



CHAPTER V IMPLEMENTATION

This master plan is only valuable as it is used for township decision-making. It provides no money, no rules and no regulations for its implementation. It serves as a guide strongly based on community participation, planning commission creativity and technical competence. But it is only a **guide**.

IMPLEMENTATION AUTHORITY

There are several ways this plan is critical in the decisions of Crystal Falls Township and should be used for those purposes. The basic methods to use this master plan guide are:

- **Zoning:** This plan should be used to implement specific recommendations and for updating provisions in the zoning ordinance, making zoning districts compatible with the master plan and following procedures for zoning. First, the township needs to update the ordinance to conform to state laws, add some additional districts such as Office Service Commercial and Industrial and examine the current setbacks and other dimensional requirements.

Second, the existing zoning map needs to be generally compatible with future land use; this also includes referring to the plan for all future rezonings so that it implements the plan. If conditions have changed, then both the master plan and zoning should be changed to make it compatible. Thirdly, the procedures for zoning must be scrupulously followed to be consistent with the plan and state law. Courts nearly always direct that zoning properly reflects the plan. In addition, most court cases on zoning are not lost because of substantive issues, but because of procedural problems.

- **Capital Improvements** This plan also includes recommendations for certain capital improvements. Some capital investments are under Township control such as the water system, some sanitary sewer responsibilities, parks and recreation and others. In those cases, the capital improvements of the plan to acquire, for example, a park or land purchase can be evaluated for feasibility, cost/benefit and then scheduled when appropriate for financing and construction. In the case of county or other facilities the township is subject to decision-making by another legislative body and will have to work with them.



- In fact, according to Section 10 of the Township Planning Act (see appendix), says that “No



street, square, park or other public way, ground, or open space, or public building or structure, shall be constructed or authorized in the township ... until the location, character, and extent thereof shall have been submitted to and approved by the planning commission ...” That is the most direct authority the township and its planning commission have for implementing the plan and it should be followed for capital actions of the state, county, other local governments or other agencies. It is an important authority the planning commission and its Township Board of Trustees have in assuring conformance to the plan.

- **Special Boards, Authorities and Commissions:** The Crystal Falls Township Board of Trustees can also appoint township boards, authorities and commissions to undertake certain improvements in the community. These include a possible parks and recreation commission, a Downtown Development Authority and many others. It is important that the planning commission work with any agency to ensure that capital improvements for both agencies are compatible.

KEEPING THE PLAN CURRENT

The plan must be kept current to assure its relevancy. The State of Michigan recognized the need to keep master plans current in 2002 by requiring an update to any township master plan every five years. Any plan changes must also go through notifications to adjacent governments and the county.

Plans often become less relevant after 5, 10 or 20 years; they must be examined and updated with changes in state laws, court decisions and case law, life styles changes and community development changes. It is appropriate to examine the plan once each year to assure its relevancy prior to a major update every five years. If changes are needed they should be done at that time. Routinely following such a program keeps the plan relevant and active as a partner in community development.

The plan is as useful as a community makes it. Its value is directly related to its use as a major tool for guiding all major development in a community. A plan should not have value because it is a plan, but rather because it is based on sound empirical history about development and **because it represents the vision and goals of the residents of the community**. It is with that understanding that this plan is prepared and presented by the Crystal Falls Township Planning Commission and the Township Board of Trustees.



**Planning Commission
of the
Township of Crystal Falls**

CERTIFICATION OF INTENT TO REVIEW THE MASTER PLAN EVERY FIVE YEARS

The undersigned members of the Planning Commission of the Township of Crystal Falls certify that this master plan reflects the structure and resources of the community, the vision, goals and objectives of its residents and the careful consideration of the planning commission. Furthermore, it is the intent and desire of the Planning Commission and its members to formally review and update this master plan every five years consistent with professional planning and state statutes..

Planning Commission Members

Diane Kut, Chair

Date

