

PART 15

PLAN MONITORING PROGRAM

15.01 Introduction

The planning process, in order to be effective, must be continuous and must be part of the day-to-day decisions that affect the physical character of the Township. Thus, the Master Plan must be in a form that encourages its regular use in the planning process. The Master Plan is the representation of the Township's policies for the future. If the Master Plan is to perform its proper function, it must be reviewed on a regular basis. The Master Plan will be evaluated yearly to ensure that policies are consistent with the objectives of the Master Plan. A major review of the master plan will be made at intervals no longer than 5 years to enable the Planning Commission and Township Board to see the implications of accumulated annual revisions and to apply new perspectives to adopted policies. Annual reviews might indicate the need for a major review in less than 5 years.

15.02 Plan Review Program

There are several benefits to the Township from a regular review program.

- A.** The Master Plan will be kept up to date.
- B.** The review program broadens the area of community agreement on basic development policies over time. The process invites reconsideration of alternatives to major decisions and encourages exploration of new issues and secondary questions.
- C.** Annual review of the Master Plan will keep current the Planning Commission and Township Board's knowledge of the plan's elements. Along with the Master Plan's use in day-to-day decision making, the annual review process will assure that the Master Plan will be a living document, that its policies will not be frozen in time.
- D.** Annual review will avoid delays that might otherwise be caused by calls for more study on certain issues before the basic plan is adopted. An annual review program assures that issues that require further examination will be studied at proper levels of detail at later times, and the policy changes resulting from such studies will be made in the plan.

15.03 Description of the Program

The review program will have two objectives:

- A.** To determine the extent to which the Township is actually implementing the policies of the Master Plan; and
- B.** To determine that the Master Plan's policies are still desirable and appropriate in light of changing circumstances.

The basis of the review program will consist of an annual review by the Planning Commission. Such review might result in a change to a portion of the plan reflecting either a policy area or a geographic area. The results of the review will be forwarded to the Township Board as part of the annual report.

The actual components of an annual review will be determined by the Planning Commission at the start of work. The following should be among the elements studied by the Commission; others might be added as events suggest:

- A.** Development proposals approved or denied, rezoning petitions, site plans, and subdivision plats.
- B.** Land use regulations, Zoning Ordinance, and Subdivision Ordinance amendments made in the past year or expected to be needed in the future.
- C.** Building permits issued, by land use categories; estimate of the number of dwelling units, by type, added to the housing stock; estimates of the current population of the planning area.
- D.** State equalized evaluation by assessor's categories; track changes in agricultural and development classifications.
- E.** Traffic counts; relation to road capacities.
- F.** Programmed road improvements.
- G.** Changes in public transportation service during the past year and proposed in the future that affect the planning area.
- H.** Land divisions, other than in approved subdivision plats and condominium site plans.
- I.** Major zoning and land use changes on the perimeter of the planning area in the past year and those that are likely to occur in the coming year.
- J.** Policy changes by adjacent municipalities that affect Lodi Township, in the past year and that are likely to occur in the coming year.