

MEMORANDUM
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

DATE: October 21, 2021
TO: Planning Commission
FROM: Gene Tutag, Building Official
SUBJECT: Master Plan Review

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MCL 125.329(2) requires each community to review its master plan every five years to determine if it needs to be amended or if it is time to institute the process for a new master plan. The act however does not provide a process for a community to follow. The Michigan Association of Planning Recommended Best Practice suggests a process, which is outlined below.

Our current plan was adopted in 2006. We have reviewed it every five years.

The following factors should lead the Planning Commission to a decision whether to update a plan:

- To what degree have the goals, objectives, and strategies been met since the Plan was last adopted?
- Are base data (e.g., population, employment, housing, existing land use) current and do they correlate with the objectives of the Plan?
- Have there been changes in public opinion or political philosophy that differ from key values, goals, principles, and policies of the Plan?
- Have a number of zoning or capital improvement decisions been made that are inconsistent with the Plan or which require reconsideration of future land uses in an area?
- Have there been significant changes or proposed changes in the community that were not anticipated in the Plan?
- Have there been any developments of greater than local concern in the community or in nearby communities that affect underlying principles, strategies, or land uses in particular areas?
- Is the zoning district scheme consistent with future land use and the timing of capital facilities as embodied in the Plan?

We are looking for input from the Planning Commission on whether amendments to the Master Plan are necessary or not. Please review the document and provide input at the next Planning Commission meeting. If changes are proposed, we will have to include this in the budget for next year because a consultant would most likely be involved in the process.

FYI - The GPW Master Plan is available on the City's Website:

http://www.gpwmi.us/Docs/Publications/Master_Plan/GPWMasterPlan.pdf