

Gaylord Comparison

One County, One Vision			Gaylord Master Plan (1996)		Zoning Ordinance (2004)			Notes
	Page	Strategic Action	MP Page		ZO Page	Section, etc.		
1	15	Improve recreation in Otsego County by assessing the availability and need to improve bike paths, county recreation facilities, cultural facilities, public access to waterways, snowmobile trails, etc.	2	Objective 2: Encourage the creative design and re-design of neighborhoods within and beyond City boundaries that enhance desirability [include] sidewalks, bike paths, pedestrian ways, open spaces, parks, and playgrounds, and street design, that results in more even distribution of traffic on public streets."			Master Plan relates to bike paths, play grounds aspect of the strategic action	
			6	Goal: Plan for and develop active and passive parks and recreation facilities to meet the needs of existing and future residents of and visitors to the City of Gaylord.				
			6	Objective 3: Work with developers to set aside suitable portions of land for neighborhood parks, and road easements for pedestrian and bicycle paths.				
2	15	Ensure a Master Plan that sustains the attractiveness of the natural environment. Protect the aquifer and water quality and conserve woodlands and agricultural land by promoting sustainable tourist activities in specific areas while preserving the rights of property owners.	2	Objective 2: Encourage the creative design and re-design of neighborhoods both within and beyond City boundaries that enhance desirability by including sidewalks, bike paths, pedestrian ways, open spaces, parks, and playgrounds, and street design, that results in more even distribution of traffic on public streets."	23	11A PUD 1b. To promote the conservation of natural features and resources	There were no apparent incentives to encourage the use of the PUD section. Even listing the PUD as an option under the separate zoning districts can help inform people of the availability of this option.	
			6	Goal: Ensure that development or re-development takes place in an environmentally sound manner by minimizing the potential for soil erosion, disturbances to the natural drainage network, pollution of groundwater and surface water resources, and by protecting stands of trees and other vegetation within and near the City of Gaylord.			Master Plan gets at open space issues as pertains to the strategic action	
			6	Strategies A: Incorporate standards within the City of Gaylord Zoning Ordinance for practices regarding landscaping islands, natural vegetative strips, grassy drainage swales and other site design details which will serve to protect and enhance the natural environment."				
			7	Objective 2: Through zoning and site plan review, reduce conflicts between recreational use and adjacent land uses.				
			7	Objective 3: Protect other land uses from the possible adverse effects of industrial development through adequate buffers, open space, or transitional land uses.				
			7	Goal: Continue to maintain excellent public water and sanitary sewer services throughout the city limits, and in agreed upon areas beyond city limits.				
			8	Objective 5: Adopt the draft City of Gaylord Wellhead Protection Plan			Related to the updating of the zoning ordinance (strategic action 10) Community should continue discussion if this has not already been implemented.	
3	26	Encourage the use of infill, adaptive reuse (of empty big-box buildings), and brownfield development techniques/philosophies to minimize sprawling development in Otsego County.	4	Objective 5: Through zoning design standards prohibit commercial strip development, and encourage commercial cluster and mixed use zoning, especially in those areas not already developed for commercial uses, or those areas being re-developed for commercial uses."			Limit sprawling development	
4 & 5	20, 27	Development in Otsego County should conform to design guidelines, especially in commercial districts, as determined by county residents to ensure residents get the type of development they prefer.	1	"Goal: Preserve those elements of residential neighborhoods which result in a desirable living environment for both permanent and seasonal residents, and devise measures to address issues that threaten the general positive appearance, safety, function, peace, and sense of neighborhood in all residential areas."				
			3	"Objective 2: Encourage innovative design and a mixture of housing types in residential developments; residential buildings within each neighborhood should be compatible, and transitions should be provided where different types occur in close proximity."			Design guidelines can be helpful to ensure that community character is maintained.	
			3	"Goal: Provide for a mix of commercial uses at planned locations which are aesthetically pleasing and create a safe and efficient traffic circulation pattern."			Linked to the need for design guidelines for commercial areas to ensure aesthetics.	

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6	22	Address traffic circulation through improving access management, synchronizing streetlights, repairing streets, and maintaining roadways—especially in winter.	4	Objective 4: Draft site plan review regulations (design and performance standards) for the City of Gaylord Zoning Ordinance, in order to assure uniform, quality commercial development in re-development within the City.				Also linked to infill development (strategic action 3) and fixing zoning ordinances (strategic action 10)
			4	Objective 7: Incorporate landscaping, architectural, parking, and other design standards into the City of Gaylord Zoning Ordinance that will achieve commercial development which is aesthetically pleasing and serves to preserve the economic vitality of the commercial districts.				Design standards
			5	Objective 2: Incorporate design and performance standards into the City of Gaylord Zoning Ordinance that preserve and contribute to those elements that define small town character, with special attention given to street design, required setbacks and pedestrian orientation.				Linked to strategic action 7 -- pedestrian friendly design
			8	Goal: Provide for adequate transportation system that will facilitate balanced, orderly growth and ensure the safety and well-being of City residents.				
7	20	Preserve the “small town” feel through maintaining and/or creating walkable, pedestrian oriented central business districts in Gaylord, Vanderbilt, and the other villages (with parking behind the buildings); moreover, downtown development and re-development in Gaylord should be consistent with the Alpine theme.	8	Objective 3: Conduct corridor studies along major arterial such as West Main Street, North Center, and South Otsego to address issues of access, traffic safety, need for additional lanes, and pedestrian safety.				
			2	Objective 2: Encourage the creative design and re-design of neighborhoods both within and beyond City boundaries that enhance desirability by including sidewalks, bike paths, pedestrian ways, open spaces, parks, and playgrounds, and street design, that results in more even distribution of traffic on public streets."	21	10 C-2 District	(D) Front yards for dwellings or for properties whose building(s) are used for both residential/commercial shall conform to the requirements of the R-2 district.	Discuss this in relation to the CBD or anywhere where maintaining a strict 'build-to' line is important to creating a truly walkable pedestrian experience. Relates to pedestrian friendly aspect of strategic action Need to integrate housing with public facilities and commercial areas
			3	"Objective 4: Encourage housing for senior citizens that is within close proximity to neighborhood shopping facilities, pedestrian walkways, and parks and recreation facilities."				
			4	"Objective 4: Develop sign regulations within the City of Gaylord Zoning Ordinance to ensure compatibility with City goals and objectives; consider measures to increase participation among members of the business community to use Alpine signage theme."				Alpine theme related
			4	Objective 7: Incorporate landscaping, architectural, parking, and other design standards into the City of Gaylord Zoning Ordinance that will achieve commercial development which is aesthetically pleasing and serves to preserve the economic vitality of the commercial districts.	32	12.D	(4) Berms in buffer zones	If sidewalk requirements become part of the ordinance (in order to meet community character design guidelines & the Vision) the berm requirement may need readjusting.
			5	Objective 3: Provide neighborhood commercial opportunities near high density residential developments.				
			6	Goal: Identify and maintain those attributes within the City of Gaylord that contribute to small town character; identify and address those issues that threaten desirable small town attributes.				
			6	Objective 4: Identify those areas similar in character to the Central Business District (B-1 Zone). Consider extending B-1 zoning to those areas, in order to create visual unity and reduce visual clutter in commercial areas and along streets that are adjacent to the traditional downtown area."				

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8	12	Pursue a development policy for Otsego County by recruiting companies which offer meaningful employment to Otsego County residents; encourage sustainable, environmentally friendly tourism; investigate methods of assisting local businesses to remain competitive; maintain a diverse employment base; promote living wage jobs.	7	Objective 4: Work with local and County economic development officials to market areas planned for industrial development, and to attract higher wage scale job opportunities to the Gaylord area.		
		9	Goal: Promote development and re-development that encourages seasonal visitors to Gaylord, that reflects community pride and that demonstrates a unified Alpine Theme.			
9	27	Implement landscaping ordinances in commercial and high-density residential districts.	3	"Objective 2: Encourage innovative design and a mixture of housing types in residential developments; residential buildings within each neighborhood should be compatible, and transitions should be provided where different types occur in close proximity."		
		4	Objective 7: Incorporate landscaping, architectural, parking, and other design standards into the City of Gaylord Zoning Ordinance that will achieve commercial development which is aesthetically pleasing and serves to preserve the economic vitality of the commercial districts.			
		4	Objective 9: Through the Chamber of Commerce, tourism agencies and business groups encourage business owners to improve their existing landscaping. Consider some City funding to assist owners in this task.			
		6	Strategies A: Incorporate standards within the City of Gaylord Zoning Ordinance for practices regarding landscaping islands, natural vegetative strips, grassy drainage swales and other site design details which will serve to protect and enhance the natural environment."			
10	29	Provide for coordinated development in Otsego County through updating and enforcing a clear and consistent countywide zoning ordinance. Inter-county collaboration among elected officials will improve the quality of development within Otsego County. Enforcement will help protect property owners by minimizing conflicting land uses across township borders, granting special-use permits, and nuisances.	3	"Objective 3: Draft regulations for and encourage the Planned Unit Development concept as a means of integrating residential, recreational, retail, and office uses."		
		3	"Objective 1: Rezone appropriate vacant land within the City for residential purposes."			
		4	"Objective 2: Cooperate with Bagley and Livingston Townships to coordinate planning for commercial land uses, access control measures, and design standards along mutual commercial corridors."			
		4	"Objective 3: Define an area of logical commercial growth outside City boundaries; which through zoning does not encourage strip development."			
11	22	Work with state agencies to formulate solutions to long-term interstate and highway transportation issues, including access to I-75 and M-32.	5	Objective 2: Conduct a study in conjunction with Otsego County to determine feasibility of establishing an alternate truck route that will result in semi trucks avoiding portions of M 32 (Main Street) and US 27 (South Otsego and North Center Streets).		
		9	Objective 6: Work with County and State officials to determine appropriate locations and funding sources for additional I-75 over passes or under passes.			
			30	12A	Landscape Regulations	Review ordinance language pertaining to landscape standards to ensure it achieves the community's desires.




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12	17	Foster support for methods of improving Otsego County schools and educational facilities. Remain aware of what needs to be done to keep schools current now and as growth occurs.				
13	20	Supply quality housing for all income levels by offering tools and options for the creation of mixed-use (income, demographics, age) neighborhoods. Inventory housing stock to ensure the proposed developments conform to residents needs and ensure provision of quality affordable housing within Otsego County.				Design guidelines will help ensure the neighborhood character for all housing types including 'affordable'.
		1 Objective 1: "Promote the improvement and maintenance of the existing housing stock through housing rehabilitation programs that may include grants, vouchers, and low interest loans."				
		3 "Goal: Provide for a range of housing types to accommodate varying needs in household size and type, and that recognizes various income levels, while maintaining compatibility with the character of existing residences in the area."				Readdress this to make sure it matches the Vision. When design guidelines are in place and the community has planned for a certain community character
		3 "Objective 5: Encourage medium and high density residential development through private developers which does not include subsidize rent."				much of the stigma associated with 'affordable' housing is removed. Affordable can be adorable.
14	23	Review and update the county sign ordinance to protect scenic drives in the county. Pursue the establishment/designation of additional scenic corridors to preserve the natural aesthetics of Otsego County.				Also linked to compliance with Alpine theme and design criteria
		4 "Objective 4: Develop sign regulations within the City of Gaylord Zoning Ordinance to ensure compatibility with City goals and objectives; consider measures to increase participation among members of the business community to use Alpine signage theme."				
15	26	Educate the community on development options, such as planned unit development (PUD), infill (adaptive reuse), purchase and/or transfer of development rights programs, and brownfield redevelopment. Come to consensus on which locations should be preserved and which areas should remain available for development; re-write ordinances to ensure they support the type of growth Otsego County residents desire.	23-25	11A.D-11A.F	D(1) Density & D(2) Dwelling Unit Computation (3) Open Space -- 10% of total site area devoted to residential use must be preserved as open space... (4) Mixed-Use (1h) Relates directly to community character and the possibility of design guidelines.	Density is sometimes used as an incentive to encourage using PUD's this does not seem to be the case here and should be considered. Ten percent may not be enough to achieve the intent of the PUD section. It would be beneficial to have some scenarios created showing how much this actually is so the community can determine if the amount is appropriate. Make sure residential is allowed above office/commercial uses in the mixed-use portion of a PUD. Reflects the need for determining which areas will be developed--could even be related to infill.
16	30	Providing a forum for open, respectful discussion by community members with divergent viewpoints (i.e. property rights) with the goal of developing and implementing policies that will enable residents to create the best possible future for Otsego County and themselves. Establishing a community consensus is imperative if the community hopes to move forward.				
17	15	Explore the creation of additional civic events within the county for the enjoyment of both residents and tourists.				
18	29	Develop alternatives to obtain inter-jurisdictional cooperation, such that elected officials are able to formulate and implement policies beneficial to Otsego County as a region.				"Within and beyond City boundaries" -- supports the Vision for interjurisdictional coordination

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		"Objective 2: Cooperate with Bagley and Livingston Townships to coordinate planning for commercial land uses, access control measures, and design standards along mutual commercial corridors."				
		5 Objective 1: Coordinate planning efforts with the Gaylord Downtown Development Authority (DDA) regarding parking areas, pedestrian orientation, acceptable signage and streetscape design.				
		9 Goal: Promote a coordinated approach among local units of government regarding development goals, provisions for public services, and land use policies that determine the future of the City of Gaylord and surrounding communities.				
19	26 Educate elected officials and community members on alternative energy sources, landfill, sewer and water expansion, sprawl and mixed-use developments, transportation.	9 Objective 1: Build local and regional support for growth management techniques and improved land use patterns.				Note--frequently studies have shown that growth management techniques do not work in the long run, therefore concentrating on improved land use patterns would be the best way to get what the residents desire. Determination of location for development based on infrastructure provisions Sewer
		3 "Objective 3: Develop a Capital Improvements Plan that will aid in managing the rate, location, amount, and timing of growth within a utility service area adjacent to City boundaries."				
		8 Objective 3: Maintain communication between Planning Commission and City Council to ensure space for wastewater treatment expansion; support continued and increased funding to ensure future wastewater treatment capacity based upon planned development and re-development.				
20	27 Take steps to establish guidelines for the use of alternative energy sources. Guidelines will protect the rights of both those wishing to construct wind turbines and neighboring property owners.					
21	13 Develop scenarios anticipating the impact oil and gas companies' departure from Otsego County will have on local employment, tax revenues, and land use.		15	8(H)	Gas Wells	This language addresses some issues, but the community will have much more to discuss to achieve the strategic action.
22	20 Provide opportunities for discussion between summer and year-round residents to establish a clear vision for what the region desires. Furthermore, encourage greater community involvement in this visioning process and other community planning issues.					
23	29 Discuss use and legality of infrastructure tax to defray costs of new developments, such that the principal beneficiaries of development bear the majority of the economic cost. Consider the possibility of establishing TIF districts/renaissance zones to focus development in blighted areas and those with empty big-box stores.	3 "Objective 3: Develop a Capital Improvements Plan that will aid in managing the rate, location, amount, and timing of growth within a utility service area adjacent to City boundaries."				May also relate to sewer issues--see Strategic action 19 Bring this idea forward during the public forum meetings.
		10 Objective 3: Negotiate annexation, tax base sharing, as well as cost and revenue sharing regarding industrial, commercial, and local business owners, and educational institutions				

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24	23	 Design of new roadways should serve to connect the community by enhancing the existing transportation network.	2	Objective 2: Encourage the creative design and re-design of neighborhoods both within and beyond City boundaries that enhance desirability by including sidewalks, bike paths, pedestrian ways, open spaces, parks, and playgrounds, and street design, that results in more even distribution of traffic on public streets."				Reflects the street design and traffic flow issues in the strategic action	
			3	"Objective 2: Plan streets in new or re-developed areas to ensure the residential atmosphere of the area."					
			3	"Goal: Provide for a mix of commercial uses at planned locations which are aesthetically pleasing and create a safe and efficient traffic circulation pattern."					
			4	"Objective 1: In order to minimize traffic congestion and hazard, develop ordinances which require the shared use of commercial driveways and access roads, limit the number and spacing of driveways along arterials, and encourage the use of frontage roads or service drives."					
25	29	Promote accountability, fiscal responsibility, and a diverse cross section of community members among government officials and community boards.							
26	23	 Promote the creation of design guidelines for pedestrian friendly commercial areas to encourage people to “park once and walk” to shops.	2	20	9.G	Parking Requirements		Allow for the possibility for less parking --especially when mixing uses. Matches the need for pedestrian friendly neighborhoods in the strategic action	
				29	12.B	General Rules for Determining Parking Requirements			
			5	Goal: Preserve and enhance those elements of the Central Business District (Downtown) which contribute to small town atmosphere, economic vitality, and positive community character."					
27	15	Review possible use of incentives for the preservation of wildlife corridors and maintenance of wildlife habitats.	2	Objective 2: Encourage the creative design and re-design of neighborhoods both within and beyond City boundaries that enhance desirability by including sidewalks, bike paths, pedestrian ways, open spaces, parks, and playgrounds, and street design, that results in more even distribution of traffic on public streets."				Gets at open space issues related to wildlife corridors and habitats	
28	17	Foster development within the M-Tec/University Center and the possible establishment of additional university extension classes within Otsego County.							
29	20	Investigate the desire and need for a countywide recycling and garbage pickup service.	10	Objective 5: Promote efforts to establish a County-wide recycling program; provide input to solid waste planning on a county or regional basis.					
30	28	 Encourage the use of “green building” techniques and green zones throughout Otsego County.	2	Objective 2: Encourage the creative design and re-design of neighborhoods both within and beyond City boundaries that enhance desirability by including sidewalks, bike paths, pedestrian ways, open spaces, parks, and playgrounds, and street design, that results in more even distribution of traffic on public streets."				Gets at open space/green zones issues as pertains to the strategic action	

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