

Issues and Example Guiding Principles

ISSUES (Identified by Council Members)

I. Urban Revitalization

- **Affordable housing**
- **Social equity**
- **Redevelopment tools and incentives**
- **Lack of investment**

Example Guiding Principles for Urban Revitalization

- High-quality, affordable housing is available to all with reasonable access to employment opportunities.
- Concentration of those in poverty is lessened and all residents have more equitable access to good schools, health services, cultural facilities, safe neighborhoods, recreation, and other quality-of-life amenities.
- Government redevelopment tools and incentives are available to encourage private reinvestment.
- Vibrant downtowns are recognized as essential to the economic health of regions.

II. Land-based Industries

- **Preservation of farmland and protection of agricultural economy**
- **Protection of other land based industries: forestry, mining, and tourism**
- **Preservation of open space**
- **Protection of habitat**

Example Guiding Principles for Land-based Industries

- Healthy natural systems are maintained to support sustainable economic and environmental values, and a high quality of life for residents.
- The value and diversity of agricultural production and related services is preserved to support a viable rural economy.
- Sustainable economic growth and development is encouraged in rural areas, based upon protection of open space, the environment, fish and wildlife habitat, and other natural resources essential to agriculture, forestry, tourism, and other land-based industries.
- Fragmentation of land best suited for sustainable agriculture and forestry is discouraged.

III. Lack Of Strategic, Long-Term, Coordinated Planning At The Local, Regional And State Level

- **Lack of state vision**
- **Local government structure**
- **Lack of intergovernmental coordination**

Example Guiding Principles for Lack of Strategic Planning

- A consensus vision for Michigan recognizes that all must cooperate and coordinate to achieve common objectives.
- “Home rule” is the principal means for implementing land use decisions that are consistent with the consensus vision for Michigan.
- A structure for land use decision-making ensures that decisions are made at the most effective level of government.
- Effective mechanisms are available to accommodate land uses that address essential regional needs (e.g., schools, manufactured home parks, landfills, airports, prisons, etc.).

IV. Economic Policies Related To Infrastructure And Community Services

- **Antiquated and underutilized urban infrastructure**
- **Infrastructure for new development**

Examples of Guiding Principles for Economic Policies

- Public investments in roads, sewers, and water supply are focused to upgrade and maintain infrastructure already in place.
- Public investments for new infrastructure is targeted to encourage economic growth in the places where the need is the greatest and where it is consistent with coordinated local, regional, and state planning efforts.
- Infrastructure is managed consistent with regional growth needs to assure equity and provide for efficient utilization of existing public facilities.

V. Policies And Practices That Inhibit Positive Land Use Change

- **Lack of land use planning tools**
- **Local zoning ordinances that lead to large lots**

Examples of Guiding Principles for Planning Policy and Practices

- Incentives and better tools are available, and disincentives are eliminated to allow local governments to make better land use decisions, and to improve intergovernmental coordination and planning.
- Mechanisms are in place that allow local governments to
 - manage growth without the imposition of large lot sizes,
 - encourage cluster development with concurrent preservation of open space, and
 - provide for a functional mix of living, working, shopping, and recreational activities.
- Competition for tax base that undermines regional cooperation is reduced.

VI. General Issues

- **Lack of action and understanding among public and private decision makers**
- **Lack of mass transportation**
- **Imbalance between land consumption versus population growth**

Examples of Guiding Principles of for General Issues

- o Well-informed citizens, elected officials, public and private decision makers, and other stakeholders understand the implications of current trends, pros and cons of alternative courses of action, and recommendations for change.
- o Local and regional transportation are accessible and there are options to reduce traffic congestion and the intensity of public dependence on the automobile.
- o Land use patterns more closely balance the consumption of land and population growth.
- o Government decisions affecting land use consider the full public costs to Michigan's present and future residents.
- o Property rights and personal preferences are protected to the extent that the rights of others are not compromised.