

What Is a Master Plan?

Bruce Township is authorized by Planning Enabling Act, PA 33 of 2008, to develop and adopt a master plan. The plan:

- Considers growth and how to direct it
- Sets policy, goals & objectives for land use
- Creates the basis for zoning
- Considers the whole community



A master plan update is typically focused on a specific area or topic.

A municipality
in Michigan
cannot legally
adopt a zoning
ordinance if it
does not have
a master plan.

Master Plan Process

- **Notice of intent to plan:** Sent to neighboring communities and agencies
- **Plan creation:** includes gathering data and public input, and drafting the document
- **Comment period:** when a draft is complete, the plan is shared with neighboring communities, agencies, and the public
- **Public hearing:** Planning Commission holds a public hearing
- **Adoption:** Planning Commission and Board adopt the plan
- **Implementation:** The Township takes action on the plan goals, including amending the zoning ordinance

Recent Bruce Township Planning History

- Last Master Plan adopted in 2016
- Plan updated in 2018 to make water & sewer districts match
- Re-affirmed after review in 2021
- 2024: PC and Board decided to update, focused on industrial and commercial land and uses

Why Now?

- The Township has not done a specific, detailed review of non-residential land uses in many, many years.
- Proactive planning will help ensure future requests for industrial or commercial development will be appropriately handled.
- The Township reduced the amount of land zoned for industrial use in the past, and the remaining land is being rapidly developed; other industrial land has been annexed by Romeo.
- Previously unplanned commercial land has been added at McKay and 33 Mile Rd.
- Agritourism has grown in popularity across the country.
- Demand for office space has declined substantially since 2020.

Data

- Primary data sources are US Census, American Community Survey, and SEMCOG
 - ACS uses 5-year estimates. 2022 is most recent year for most data. Some is older
- Michigan Bureau of Labor Statistics, private market analysts also provide key info
- Map layers from Macomb County; some info not updated since 2020
- Generally tries to exclude Romeo, which does its own land use planning

Future Land Use Map

- Identifies which parts of the Township are planned for which uses
- Does not change zoning, but informs decisions on rezoning

Future Land Use Map

Plans where uses can go in the future

Generally describes planned
development

Referred to when reviewing rezonings

Does not have the force of law

Part of the Master Plan

Zoning Map

Controls what uses can go where now

Is specific about permitted uses

Sets standards for reviewing proposed
rezonings

Has the force of law

Is part of the Zoning Ordinance