



Village of Milford

2023 Master Plan Kickoff

November 1, 2023



What is a Master Plan?

The master plan is the community's blueprint for the future. It is a comprehensive document that examines land use, transportation, infrastructure, natural resources, housing, economic development, agriculture, and other key elements of the community. Master plans include long-range goals and objectives for development for the next 10-20 years.

What is a Master Plan?

- In Michigan, master plans are to be reviewed every 5 years. While major updates may not be necessary, it is important that communities review their plans and make sure they are relevant to the current and projected needs and wants of a community, as well as coordinate with county and regional plans and reports.
- The master plan process must follow certain requirements, such as having an extended review and comment periods, notification of adjacent communities and certain agencies, and holding a public hearing.

Why Do We Plan?

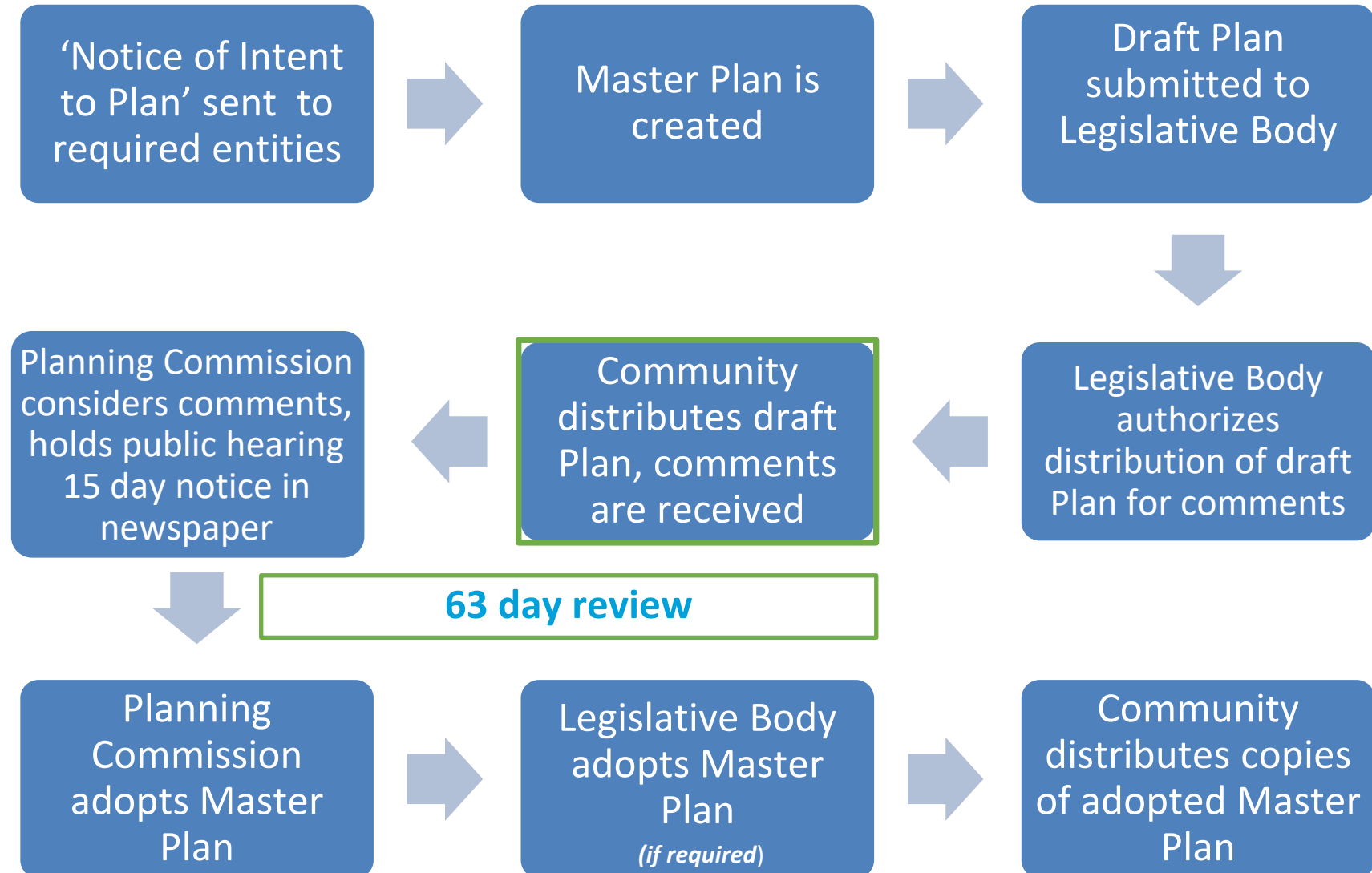
- To ensure that quality of life is maintained and improved
- To develop a shared vision for the future of the community
- To protect property rights
- To encourage & support appropriate economic development



How does a Master Plan Relate to Zoning?

- The **Master Plan** is intended to guide future land use decision-making; the **Zoning Ordinance and Zoning Map** regulate current land use and development.
- Zoning is a regulatory mechanism for controlling the classification and regulation of land use. It has the force of law.

MPEA – Master Plan Process



Planning in Milford

- In 2022, the Village conducted a comprehensive review of the 2009 Master Plan to identify opportunities for an update.



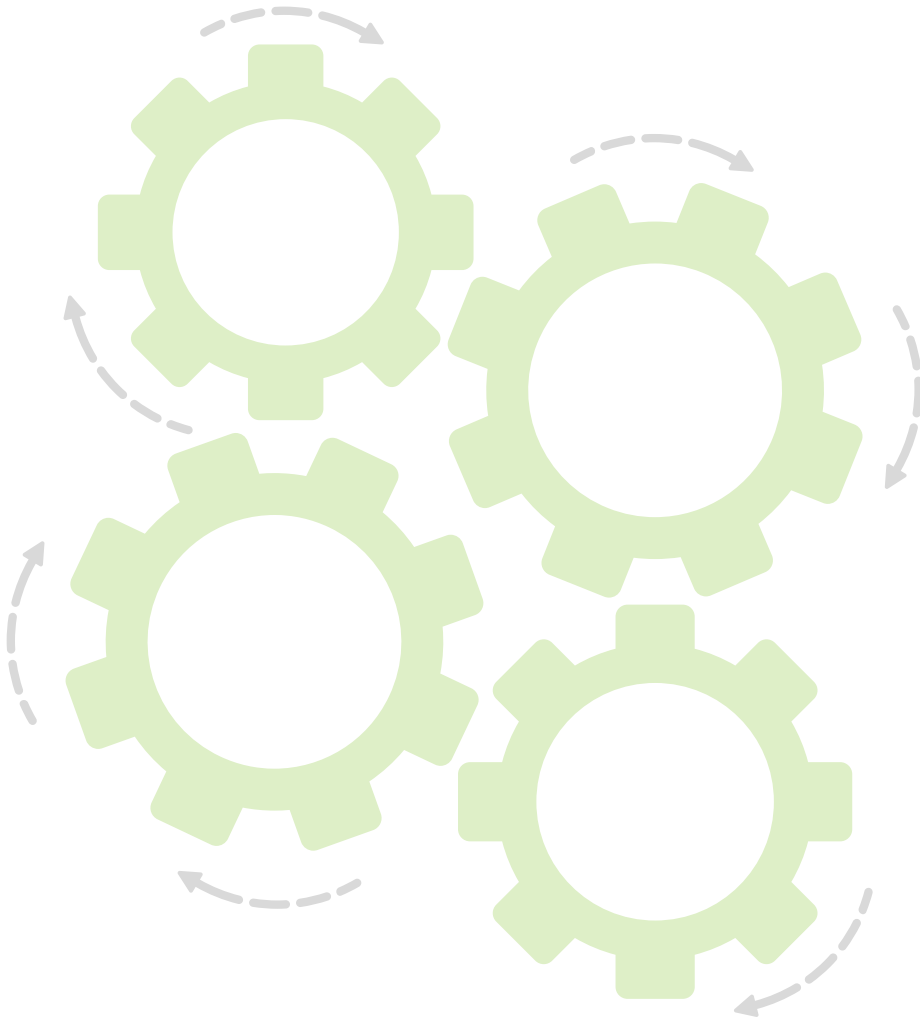
Each section of the Master Plan Review included call-outs with Questions to Consider and Opportunities for an Update

Key Findings

- The 2009 plan was a joint plan with the Township. The update will provide an opportunity to develop recommendations that are specific to Village priorities, policies, and land use patterns.
- Public input is outdated and is pivotal to understanding current goals and establishing a long-term vision
- Structural improvements will ensure the plan is actionable and user friendly, especially the inclusion of an implementation table
- Our team prepared a Master Plan Review in 2022 that included updated demographics and sets of questions for PC discussion

Review of Existing Conditions

Opportunities for an Update



Explore the impacts of an **aging community**

Explore the impacts of a **shifting economy**

Establish metrics to **evaluate progress based on current conditions**

Review **development limitations and natural assets** to inform land use decisions

Goals, Objectives, and Strategies

This section reviewed the **Goals, Objectives and Strategies** recommended in the 2009 Plan.

- Vibrant residential districts
- Thriving business districts
- Locally oriented industry
- A new economy
- A balanced transportation network
- A sustainable natural environment
- First class community service

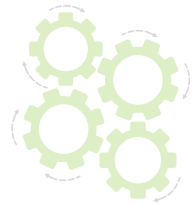


Important Things to Consider

- Age-friendly communities
- Arts & Culture / Placemaking
- Attainable Housing
- Complete Streets/Non-Transportation and Mobility
- Economy
- Healthy communities
- Neighborhoods
- Sustainability & Resiliency

Strategies to Effectuate Change

This section reviewed the **Strategies to Effectuate Change** that provided policy recommendations for implementation



Opportunities for an Update

Provide recommendations as a list of actions with responsible parties and timelines identified

ACTION STRATEGY	LEAD BODY	TIME FRAME	POTENTIAL FUNDING SOURCE	SUPPORTING PARTNERS
Encourage renovation and appropriate additions to homes.	Staff	1	1	CC
Explore annual "home shows" that give residents and local home improvement professionals (builders, contractors and designers) opportunities to learn about home improvement. Consider partnering with neighboring communities to make this a larger event.	Staff	1	1	CC
CAPITAL IMPROVEMENT ACTION ITEMS				
Plan for the maintenance and ongoing improvement of local roads and utilities.	CC	1	1	Staff
Plan for the maintenance and ongoing improvement of community facilities, including the Community Center, parks and pathways.	CC	1	1	Staff
Time Frame: 1 = High priority, 2 = Medium priority, 3 = Low priority				
Funding Sources: 1 = General fund/typical financial mechanism available to the city for general government operation; 2 = Special Improvement District programs, 3 = Grants related to connectivity/transportation, air quality, recreation; 4 = Non-traditional grants; 5 = Public-Private Partnerships (P3)				

Metrics - Housing & Neighborhoods

MEASURE	SOURCE	BASLINE DATE MEASURED	FREQUENCY OF BENCHMARK
Complaints for code enforcement have decreased.	Code enforcement tracking		Annually
The city's Capital Improvement Plan (CIP) plans for, funds and executes improvements to local roads, parks and community facilities.	Annually CIP		Annually
The city's tree canopy coverage has improved.	Tree Density National Land Cover Data	2020	Every five years
The city's housing stock includes a variety of housing stock, including "missing middle" housing.	City assessing data		Every five years
Building permits for existing homes have increased.	City permit data		Annually
Demolition permits for existing homes have decreased.	City permit data		Annually
Public safety incident reports have decreased.	Public safety		Annually

2022 MASTER PLAN

108

Master Plan Update Work Plan

- Task 1 – Understanding Existing Conditions (November 2023)
 - **Visioning workshop (Tonight!)**
 - Plan noticing
 - Create base maps/review demographic data
- Task 2 – Public Input (December 2023 – January 2024): We will discuss these opportunities with the Planning Commission to understand the information they'd like from the community.
 - Online engagement platform
 - Public input survey
 - Meeting toolkits
 - Open house

Master Plan Update Work Plan



Meeting toolkits



Engagement platform: <https://engage.giffelswebster.com/farmington-hills-master-plan>

Master Plan Update Work Plan

- Task 3 – Plan Preparation (February – July 2024)
 - Guiding principles, goals and objectives
 - Future Land Use Plan
 - Housing
 - Multi-generational community
 - Resiliency and sustainability
 - Downtown (incorporate DDA's planning efforts to show links between downtown and rest of Village)
 - Complete streets
 - Implementation Section

Master Plan Update Scope

- Task 4 – Public Hearing/Adoption – following distribution and 63-day review (October/November 2024)
- Task 5 – Final Plan Prep (December 2024)



Downtown Plan

- Info here!



Questions?

Thank you