



What is a Master Plan?

The Master Plan is a document created by the Planning Commission to guide the future growth and development of the community. A sound Master Plan helps ensure that the Charter Township of Brighton, to be herein referred to as Brighton Township or Township, remains a highly desirable community in which to live, work, and visit. This can be accomplished by preserving and enhancing the qualities of the community that the residents, businesses, and property owners consider important. The Master Plan is intended to:

- Present a future land use map that illustrates how the Township should develop over time.
- Provide a legal basis for zoning and other regulations for the type, intensity, and timing of development.
- Ensure that as development occurs, the most significant natural features are preserved or enhanced.

- Recommend improvements to the transportation system including roadways that need upgrading, traffic management tools to preserve roadway capacity, access management standards, and non-motorized options.
- Address the desires and needs of the residents, businesses, and property owners to preserve and enhance the community and its natural aesthetics.
- Provide a pattern for land use which will provide a sustainable community with a diversified tax base to support the desired facilities and services with reasonable tax rates.
- Provide specific design standards for development and redevelopment throughout the community.
- Coordinate land use recommendations with anticipated land use changes, infrastructure improvements, and surrounding communities.

The Master Plan identifies and examines a wide range of physical issues including population, housing, land use, transportation, natural features, and community facilities and services. The implications of each are analyzed and translated into a series of goals and policies for the Township. This effort culminates in the creation of a Master Plan, which provides recommendations and implementation strategies for land use, transportation, natural features, and community facilities and services. Because the Plan offers a balance between the interest and rights of private property owners with what is best for the future of Brighton Township, this Plan should effectively assist Township leaders in making substantive, thoughtful decisions for the community.

The Township Board, Planning Commission, and the public should continuously strive to ensure effective use of this document and should reference the Master Plan in order to:

- Understand expectations for the future land use pattern and desired land use types in the community to guide new development and redevelopment.

- Identify and recommend physical improvements to important resources such as roadways, access management, streetscape and entryways, non-motorized pathways, parks, and public facilities.
- Review development proposals – to confirm the proposal meets the goals and objectives of the Master Plan.
- Review rezoning requests – to confirm the request is consistent with the Township’s criteria to consider rezonings including existing conditions, the future land use map, the appropriate timing of the change, consistency with the goals and policies of the Master Plan, and potential impacts on the Township.
- Provide a basis for amendments to the Zoning Ordinance and Zoning Map - to help realize Plan goals.

Differences between the Master Plan and Zoning Ordinance

The Master Plan provides general direction on the Township’s future development pattern. The plan also provides policies and actions for community leaders to consider. Some of the Master Plan recommendations will be implemented through amendments to the Zoning Ordinance text and map. However, the Master Plan itself does not change the Zoning Ordinance or zoning of any property. Some of

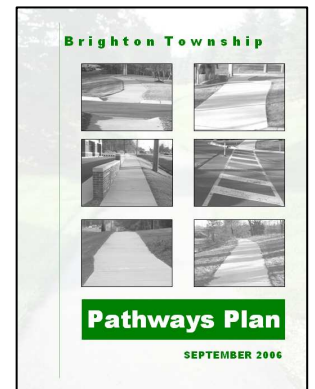
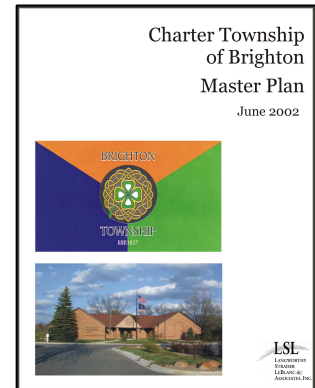
the differences between the Master Plan and the Zoning Ordinance are described in Table One.

Table One Master Plan vs. Zoning Ordinance	
Master Plan	Zoning Ordinance
Provides general policies, a guide	Provides specific regulations, the law
Describes what should happen over the next 10-20 years, not necessarily the recommended use for today, with updates required every 5 years	Describes what is and what is not allowed today
Adopted under the Township Planning Act, Public Act 168 of 1959, as amended	Adopted under the Michigan Zoning Enabling Act (Public Act 110 of 2006), as amended
Flexible to respond to changing conditions	Fairly rigid, requires formal amendment to change
Source: LSL Planning	

History of Planning in Brighton Township

Brighton Township prepared its first Future Land Use Plan in 1970 and its first Comprehensive Plan in 1980. A Master Plan for the entire Township was completed in 1991 and again in 2002. This 2008 update was developed in accordance with State law, and consisted primarily of a review of past goals and recommendations to ensure they are consistent with current conditions and trends.

In addition to these community-wide, comprehensive plans, an Old US-23 Corridor Plan was completed in 1998 which specified land use patterns, design guidelines, environmental protection and enhancement, and transportation designs and improvements. The Township was involved in the development of an East Grand River Corridor Plan in 2005, in partnership with Green Oak Township, to identify needed streetscape improvements, in conjunction with the planned widening of East Grand River by Livingston County. The Township completed its first Pathways Plan in late 2006, to set forth a specific vision for pathway development in the Township and to help foster pathway implementation.



Format of the Plan

This Master Plan includes analysis of the following major topics:

- Land Use
- Transportation
- Natural Features
- Community Facilities and Services

Each topic is discussed in individual chapters that begin with an introduction, a discussion of the existing conditions, followed by a summary of key determining factors that influenced the vision and policies for those areas. These include factors determined through the public involvement process and generally accepted planning practice. Each chapter then provides broad goal

Format of Chapters

- Introduction
- Existing Conditions
- Determining Factors
- Goals and Recommendations
- Implementation Strategies

statements that the Township hopes to achieve in the next ten to twenty years. The Master Plan is not useful if it does not provide the proper tools and methodology for implementation. Therefore, each chapter outlines specific recommendations and tools for implementation to assist the Township in achieving its desired goals. The implementation tables guide local regulators and policy makers toward specific actions that should be taken. They are categorized and prioritized to indicate which actions should be taken in the short-term, which are appropriate for long-term planning, and those that should be continuously pursued.

