



10 IMPLEMENTATION STRATEGIES

As stated in the introduction, the Master Plan is a policy document intended to guide future decisions regarding land use and the overall physical development of the Township. The implementation program summarized in the following table has been developed to assist with the continual use of this policy document.

Table IM 1
Implementation Program

Goal / Objective	Action
Maintain and Promote Township's rural character.	Update Zoning Ordinance to include provisions for the protection of woodlands, wetlands, agricultural land and open space.
	Develop Zoning Ordinance Performance Standards to address issues such as noise, dust, smoke, open storage and fire and explosive hazards associated with development.
	Develop special landscape treatment and sign requirements for key entry points to strengthen the community's identity.
	Develop Zoning Ordinance standards and regulations for exterior lighting to prevent unnecessary transmission of light into the night sky.
	Explore incentives for the preservation and/or reuse of barns and other historic structures in the Township.

Goal / Objective	Action
	Develop a set of design standards and guidelines that ensure new residential, commercial, and industrial development promotes Clyde's rural character.
	Re-evaluate the current site plan review process and revise to require pre-application meetings with applicants to discuss standards and options for development.
Protect and enhance the natural features of Clyde Township as the community continues to grow and develop.	Consider developing an overlay zoning district to identify preferred areas for sand and gravel mining operations to minimize negative impacts on natural features within the Township.
	Amend the Zoning Ordinance to include a wetlands and watercourse setback requirement.
	Maintain a natural resources inventory for the Township, which includes wetlands, woodlands, steep slopes, flood plain, and wildlife habitat.
	Actively plan for the development of future parks, recreation and open space by updating and maintaining the Township's Recreation Plan.
	Develop a natural features protection ordinance to establish appropriate buffer zones around wetlands, lakes, river edges and wildlife corridors.
Promote and maintain appropriate infrastructure to support the Township in a manner that is sensitive to the environment and the Township's rural character.	Establish Zoning Ordinance standards to ensure higher density residential uses occur within areas planned to be served by future utility extensions where they will not negatively impact the natural environment.
	Establish appropriate water service boundaries; discourage utility extensions where lower density development and agricultural activity is planned.
Encourage a variety of residential developments, consistent with the community's needs and its limited utility systems while protecting existing natural features.	Provide for a variety of residential zoning districts to permit housing in a variety of styles and price ranges in order to accommodate residents of all income levels.
	Develop specific Zoning Ordinance standards to require adequate utilities for higher density development.
	Develop landscape requirements to buffer different residential densities from each other and improve views from the roadway.

Goal / Objective	Action
Maintain commercial operations that meet the needs of Township residents and that do not detract from Clyde's rural character.	Encourage Industrial development to occur within the Lapeer Road Corridor.
	Re-evaluate Zoning Ordinance standards for industrial and research uses to ensure that they encourage such uses to develop within planned industrial areas rather than scattered throughout the Township.
	Develop Zoning Ordinance standards and design guidelines that limit suburban-style strip development and encourage clustered commercial areas that are in keeping with the policies of the Master Plan.
Develop and maintain transportation systems to move goods and people with maximum efficiency.	Consider the establishment of a Truck Route Ordinance to regulate heavy truck traffic and prohibit such traffic on certain roads for safety and road maintenance purposes.
	Amend Zoning Ordinance where appropriate in order to implement access management recommendations.
	Work with the County Road Commission to develop a road-paving plan to prioritize the improvement of highly traveled gravel roads in the community.

The Township's Sand and Gravel Master Plan has identified areas which may be suitable for future sand and gravel mining operations. The Planning Commission should pursue the adoption of a Sand and Gravel Overlay District as part of the Zoning Ordinance rewrite. Priority Areas identified in the Sand and Gravel Plan should be given consideration for application of the Township's overlay district on the Township's Zoning Map provided all zoning standards are met.

CONCLUSION

Each of the recommendations in this chapter will present opportunities to implement pieces of the Township's Master Plan. The list of implementation tools will grow as the Township gains new experience. The suggestions presented in this chapter are offered as actions that should be taken in the short-term in order to set the basic concepts of the Plan in motion. As the Township begins the delicate task of negotiating with developers, institutions, public agencies, state and county departments, and the like, additional actions will become necessary in order to maintain the momentum of the Plan.

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