

Village of Vanderbilt Comparison

One County, One Vision

Master Plan (2000)

Zoning Ordinance (as amended 2003)

Notes

SA Page Strategic Action	MP Page	ZO Page Section, etc.	Notes
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.	6-6 Policy 6: Continue negotiations with the Bay Mills Indian Tribe to bring a recreational gaming facility to Vanderbilt. 6-8 Infrastructure, Public Services, Recreation and Transportation Goal: Improve and maintain the transportation systems, community facilities, programs and public utilities to accommodate the needs of residents, visitors and commercial enterprises. 6-8 Policy 8: Support cooperative recreational planning and development between the Village, Corwith Township, school, civic and church groups, and private entities. 6-8 Policy 9: Pursue outside funding sources, such as grants, for land acquisition and/or recreational development.		Does this fit? Has it happened? Recreation and cultural facilities Linked to open space (strategic action 2 and 27) and funding (strategic action 19)
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.	6-5 Policy 9: Require the layout of new residential developments to be a logical extension of existing neighborhoods. This shall apply to lot layout, road extensions, and open space plans. 6-7 Policy 2: Locate industrial areas that have reasonable boundaries, are easily accessible from existing transportation network, and are not subject to encroachment by incompatible uses. 6-7 Policy 3: Discourage industrial development, which will negatively impact environmentally sensitive areas or require substantial changes to natural systems, particularly the groundwater. 6-8 Policy 4: Encourage the placement of utilities underground. 6-8 Policy 5: Encourage utility construction or improvements to coincide with development. 6-8 Policy 6: Pursue possible funding sources for the development of Village-wide public water and sewer services.	9 (1972) 5.2.1 Agricultural District (A-1). These districts are intended to preserve, enhance, and stabilize existing areas...promote orderly and harmonious development by preserving these lands from premature urban development. 16 (1972) TABLE 11 The minimum lot size in the AG district is 10 acres	Linked to strategic actions 24, 30, and 40 The allowed uses in the A-1 district (without incentives in place for creative design solutions) cannot be relied upon to preserve agriculture. Some people strongly believe that larger parcel sizes such as this (especially without built-in incentives to use creative design solutions) can actually do more to fragment the land than preserve it. Attractiveness of environment Relates to strategic action 23
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.	6-6 Policy 1: Encourage commercial development in locations where compact and coordinated development can occur without impacting residential areas. 6-6 Policy 2: Encourage the reuse and redevelopment of abandoned commercial buildings or the removal of such buildings if rehabilitation is not possible.		Nothing appears in the Zoning Ordinance to encourage infill, adaptive reuse or brownfield 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.	6-4 Planning and Community Development Goal: Guide new development in a manner that preserves community character and environmentally important resources yet meets the long-term needs of the community. 6-4 Policy 1: Consider the character of the Village in applying the existing site plan review process under the Zoning Ordinance. 6-4 Policy 2: Encourage buffers such as the construction of berms or vegetative screening to shield residential properties from traffic noise, dust and glare.		Relates also to strategic action 9: landscaping ordinances

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6	22	Address traffic circulation through improving access management, synchronizing streetlights, repairing streets, and maintaining roadways—especially in winter.	<p>6-4 Policy 3: Encourage creative design and planning techniques, which produce visual harmony while preserving special features and protecting natural resources.</p> <p>6-5 Policy 8: Require adequate buffers or transition areas between residential and non-residential uses to maintain property values and attractiveness.</p> <p>6-6 Commercial Land Use Goal: Ensure that the architecture, landscaping and signage associated with commercial establishments is compatible with the Village character.</p> <p>6-6 Policy 4: Review commercial architecture and landscape designs to ensure that such uses are integrated into the Village's landscape.</p> <p>6-6 Policy 5: Require the establishment of transitional uses and/or landscape screening between commercial and residential uses, as indicated in the recent Zoning Ordinance amendments.</p> <p>6-8 Policy 4: Encourage the placement of utilities underground.</p> <p>6-6 Policy 3: Discourage the establishment of multiple access points for commercial uses. Encourage the use of shared access and service drives.</p> <p>6-8 Infrastructure, Public Services, Recreation and Transportation Goal: Improve and maintain the transportation systems, community facilities, programs and public utilities to accommodate the needs of residents, visitors and commercial enterprises.</p> <p>6-8 Policy 2: Work cooperatively with other public agencies to facilitate the improvement or construction of public facilities, such as streets and other forms of public transit.</p> <p>6-8 Goal 3: Encourage the continued efficient use and maintenance of existing streets and roads.</p>			<p>Linked to landscaping ordinance creation</p> <p>Also linked to signage--see strategic action 14</p> <p>Relates also to strategic action 9: landscaping ordinances</p> <p>Relates also to strategic action 9: landscaping ordinances</p> <p>Attractiveness of environment</p> <p>Access management</p> <p>Transportation</p> <p>Streets</p>	
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.	<p>6-6 Policy 1: Encourage commercial development in locations where compact and coordinated development can occur without impacting residential areas.</p>	10 (1972)	5.5 B-1	Local Business --there are no sidewalk requirements	Linked to strategic action 3
				11 (1972)	5.6 B-2	Highway Service District -- does this still support the intent of the vision and master Plan?	Design guidelines could be implemented in the local business district to ensure the pedestrian friendly experience and maintain any community character requirements.
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.	<p>6-6 Commercial Land Use Goal: Provide reasonable opportunities for the establishment of commercial uses, which meet the demonstrated market needs of area residents.</p> <p>6-7 Industrial Land Uses Goal: Provide locations for a variety of light industrial development with attractive sites to strengthen the tax base and provide employment opportunities for area residents.</p> <p>6-7 Policy 1: Encourage the development of new industries that are economically associated with the existing industrial base in the Village.</p>				Linked to land use decisions - strategic action 2
9	27	Implement landscaping ordinances in commercial and high-density residential districts.	<p>6-5 Policy 8: Require adequate buffers or transition areas between residential and non-residential uses to maintain property values and attractiveness.</p> <p>6-6 Policy 4: Review commercial architecture and landscape designs to ensure that such uses are integrated into the Village's landscape.</p>	11 (ord. 3 of 2000)	Article 11 11.6	Landscaping, Screening, Buffering, and Fencing Street Landscaping Buffers	<p>Although not specific to commercial and high density residential it does layout landscaping provisions. A minimum width for treelawns could be established here as well as reinforcement of a sidewalk provision.</p> <p>Linked to strategic action 5</p> <p>Linked to strategic action 5</p>

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			6-6	15 (ord. 3 of 2000)	11.11 (1c)	All plant material shall be planted in a manor so as not to cause damage to utility lines (above and below ground) and public roadways.	Many communities have found that a broad provision like this becomes a powerful argument against street trees. If street trees and the community character they provide are a priority the ordinance language should	
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.	6-5			Policy 3: Encourage the maintenance of the existing housing stock and residential neighborhoods in good repair, appearance, usefulness and safety.		
			6-5			Policy 4: Match allowable residential densities to the characteristics and available services of proposed sites.	Infrastructure key to allowance of developments	
			6-5			Policy 5: Encourage the removal of conflicting or undesirable land uses from residential areas through code enforcement and other means.	Addressing blight through code enforcement, etc.	
			6-5			Policy 6: Encourage the removal of unsanitary or unsafe housing through code enforcement and other means.	Relates to Strategic Action 13	
			6-7			Policy 4: Incorporate a series of comprehensive performance standards governing industrial uses as part of the Zoning Ordinance.	Has this happened? If so, what are they?	
			6-8			Policy 8: Support cooperative recreational planning and development between the Village, Corwith Township, school, civic and church groups, and private entities.		
			6-9			Policy 4: Utilize the proactive master planning process as a check and balance on decision making.		
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.						
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.	6-5	10 (1972)	5.4	Housing Goal: Allow for suitable housing opportunities for all income levels and age groups, including year-round residents and seasonal residents.	R-2 Multiple Family	This is where design guidelines could reinforce the desired look for higher density. Specific information on required amenities and what those need to be and look like will ensure that the community gets the kind of development they would like. (note: there did not seem to be any MH district designated on the zoning map)
			6-5	13 (1972)	5.9	Policy 1: Encourage the development of housing to meet the needs of all household types and income groups, including affordable single family and housing options for the elderly.	Mobile Home Districts	see above
			6-5	16 (1972)	5.9.7 TABLE 11	Policy 2: Protect the neighborhood feeling of residential areas.	A 10 acre tract is the minimum lot size in the MH district	An incentive to use the PDR provision could be tied to this district. It would be an option not a mandate.
			6-5			Policy 6: Encourage the removal of unsanitary or unsafe housing through code enforcement and other means.		
			6-5			Policy 7: Identify funding sources available for residential improvements and make property owners aware of such rehabilitation programs.		Also an item in the Gaylord Master Plan. Not linked to Zoning Ordinance directly, but it is a way of addressing blighted areas.

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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.	6-6 Commercial Land Use Goal: Ensure that the architecture, landscaping and signage associated with commercial establishments is compatible with the Village character.	23 (of ord 3 2003) Signs	Linked to strategic action 4 & 5
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.	6-4 Policy 4: Balance the rate of land development with the availability of public facilities, such as streets and utilities.**	11 (of ord 2 2003) 9.4 (3) Planned Residential Developments	It is unclear as to whether the PRD is a use-by-right or a rezoning and which districts can utilize it. There is no incentive to encourage use. **Relates to determining which areas should be developed. Moreover, linked to the need for long term planning for infrastructure construction.
		6-4 Policy 7: Encourage planned land uses in coordination with public utility, facility, and service improvement programs.	11 (of ord 2 2003) 14 Planned Unit Developments	There is no incentive to encourage use. Even listing PRD & PUD's within each district as an available tool would help encourage more creative design solutions.
		6-8 Infrastructure, Public Services, Recreation and Transportation Goal: Improve and maintain the transportation systems, community facilities, programs and public utilities to accommodate the needs of residents, visitors and commercial enterprises.	11 (of ord 2 2003) 15 2b Open Space -- no less than 25% of the entire project is required	This is a reasonable amount yet smaller than other communities. Review to ensure this number is high enough to achieve the desired outcome.
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.	6-8 Policy 1: Participate in interjurisdictional planning efforts to assure the representation of Village residents in regional decision-making.		
		6-8 Policy 2: Work cooperatively with other public agencies to facilitate the improvement or construction of public facilities, such as streets and other forms of public transit.		Roads and public transit
		6-9 Government Goal: Provide services in an efficient, environmentally respectful, fiscally responsible and caring manner to meet the needs of the residents, property owners, business people and visitors.		Also related to strategic action 25
		6-9 Policy 1: Promote intergovernmental and regional cooperation on issues of mutual concern.		
19 26	Educate elected officials and community members on alternative energy sources, landfill, sewer and water expansion, sprawl and mixed-use developments, transportation.	6-8 Policy 5: Encourage utility construction or improvements to coincide with development.		Maybe need to educate officials on timing of construction
		6-8 Policy 9: Pursue outside funding sources, such as grants, for land acquisition and/or recreational development.		

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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.			
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.	6-8	Policy 6: Pursue possible funding sources for the development of Village-wide public water and sewer services.	
24 23	Design of new roadways should serve to connect the community by enhancing the existing transportation network.	6-5	Policy 9: Require the layout of new residential developments to be a logical extension of existing neighborhoods. This shall apply to lot layout, road extensions, and open space plans.	
25 29	Promote accountability, fiscal responsibility, and a diverse cross section of community members among government officials and community boards.	6-9	Government Goal: Provide services in an efficient, environmentally respectful, fiscally responsible and caring manner to meet the needs of the residents, property owners, business people and visitors.	Also related to strategic action 18
		6-9	Policy 2: Ensure a responsible fiscal policy and budget process to finance the Village government.	
		6-9	Policy 3: Promote the involvement of volunteers in the government process.	
26 23	Promote the creation of design guidelines for pedestrian friendly commercial areas to encourage people to "park once and walk" to shops.		6 (1972) 4.4.2 (4) 17 (ord 3 2000) 12.1.7	The Board has the power to increase the number of parking spaces allowed. Joint use of parking
27 15	Review possible use of incentives for the preservation of wildlife corridors and maintenance of wildlife habitats.	6-8	Policy 9: Pursue outside funding sources, such as grants, for land acquisition and/or recreational development.	
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.			
30 28	Encourage the use of "green building" techniques and green zones throughout Otsego County.	6-5	Policy 9: Require the layout of new residential developments to be a logical extension of existing neighborhoods. This shall apply to lot layout, road extensions, and open space plans.	They should also be given authority to allow LESS parking - especially for mixed-uses where shared parking is an option.

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31 17	Improve access to broadband to assist county residents interested in participating in on-line education opportunities.			
32 23	 Review public transportation services and consider possible ways of making public transportation a viable alternative for county residents (thereby reducing the number of cars and traffic).	6-8	Policy 2: Work cooperatively with other public agencies to facilitate the improvement or construction of public facilities, such as streets and other forms of public transit.	
33 23	Given concerns about safety, improve street lighting and reduce speed limits along bus routes.			
34 17	Cultivate parental and community involvement in primary and secondary education through establishment of programs for students to volunteer with local businesses and organizations (and vice versa).			
35 17	Create age-appropriate after-school opportunities for area youth by utilizing senior groups, professional, volunteer, and faith-based organizations to provide supplemental educational services (tutoring and mentoring) and enrichment activities beneficial to the entire community.			
36 15	 Provide design guidelines for communities within Otsego County to promote a pedestrian and bicycle oriented community.			
37 28	 Create sub-area districts with like development issues, such as the townships around the City of Gaylord and the townships in the outlying areas which have less development pressure.			
38 17	Promote programs that enhance the imagination, creativity, and self-esteem of area youth.			
39 17	Encourage development of additional childcare facilities in neighborhoods and at local businesses.			
40 23	 Encourage cluster and mixed-use development within and adjacent to the existing city, village, and hamlets.	6-5	Policy 9: Require the layout of new residential developments to be a logical extension of existing neighborhoods. This shall apply to lot layout, road extensions, and open space plans.	Location of new developments

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