

Goals, Objectives and Policies

A community vision was formulated by the township and summarizes the aspirations of its residents for Grosse Ile Township's future. This section breaks this vision down into categories and provides more detailed descriptions for its implementation. For each category, a goal statement is provided, followed by specific objectives. For each objective there is a list of action policies that will assist in accomplishing the objectives, and ultimately the goal. The following set of goals, objectives and policies give the comprehensive plan the philosophical guidance it needs to address the present issues and advance the plan and community into the future.

Residential

Preserve the established quality character of each distinct residential neighborhood to provide the highest quality of life for residents.

Maintain an adequate amount of open space in all residential neighborhoods.

- Require a minimum lot size for the creation of all new lots that will not overcrowd the land or adversely impact natural features.
- Require the combination of nonconforming lots that do not meet current size requirements.
- Maintain adequate setbacks to ensure open spaces between homes and from the street.
- Ensure that new residential construction does not create an excessive amount of impermeable surface over the area of the lot.
- Require neighborhood parks as a part of all new residential development and ensure neighborhood associations are formed to maintain the parks.

Ensure the infill development is consistent with the established character of the neighborhood and compatible with surrounding homes.

- Adopt standards to ensure that new residences are consistent with the size, scale, setback and architectural character of other residences within established neighborhoods.
- Site buildings on lots to maintain consistent setbacks and proper relationship of yard spaces between residences.

Ensure all new development is properly integrated with surrounding neighborhoods.

- Require new subdivisions to be compatible with the established character of the township.
- Require all new residential streets to connect to the existing public road network so as to be integrated into the township as a part of the community.



- Ensure that new developments provide buffers to protect the privacy of existing surrounding residences.

Maintain and enhance the natural wooded character of township residential areas.

- Protect and enhance street trees and wooded buffers along roads.
- Require street trees and greenbelts with all new developments.
- Implement a tree planting program to encourage residents to plant trees in front yards and along neighborhood streets.

Protect views of open space and the waterfront.

- Enforce standards for maintaining open waterfront yards.
- Require consistent setbacks of residences along the waterfront.
- Require landscaping along the waterfront that does not obstruct open views of the waterfront.
- Limit the size, type and number of structures allowed along the waterfront that may block views.
- Prohibit construction of buildings between East River north of Manchester and West River Roads and the waterfront.

Macomb Street

Enhance the Macomb Street area as the center of the community by providing a mixture of uses and services within a traditional, walkable environment.

Maintain a healthy mixture of uses along Macomb Street that contribute to a strong and vibrant business district and meet the retail and housing needs of residents.

- Permit a range of commercial uses in the Macomb Street District needed to meet the retail shopping and service needs of township residents, but limit uses with an industrial character to the Commerce Park.
- Encourage a mixture of commercial, office and residential uses along Macomb Street to create more activity during a longer period of time.
- Locate groupings of commercial and service uses that complement each other and create a synergy of activity.
- Require landscape buffering between uses to allow a mixture of uses while still maintaining privacy between uses.



Maintain and enhance the comfortable, human scale environment of Macomb Street by creating a compact mixture of uses within a walkable environment typical of a traditional community center.

- Maintain building setbacks close to Macomb Street with pedestrian connections between the sidewalk and building entrances.
- Place parking to the side and rear of buildings and screen view of parking lots.
- Complete sidewalk connections between Macomb Street and surrounding areas.
- Allow for multiple family residential development along Macomb Street to place more residents within a mixed-use walkable environment.
- Create a town square and other public open space areas for public gathering and events.
- Create pocket parks for enjoyment of shoppers, residents and workers within the Macomb Street area.

Maintain a high quality character and image along Macomb Street through quality architecture, site design, landscaping and streetscape enhancements.

- Require design of new buildings and renovations of existing buildings to be consistent with the desired character of Macomb Street and the historic character of Grosse Ile.
- Encourage street tree plantings along Macomb Street and require landscaping within front yards.
- Maintain streetscape elements along Macomb Street.

Maintain and enhance the mixed-use character of Macomb Street by allowing residential infill development that is consistent with the desired traditional small-town character.

- Ensure residential development utilizes building and site design that is in keeping with a traditional small town.
- Require parking to be located on the side and rear of buildings to maintain the pedestrian oriented streetscape.
- Encourage site design that orients the buildings towards the street and provides small, well-landscaped front yards.

Airport/Commerce Park

Provide for the enhancement of the airport and redevelopment of the Airport/Commerce Park in a manner that is consistent with the surrounding residential areas.

Upgrade airport facilities to provide the highest quality service to airport users.



- Enhance aviation use of the airport property by strengthening existing users and improving airport services while still maintaining compatibility with surrounding residential areas.
- Reinvest in high priority improvements for the airport that improve the safety, efficiency and quality of the airport for aviation.

Upgrade Airport/Commerce Park facilities to encourage economic development and expansion of business opportunities.

- Create a consistent design theme around the airport that will make the area more attractive to future businesses.
- Support economic development of the Airport/Commerce Park by facilitating the attraction and retention of high quality tenants and the development of high quality sites.
- Promote the assets of the township which attract business owners and employees including high quality housing, recreational opportunities, schools and businesses.

Maintain compatibility of Airport/Commerce Park with surrounding residential areas.

- Ensure that all new development within the Commerce Park is constructed with high quality design and materials and is at a size and scale that is appropriate with the surrounding land uses.
- Incorporate strict development guidelines into the zoning ordinance that address standards for landscaping, screening/buffering, architecture, signage and overall site design.
- Identify low impact uses for those areas that contain significant natural features such as the woodlands at the northern edge of Commerce Park.
- Consider only clean, light industrial and research uses in the areas designated for light manufacturing/research to avoid future contamination of the property.
- Monitor Commerce Park developments to ensure uses continually uphold a high standard of facility operation that does not adversely impact surrounding uses.

Natural Features

Protect the township's fragile natural features that contribute to the quality living environment of the community and the overall environmental health of the Detroit River.

Protect woodlands including major woodland areas, landmark trees and woodlands along roadways.

- Ensure that new development limits the amount of tree clearing to the minimum area practical.



- Require limits of clearing be illustrated on site plans and installation of tree protection fencing prior to construction.
- Regulate the removal of trees within regulated woodlands.
- Work with Wayne County and utility companies to ensure that roadway construction and drainage improvements minimize the amount of tree clearing.
- Require landscaping with all new developments to restore woodland areas.
- 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.

Protect the quality of wetland ecosystems and drainageways, which contribute to the environmental health of the township and the Detroit River.

- Prohibit/strictly limit the use or filling of wetlands and drainageways to minimize disturbance on the natural functions of the ecosystem.
- Protect wetlands during construction to prevent damage from erosion or siltation.
- Require new development to control and maintain proper drainage to wetlands to ensure maintenance of natural wetland hydrology.
- Maintain natural buffers around wetlands and along drainageways to minimize the impact of development on these natural features.
- Maintain the ecological functions of natural waterways and drainage networks in order to help minimize stormwater runoff from developed areas and provide natural filtration of runoff by vegetation and soil to improve surface water quality.
- Prevent the destruction of wetlands and their natural habitat in order to minimize the loss of wildlife, fish or other beneficial aquatic organisms that support the abundant fishery and waterfowl of the Detroit River.

Protect open views of the shoreline and the waterways throughout the township.

- Regulate the type, size and number of structures that may be constructed along the waterfront.
- Minimize disturbance to areas of natural waterfront.

Protect open space for enjoyment by residents, protection of the natural environment and maintenance of the quality community character.

- Continue program of acquiring open space for conservation.
- Provide linkages between residential areas and major recreation or civic destinations.



- Provide natural corridors of open space connecting many of the significant natural/open space, conservation and significant historical areas of the township.
- Enhance natural habitat and migration routes to increase the island's ability to support indigenous wildlife.
- Increase awareness and access to the system of greenways, bike paths and the Township's natural amenities.
- 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.

Transportation

Provide for a transportation system that offers safe and efficient mobility for both motorized and “non-motorized” movement.

Provide for safe and efficient vehicle travel through the township.

- Ensure that both public and private roadways are well maintained and repaired/repaved when poor pavement conditions exist.
- Work with Wayne County to improve intersections that are operating at a poor level of service or where safety problems exist.
- Pave existing gravel roadways.
- Ensure all new roads are constructed to meet Wayne County Standards.
- Ensure paving or reconstruction of existing roadways fit into the context of the surrounding area and adjoining roadways.
- Ensure that all new roads are connected to the public road system and that the use of dead-end streets is minimized.

Manage increases in traffic levels consistent with the capacity of the road network and the two bridges leading to the island.

- Limit intensity of development based upon capacity of the road network and bridges to the island.
- Control access points to ensure that driveways and intersections along major roads minimize the disruption to safe and efficient traffic flow.

Ensure that public right-of-ways are safe for all modes of transportation including automobiles, bicycles and pedestrians.

- Design roads to incorporate bike paths, sidewalks or bike lanes.



- Implement neighborhood traffic calming techniques that are designed to minimize traffic impact on neighborhoods while ensuring that safe emergency vehicle access is maintained to all areas.
- Ensure crosswalks are incorporated into the design of major road crossings for bike paths and sidewalks.

Provide a network of non-motorized pathways for bicyclist and pedestrians to provide an alternative to automobile travel, improve safety and encourage recreational activity.

- Create a pathway network to provide the opportunity for pedestrian activity such as walking, jogging, and bicycling in a safe and comfortable environment.
- Develop bike lanes along certain roads where there is not sufficient right-of-way for separate paths.
- Designate bike routes throughout the township.
- Provide pathways that serve as linkages between residential areas and major recreation or community destinations.
- Provide non-motorized pathways as part of any bridge reconstruction.

Maintain access to waterways for boaters and ensure that canals and other waterways are passable for boat traffic.

- Regulate the placement of waterfront structures and the docking of boats that may obstruct navigable waterways.
- Maintain canals and waterways so that they are navigable for boats.
- Allow for access to the water for residents through parks and boat access, when compatible with surrounding land uses.

Maintain a safe and efficient airport for aviation traffic.

- Maintain safe and efficient airport facilities and runways.
- Develop and improve aviation storage and maintenance hangars to provide high quality service to airport users.
- Provide improvements to airport administrative facilities needed to continue support of safe and efficient operations.
- Ensure that changes to airport operations consider the noise impact on surrounding residential areas.



Public Facilities and Services

Provide the highest quality public facilities and services for residents and business owners.

Maintain a high quality township hall and provide quality administrative services.

- Maintain and enhance the township hall as an administrative building and a focus of activity for the airport.

Maintain a safe environment for residents, business owners and the general public.

- Continue to provide for police and fire protection.
- Maintain high quality police and fire fighting equipment.
- Ensure all existing and new residential areas are accessible to emergency equipment.

Provide quality of public services and utilities to the community in a manner that protects the natural environment.

- Continue improvements to the water and sewer system; to provide service to residents with minimal impact to the environment.
- Require all new development to connect to the public water and sewer system.
- Work with utility companies to provide service to residences with minimal disruption to neighborhood character.
- Place all new utilities underground and in rear yards and encourage the burying of existing utility lines where practical.
- Ensure that utility substations are located and designed to be compatible with surrounding land uses and minimize visual impacts on neighborhood aesthetics.

Recreation

Provide a wide variety of recreational opportunities that enhance the quality of life for township residents.

Provide a wide variety of recreational activities to residents.

- Expand township recreational programming to meet the needs of all age groups.
- Continue development of community-oriented equestrian activities and the development of a local 4-H Club or similar entity at the Centennial Farm.
- Utilize recreation as a catalyst to bring people together and foster a sense of community.



Provide public parks and recreational facilities to meet the recreational needs of residents.

- Seek opportunities to foster professional and private partnerships to better serve the recreational needs of the community.
- Work with neighboring communities to expand recreational opportunities for residents.
- Investigate possible locations for developing neighborhood parks and playgrounds.
- Continue to actively pursue alternative funding sources for the provision of high quality recreation facilities.

