		
Implement a tree-planting program to encourage residents to plant trees in front yards and along neighborhood streets.	Implement a tree-planting program where Township purchases trees in bulk and offers trees to residents at cost for planting in front yard.	Township Board and Dept. of Public Works
Provide a range of commercial uses in the Macomb Street District needed to meet the retail shopping and service needs of township residents.	Conduct a market and tenant mix study and establish a business recruitment program.	Downtown Development Authority
Create pocket parks for enjoyment of shoppers, residents and workers within the Macomb Street area.	Acquire land and develop pocket parks through DDA TIFA Development Plan.	Downtown Development Authority



GROSSE ILE TOWNSHIP MASTER PLAN

Enhance aviation use of the airport.	Develop and improve aviation storage and maintenance hangars. Improve Airport administrative facilities needed to continue support safe and efficient operations.	Airport Commission Township Board
Support economic development of the airport and Commerce Park.	Facilitate the attraction of high quality tenants through a business recruitment program. Promote the assets of the township that attract business owners and employees including high quality housing, recreational opportunities, schools and businesses. Develop high-quality sites for light industrial uses.	Airport Commission Township Board
Ensure that roadway construction and drainage improvements minimize the amount of tree clearing.	Work with Wayne County and utility companies during the planning and design stages of major capital improvement projects.	Township Board, Dept. of Public Works, Road Committee, and Township Engineer
Provide pedestrian and bicycle linkages between residential areas and major recreation or civic destinations.	Continue development of bike path system. Develop bike lanes along certain roads where there is not sufficient right-of-way for separate paths. Designate bike routes throughout the township. Provide nonmotorized pathways as part of any bridge reconstruction.	Township Board, Dept. of Public Works and Township Engineer
Provide natural corridors of open space connecting many of the significant natural/open space, conservation and significant historical areas of the Township.	Continue open space acquisition program. Develop criteria to select key parcels of land to create open space linkages and preserve key natural features. Develop a plan for managing the natural areas and providing for low impact passive recreational use.	Greenways Committee Township Board
Ensure that roadways are well maintained and repaired/repaved when poor pavement conditions exist.	Work with Wayne County on planning and prioritization of roadway improvements.	Township Board, Road Committee, and Dept. of Public Works



GROSSE ILE TOWNSHIP MASTER PLAN

Improve intersections that are operating at a poor level of service or where safety problems exist.	Work with Wayne County to identify and plan for intersection improvements.	Township Board, Road Committee, and Dept. of Public Works
Pave existing gravel roadways.	Where there are undeveloped lots of record require road paving as a condition of developing vacant lots. Where residential currently exists, establish special assessment districts to fund road paving.	Township Board, Dept. of Public Works, Road Committee, and Township Engineer
Implement neighborhood traffic calming techniques.	Set up program to form neighborhood traffic calming where residents, police and township engineer can evaluate traffic calming issues and prescribe improvements based upon a system wide analysis.	Township Board, Police Dept., Road Committee, and Township Engineer
Continue to provide for police and fire protection.	Continue to provide for police and fire protection. Maintain high quality police and fire fighting equipment.	Township Board, Police Dept. and Fire Dept.
Expand and improvement upon recreation program to meet the needs of township residents.	Expand recreational programming for all ages. Provide community-oriented equestrian activities and developing a local 4-H Club or similar entity at the Centennial Farm. Raise community's awareness of the recreational opportunities. Foster professional and private partnerships to better serve the recreational needs of the community. Work with neighboring communities to expand recreation opportunities for residents. Investigate locations for developing neighborhood parks and playgrounds.	Township Board and Recreation Commission

