

CHAPTER TEN

Implementation Plan

A continual planning process involving close cooperation among the Village Council, Planning Commission, and other Village organizations, such as the Historic District Commission, is required to carry out this Master Plan. The Planning Commission has a major responsibility to communicate the Plan to Village residents, to encourage compliance with the standards and policies contained herein, and to actively pursue the implementation of the Plan's recommendations.

To achieve the goals of the Village residents, additional responsibilities should be assigned to the Planning Commission. The responsibilities contained in Michigan Public Act 285 of 1931, as amended, are appropriate. The Commission should seek to continue a planning process founded upon clear communication and a sharing of decision-making among the Village Council, appointed commissions, and Village residents.

METHODS

Local planning efforts should consider the needs, trends, and changing conditions that affect the Village, including new research in the area of community planning. To accomplish this, the Planning Commission should work to improve the tools (ordinances and regulations) available to the Village in order to achieve the goals established in this plan. The following recommendations suggest methods the Planning Commission can use to advance the planning process:

- A. The preparation of special studies focusing on specific planning issues should be considered to address:
 - 1. Major road corridors;
 - 2. Sign and building design and maintenance in the Village Center;
 - 3. Parking and vegetation placement in the Village Center; and
 - 4. Other issues as they arise.

- B. The use of special workshops, such as those used in the preparation of this master plan, should be continued.
- C. The Commission should coordinate its planning with neighboring governmental units, both on a formal and informal basis.
- D. The Commission should continue to refine the land use and environmental regulations and controls recommended in this Plan. The following guidelines, ordinances, and regulations are recommended for amendment or adoption:
 - 1. Zoning Ordinance amendments address open space, setbacks and building height in relation to distance from lot lines. The Planning Commission can organize drafts of these ordinances for recommendation to the Village Council with assistance from the Village attorney, and the Village planner.
 - 2. Design guidelines should be prepared to address the Village Center, historic structures, and Village character. These guidelines would provide a range of detailed, illustrated ideas and deal with the variety of architectural and landscape issues that influence community character.
- E. Based upon the goals, policies, and standards contained in this Plan, an annual coordinated program for the development of public structures, land acquisition, tree and vegetation management, and public capital improvements should be prepared for a period of six or more years. The program should recommend the priorities for public improvements that the Planning Commission judges to be needed or desirable. This program should be annually updated and adopted by the Village Council as part of the

Village budget. This program must be worked out with the assistance of the Village Administrator.



- F. The Planning Commission should undertake its responsibilities to review, hold public hearings, and prepare recommendations for the following public actions when they are proposed:
1. The opening, closing, widening, or extension of roads.
 2. Acquisition or enlargement of any park, playground, or other public open space.
 3. The construction, acquisition, or authorization of public buildings or structures.
 4. Utilization of its powers to agree with an applicant upon the use, height, area, or bulk requirements or restrictions governing buildings and premises within a subdivision (plat) and to require that they be stated upon the plat.
- G. The Planning Commission should hold an annual workshop to consider the past year's progress towards the Plan's implementation, set priorities for the coming year's "planning process" activities, and outline the nature of changes or additions to be considered in the Plan. These activities should be embodied in an annual report and work program submitted

to the Village Council along with the Planning Commission's proposed budget for the next year.

ORGANIZATION

The Planning Commission should continue to maintain rules of procedure for transaction of business and establish committees with responsibilities for particular planning activities, such as the Capital Improvement Program, ordinances and regulations, zoning, and Master Plan studies. Residents of the Village can be encouraged to serve on special committees, with a member of the Planning Commission, to assist in the preparation of special planning efforts.

The complexities in dealing with planning issues, both within the Village and in conjunction with surrounding communities, and in providing services to Village residents are too great for volunteers of the community. The recommendations of the 2006 plan update will require both volunteer efforts, such as the Planning Commission and other ad hoc committees, and the guidance of the professional Village Administrator. There are thousands of hours of work to be done in order for these recommendations to be implemented. If the recommendations are not acted upon, Franklin Village will cease to retain the visual and environmental qualities that residents enjoy.

The Village Council should continue to maintain a close working relationship with the Planning Commission, and continue to have a Council member serve as liaison to the Planning Commission.

IMPLEMENTATION TASKS

The table on the following pages lists several tasks that were identified in the planning process for their importance in implementing the Master Plan. This is not intended to be a complete list of all implementation tasks, nor is it inclusive of all Village initiatives underway.

IMPLEMENTATION PLAN

<u>Implementation Task</u>	<u>Responsibility</u>	<u>Timeframe</u>
<i>Village Center Tasks</i>		
Working through the Main Street program, establish an organization of businesspeople to spearhead the revitalization of the Village Center.	Planning Commission, Administration, Businesspeople	0-3 years
Define a vision for the Village Center, as well as a program for revitalization.	Planning Commission, Business and Property Owners, Village Council, Historic District Commission	0-3 years
Develop a coordinated parking plan for the Village Center.	Planning Commission, Planning and Engineering Consultants	4-10 years
Develop public and private lighting standards for the Village Center.	Planning Commission, Business and Property Owners, Village Council, Historic District Commission	0-3 years
Relocate utility lines underground through the Village Center.	Administration, Village Attorney, Village Council	4-10 years
<i>Historic Preservation Tasks</i>		
Establish historic character guidelines for public and private signage in the Historic District.	Planning Commission, Historic District Commission	0-3 years
Proactively enforce the architectural and maintenance standards of the Historic District.	Building Official, Historic District Commission	Ongoing
Provide residents with information on restoring historic properties.	Planning Commission, Historic District Commission	0-3 years
Educate Franklin officials in preservation techniques and zoning.	Planning Commission, Historic District Commission	Ongoing

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<u>Implementation Task</u>	<u>Responsibility</u>	<u>Timeframe</u>
Establish site and landscape design guidelines for the Historic District.	Planning Commission, Historic District Commission, Planning Consultant	0-3 years
<i>Natural Resource Preservation Tasks</i>		
Develop design guidelines for private property owners in managing their properties to protect natural resources	Planning Commission, Planning Consultant	0-3 years
Perform regular maintenance and inspection of trees and vegetation.	Consultant Arborist	Ongoing
Develop educational materials for landowners regarding proper tree and vegetation management.	Administration, Arborist	0-3 years
Continue, and if feasible, expand the coordinated planting and replacement program for Village vegetation.	Administration	Ongoing
Develop corridor plans to preserve scenic rural character along major roadways.	Planning Commission, Planning Consultant	0-3 years
<i>Open Space and Neighborhood Tasks</i>		
Pursue land conservancies and donation of land to augment open space.	Planning Commission, Administration, Village Attorney	Ongoing
Continue to work with neighborhood associations to update and enforce deed restrictions.	Planning Commission	Ongoing
Review the Zoning Ordinance for compatibility with the updated Master Plan, including completing contextual zoning regulations, and zoning to protect Village character.	Planning Commission, Planning Consultant	0-3 years
Create master landscape and recreation plans with guidelines for maintaining rural character throughout the Village.	Planning Commission, Planning Consultant	0-3 years
Ensure that Planning Commissioners have training in land use planning and zoning.	Planning Commission	Ongoing
<i>Infrastructure Tasks</i>		
Develop a unified street and public facility sign system, particularly for the Village Center.	Planning Commission, Historic District Commission	0-3 years

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<u>Implementation Task</u>	<u>Responsibility</u>	<u>Timeframe</u>
Construct pathways throughout the Village and safe pedestrian crossings along major roads in the Village.	Planning Commission, Administration, Road Commission for Oakland County	Ongoing
Implement methods to limit speeds on Village roadways.	Administration, Police Department, Road Commission for Oakland County	0-3 years
<i>Miscellaneous Tasks</i>		
Upgrade the Village web site.	Administration	0-3 years

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