

## Implementation

The culmination of the comprehensive planning process is the implementation section that applies data and community preferences to shape a preferred course of action. To guide the implementation of the Master Plan, the nine goals from 2010 were reviewed and revised according to community feedback and an analysis of existing conditions. The two tables at the conclusion of this section outline specific actions the township should take to achieve the vision of the Master Plan.

### Community Goals

**2010 Goal 1: Encourage the development of a balanced community land use pattern, consisting of agricultural, residential, commercial, industrial, civic, recreation and conservation land uses.**

2022 Revision: Encourage the maintenance and development of a balanced and cohesive land use pattern.

**2010 Goal 2: Strive for the protection of important natural resources and open spaces that contribute to the health of natural systems, wildlife habitats, community character, and quality of life.**

2022 Revision: Ensure the protection of important natural resources and open space that contribute to the health of natural systems, wildlife habitats, community character, and quality of life.

**2010 Goal 3: Encourage the retention of prime agricultural lands within the Township in recognition of the agricultural industry's direct impact on the region's economy and quality of life.**

2022 Revision: Encourage the preservation of prime agricultural lands within the township and support efforts to expand supplemental agricultural uses.

**2010 Goal 4: Promote the development of planned residential areas that offer a variety of housing options.**

2022 Revision: Promote the development of planned residential areas that offer a variety of housing options that are affordable and accessible.

**2010 Goal 5: Encourage commercial, office and industrial growth and expansion to provide adequate services to Township residents, a stable tax base and increased employment opportunities in Leelanau Township.**

2022 Revision: Encourage economic development efforts that contribute to a stable tax base, increased employment, and provide value-added services to township residents.

**2010 Goal 6: Promote tourism as an important part of the local economy, structured to offer visitors year-round memorable and enjoyable experiences while balancing the interests of other sectors of the economy, local residents, and the natural environment.**

2022 Revision: No change.

**2010 Goal 7: Provide a variety of recreation facilities and areas that adequately serve the needs of the Township’s present and anticipated population.**

2022 Revision: No change.

**2010 Goal 8: Support the development and continued maintenance of an area-wide multi-modal transportation system reflective of current and future Township access needs.**

2022 Revision: Support the development and continued maintenance of multi-modal transportation systems that equally meet the needs of all users.

**2010 Goal 9: Continue to offer efficient services and facilities to residents and businesses to preserve the Township’s high quality of life.**

2022 Revision: No change.

### Zoning Implementation

As the primary tool to control local land use, zoning is the most effective way to implement the changes to the zoning ordinance. The following table summarizes the recommended changes to the zoning ordinance as discussed throughout this Master Plan. Zoning changes will be drafted and approved by the Planning Commission and adopted by the Township Board of Trustees

Table XX: Zoning Implementation

Zoning Change	Applicable Zoning District	Applicable FLU Category	Applicable Goal
<b>Residential Districts</b>			
Reduce minimum lot sizes	R2, R3A, R3S	Medium Density Residential, High Density Residential, Suburban Residential	1, 2, 4
Reduce dwelling unit per acre requirement	R2	Medium Density Residential	1, 2, 4
Add definition of co-housing and permit in the zoning ordinance	R3A	High Density Residential	1, 4
Refine residency requirements for guest houses	All residential districts	All residential categories	4
Remove additional lot size requirements for guest houses	All residential districts	All residential categories	4
Adopt individual micro-unit regulations	Districts with permitted residential uses	Categories with permitted residential uses	2, 4
Adopt community micro-unit regulations	R3A	High Density Residential	2, 4

Implement and enforce the Open Space Residential Development Standards	Agricultural and all residential districts	Agricultural and all residential categories	1, 2, 3, 4
Agricultural District			
Add definition for U-Pick and permit in the zoning ordinance	A, RC	Agricultural	3, 5
Add definition for farm market and permit in the zoning ordinance	A, C, RC	Agricultural and Commercial	3, 5
Add corn mazes as a special land use	A	Agricultural	3, 5, 6
Add definition for farm stay and permit in the zoning ordinance	A, C, IC	Agricultural	3, 5, 6
Add occupancy provisions for year-round farm worker housing	A	Agricultural	3, 4
General Revisions			
Adopt a wetland setback in Section 15	All	All	2
Explore adopting tree preservation standards	All	All	2
Reduce Section 15.6(B)(1) from three or more residences to one or more residences	All	All	2
Change the waterfront setback datum to "582.35ft above sea level or the ordinary high-water mark, whichever is greater"	All	All	2, 6
Enhance protection language for shoreline wetlands	All	All	1, 2
Add planting requirements in waterfront setbacks regardless of if	All	All	1, 2

vegetation was disturbed			
Prohibit hard armoring structures on all lakefront properties	All	All	1, 2
Adopt a deep water's edge setback	All	All	1, 2
Establish a scenic road overlay zone	All	All	1, 2, 8
Adopt solar energy standards	See economic development chapter	See economic development chapter	2, 3, 5, 9

### Policy Implementation

Beyond the zoning ordinance, there are policy actions the township can pursue to implement the Master Plan. The table below outlines all non-zoning related actions with the responsible party, potential partners, applicable goal, and timeframe.

Table XX: Policy Implementation

Action	Responsible Party	Partners	Applicable Goal	Timeframe
Consider forming a non-motorized advisory group	Board of Trustees	Planning Commission	8	<1 year
Enter into a local government agreement with the Leelanau County Land Bank	Board of Trustees	Planning Commission	4	1 – 3 years
Assess the need for enrolling in the WHPA program	Planning Commission	Board of Trustees	2	1 – 3 years
Adopt a TOST police power ordinance	Board of Trustees	Planning Commission	2	1 – 3 years
Review outdoor lighting standards	Planning Commission	Board of Trustees	2, 6	1 – 3 years
Incorporate shoreline lighting standards into the ordinance	Board of Trustees	Planning Commission	2, 6	1 – 3 years
Implement the Parks and Recreation Master Plan	Board of Trustees	Village of Northport	7, 9	1 – 5 years
Develop a strategy with the Land Bank to utilize brownfield funding opportunities for redevelopment	Board of Trustees	Planning Commission	4, 5	3 – 5 years

Pursue funding from the Michigan CZMP	Board of Trustees	Planning Commission	2, 5, 6	Continuous
Cluster shoreline development through PUDs	Planning Commission	Zoning Board of Appeals	1, 2, 5, 6	Continuous
Provide property owners with information on conservation easements	Staff	Board of Trustees, Planning Commission	1, 2, 3, 9	Continuous
Coordinate with the County Road Commission on road improvements	Board of Trustees	Staff, Planning Commission	8, 9	Continuous
Highlight cultural resources in marketing	Staff	Pure Michigan, Chamber of Commerce, Visitors Bureau	6	Continuous
Highlight winter recreation in regional marketing	Staff	Pure Michigan, Chamber of Commerce, Visitors Bureau	6	Continuous
Monitor state legislation on STRs and cap if legal	Board of Trustees	Planning Commission	6	Continuous until resolved
Northport Collaboration				
Collaborate with Northport on strengthening light pollution	Planning Commission	Board of Trustees	2, 6	1 – 3 years
Explore creating a joint Planning Commission with the Village of Northport	Board of Trustees	Planning Commission, Village of Northport	9	1 – 3 years
Explore with Northport the viability of developing a community space	Board of Trustees	Planning Commission	7, 9	3 – 5 years
Pursue joint Master Planning with the Village of Northport	Planning Commission	Village of Northport, Board of Trustees	1, 9	5 – 10 years
Collaborate with Northport on shared services	Board of Trustees	Planning Commission	9	Continuous
Omena				
Add parking signage in Omena	Staff	MDOT, County Road	8	1 – 3 years

		Commission, Board of Trustees		
Expand sidewalks in Omena	Staff	MDOT, County Road Commission, Board of Trustees	8	3 – 5 years
Install a signalized crosswalk in Omena	Staff	MDOT, County Road Commission, Board of Trustees	8	3 – 5 years
Discourage additional commercial development in Omena	Planning Commission	Staff	1, 6	Continuous