

---

## Preface

### The Master Plan

The Master Plan is a *policy* document which sets forth recommendations for the future, generally within a 5 to 10 year time frame. The Plan, used in combination with the City Zoning Ordinance, will assist in guiding future land use development in the City of Manistee. The basic rationale of the Master Plan is outlined in the *Municipal Planning Act (Act 285 of 1931, as amended)* and the related *City Zoning Act (Act 207 of 1921, as amended)*.

The City of Manistee has a long history of master planning. This instrument reflects an update to the Master Plan previously in place. As with prior updates, the new Master Plan builds on the solid planning foundation established by the City.

#### **Developing A Master Plan**

A Master Plan is made up of a number of different components, including a Community Profile, Plan Goals, and Future Land Use. The Community Profile discusses current trends and conditions in the City, while the Plan Goals provide an overall focus to the Plan. Goals are used in combination with the Future Land Use section to improve and strengthen those aspects of the community that citizens are proud of, and to change those areas and issues that have been identified as problems.

Throughout the process of developing a Master Plan, public input is very valuable and important. Not only is the public's participation a way in which City leaders have an opportunity to hear what citizens value in the community, public input provides City officials with direction pursuant to the public's thoughts on ways in which to resolve land use issues. The Manistee City Planning Commission encourages continued involvement by the public on all community development matters.


#### **Relationship of the Master Plan and the Zoning Ordinance**

Master Plans and Zoning Ordinances are commonly thought of as either the same document, or instruments with a similar purpose. The Zoning Ordinance is *law*, as opposed to a policy document. The Zoning Ordinance regulates the use and development of land as it exists today. As a policy document, the Master Plan is a guide to the future use of land and overall development of the City.

The relationship of the Future Land Use element of the Master Plan and the zoning map of the Zoning Ordinance is a critical one. As stated above, a primary difference between the two is a matter of timing. The Future Land Use map shows the intended use of land *at the end of the planning period*,

which could be as long as 10 years (or more) in the future; the zoning map shows land *as it is intended to be used today*. Accordingly, the two maps may not be fully identical.

Since the Master Plan helps determine the appropriate use of land within the City, rezoning decisions should normally be consistent with its provisions. This is not to say that all rezonings that are consistent with the Future Land Use map should automatically be approved. However, if all of the preconditions of the Master Plan are met, approval of the request should logically be forthcoming.

<b>The Master Plan and The Zoning Ordinance</b> 	
<ul style="list-style-type: none"><li>• <b>The Master Plan is a Guide</b></li><li>• <b>The Master Plan is adopted by the Planning Commission</b></li><li>• <b>The Master Plan shows how land is to be used in the future</b></li></ul>	<ul style="list-style-type: none"><li>• <b>The Zoning Ordinance is a Law</b></li><li>• <b>The Zoning Ordinance is adopted by the Legislative Body</b></li><li>• <b>The Zoning Ordinance shows how land is regulated today</b></li></ul>

### **Using the Plan**

The Master Plan can be used in a number of ways, but above all it should be consulted whenever land use decisions are to be made.

### **Lawful Zoning Ordinances Need A Master Plan**

- ◆ In order for a community to have a legal zoning ordinance, a Master Plan is needed that is designed to promote the public health, safety, and general welfare; to encourage the use of lands in accordance with their character and adaptability; and to limit the improper use of land.

### **Refer to the Master Plan In All Zoning Decisions**

- ◆ Use of the Master Plan ensures that the City's desires regarding future development are translated into action.

### **Encourage Other Decision Making Bodies to Use the Master Plan**

- ◆ The Master Plan should assist in guiding the decision making efforts of others. The planning and development programs of other agencies such as the Manistee County Planning Commission, Manistee County Road Commission and MDOT, various City departments, adjacent townships, and others can help the City of Manistee in the implementation of the Master Plan.

### **Keep the Plan Current**

- ◆ The Planning Commission should conduct an annual review of the Plan to ensure that the Plan is kept current. Any amendments to the Plan can be done at that time to keep it up to date and consistent with community philosophies and needs.