



CHAPTER 6 - THE WATERFORD MASTER PLANNING PROCESS

Information presented in Chapters 2 through 5 provide the background for understanding how Waterford has developed into the community it is today. While this understanding is important in developing a Master Plan, establishing the community's vision for the future of Waterford is crucial. Planners and local government administrators cannot presume to establish a community vision without input from and participation of the public. Attempts to implement a master plan developed entirely by Township staff may meet with resistance and opposition from the general public. A master planning process centered on public participation will provide the broad community support necessary to effectively achieve the community vision embodied in the master plan document. Therefore, it is important to establish a planning process that involves citizens in all aspects of determining land use and development goals and objectives.

The Waterford Planning Commission was determined to create a master plan that is an effective tool for achieving the community vision established through the master planning process. With this determination, the Planning Commission established a dynamic master plan process.

THE MASTER PLAN DEVELOPMENT PROCESS

The genesis of the process used to develop this Master Plan began in the summer of 1999. The Planning Commission was frustrated with trying to implement a Master Plan that had not been reviewed or studied since its adoption eight years earlier, on January 22, 1991. The Planning Commission discussed the issue of whether to review the current Master Plan, or to undertake developing a new one. The Planning Commission decided to develop a new master plan document and instructed the Township planning staff to investigate the procedural steps for producing a new document.

Two events occurred that influenced the master planning process. In November 1998, Township staff attended a seminar on walkable communities. This seminar, sponsored by the Southeast Michigan Council of Governments (SEMCOG), provided information and tools to make a community more friendly to pedestrian and bicycle traffic and less automobile-centric. The conclusion of the seminar was that communities that are accessible by all modes of transportation and pedestrian-friendly are more likely to maintain a sense of community and vitality. This information was presented to the Township administration and the leaders of the Waterford Business Association (WBA). Interest in the walkable communities concepts was strong enough to result in the WBA sponsoring two walkability seminars in Waterford in 1999. Members of the Township's Board of Trustees, Planning Commission, Zoning Board of Appeals, and Economic Development Corporation (EDC) attended the second seminar featuring Mr. Dan Burden, a nationally recognized expert on planning walkable communities. The presence of the Township officials at this seminar prompted an increased level of sensitivity and awareness of the issue among Planning Commissioners. The workshop also served as a catalyst for a walkability study, funded by the EDC, as a component of the master planning process.

The second event occurred at the beginning of 2000 when the Township Board decided to combine its planning, code enforcement, economic development, and community development functions into one department. The Township understood that the community was nearing the end of its new development stage and would be focusing its efforts on redevelopment. Township officials were determined to create a proactive organization to utilize all of its planning and development functions to maintain and improve the quality of life in Waterford.

The Planning Commission shared in this determination and wanted to infuse the master planning process with this progressive perspective.

In early 2000, the Planning Commission decided to implement a master plan process involving the Planning Commission, the Township Board, Township staff, and the general public. Planning consultants would also be hired to assist with certain facets of the process. Commissioners agreed that the first step would be a visioning process where key stakeholders of the community would participate in small group discussions and exercises to determine the initial focal points of the Plan. The Planning Commission received funding approval from the Township Board to hire a consultant to conduct and facilitate a visioning process workshop.



Visioning session participants – June 17, 2000

The Planning Commission received funding approval from the Township Board to hire a consultant to conduct and facilitate a visioning process workshop.

The consulting firm Project Innovations, Inc. was hired to conduct the workshop and prepare a final report for the Planning Commission. Thirty-one community stakeholders were invited and 24 participated in the workshop. On Saturday, June 17, 2000, after extensive discussion and several group exercises, five vision areas were recommended by the participants: commercial corridor improvement, environmental preservation, development of a central business district, creation of neighborhood nodes such as a Drayton Plains “village” center, and construction of a community recreation building. Recommendations resulting from the session were to develop strong public involvement and to use the five areas identified in the visioning workshop as the foundation for determining community goals and objectives through the Township master planning process. *(Please refer to Appendix K for the final report prepared by Project Innovations, Inc.)*

In the autumn of 2000, the EDC hired the consulting firm Beckett and Raeder, Inc. to conduct a walkability study of Waterford. In order to incorporate the walkability study into the preliminary master plan process, the Planning Commission asked the EDC to conduct the study after the conclusion of the visioning workshop. Both the EDC and the consultant agreed to this request. In the autumn of 2000, Beckett and Raeder began their study of walkability in Waterford. The walkability study also included a workshop on January 15, 2001 and a children’s workshop on January 16, 2001. The consultant completed a report on their findings and presented it to the EDC on May 17, 2001. The report was accepted by the Township Board in May 2001 and was provided to the Planning Commission for use in the development of the new Master Plan.

Once the walkability study was underway and the visioning workshop report was received and reviewed by the Planning Commission, the Commissioners discussed the components of the primary master plan process. The most important concept that they wanted to establish and implement was that it must be a team-based approach where all Commissioners, Township Community Planning and Development staff, and interested members of the general public would be actively involved in discussing and developing the Master Plan goals and objectives. The core component of the planning process was the creation of a Master Plan Citizen Committee of the Whole which would provide for active citizen involvement.

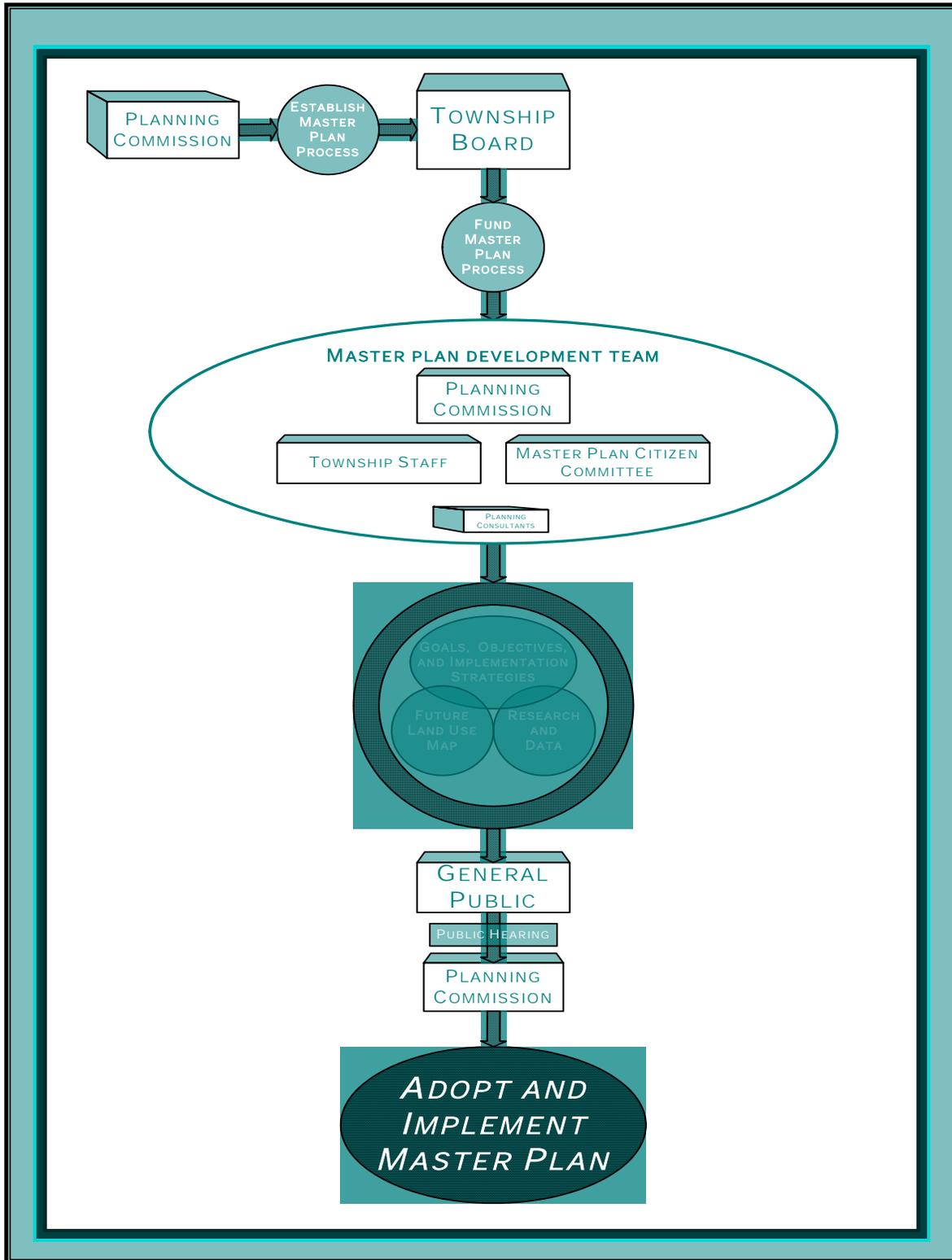
The Commission decided to create from the Master Plan Committee of the Whole, nine subcommittees, with each subcommittee focusing on a specific topic. Each of the nine Commissioners would have the responsibility for chairing one of the subcommittees. Since the visioning workshop included focal points of the commercial corridors, environment, recreation, and the concept of neighborhood nodes, four of the subcommittees were created to address these issues. Transportation was added to the commercial corridor issues and would be reviewed by the Transportation and Commercial Corridor Subcommittee. The Environment Subcommittee would review environmental issues. The Recreation and Open Space Subcommittee would review not only the community recreation building concept, but also other recreation issues and the concept of open space. The concept of neighborhood nodes was merged with the issues surrounding the Waterford Village Historic District for the Historic District and Neighborhood Nodes Subcommittee to investigate. Five additional subcommittees were created to review issues normally associated with master planning: the Capital Improvements and Municipal Services Subcommittee, the Economic Development Subcommittee, the Education and Public Services Subcommittee, the Housing and Demographics Subcommittee, and the Zoning Ordinance and Landscape Aesthetics Subcommittee. Each Subcommittee, chaired by a Planning Commissioner, included five to seven members of the Master Plan Citizen Committee and one of the Township planners served as the Subcommittee staff member.

The Planning Commission then asked the planning staff to advertise for citizens interested in serving as members of the citizen committee. Press releases were sent out, announcements were made at Township Board meetings, and ads were posted on both the Township website and the local cable channel. By spring 2001, seventy interested citizens were identified.

The Planning Commission interviewed three consulting firms interested in the opportunity to assist the master planning team with the development and production of a new Master Plan, and decided to hire the firm HNTB. The Township Board approved the Planning Commission's request to provide the funds to hire HNTB as the consulting firm which would assist the Planning Commission with research, analysis, meeting facilitation, and the drafting of the Master Plan. Finally, HNTB proposed to the Township that it had what they believed was an innovative web-based communications tool, InterXchange, which would be beneficial to the Planning Commission and Township staff in communicating with all of the citizen members. In addition, the polling firm EPIC/MRA would be hired to conduct a scientific survey of Township residents on issues related to the Master Plan development.

The Master Plan team was now complete. In April 2001, the Planning Commission initiated the final Master Plan development process. The process, graphically presented in Figure 6-1 below, began with a kickoff meeting of the Planning Commission, Master Plan Citizen Committee of the Whole members, Township staff, and HNTB. At the kickoff meeting, the consultant conducted a brief survey of Committee members to determine their likes and dislikes about the community. The consultant intended to use the results of the survey as a benchmark in determining community opinion. After the kickoff meeting, the team members divided into subcommittees and proceeded to gather data, measure public opinion, review the Master Plan issues, and discuss possible goals and objectives. The tools which were used to accomplish these tasks are described in the next section.

Figure 6-1 Charter Township of Waterford Master Planning Process



PUBLIC PARTICIPATION TOOLS USED

In order to gauge community opinion effectively on the range of Master Plan related issues, the Planning Commission chose participation tools that would gather opinions from citizen interest groups as well as from the general population. The results of the visioning workshop served as the starting point for determining community opinion and values. The following is a brief synopsis of the results gained through the use of both sets of tools. More detail on the process used and the complete results gained from the use of each tool can be found in Appendix K.

Citizen Interest Group Opinion Tools

Planning Commissioners decided that the consultant could obtain opinions and community vision through interviews of individuals chosen by Township staff as key stakeholders. For the key stakeholder interviews, the Township staff identified individuals who were in key public positions with the ability to influence, develop, and/or implement public policy. The key stakeholder interview tool was used to provide information on interest group opinions to the Planning Commission.

After the planning process was initiated, and the Planning Commissioners and Master Plan Citizen Committee of the Whole members participated in the April 2001 group exercise to determine their opinions on the strengths and weaknesses of the Waterford community. The consultant used these opinions as the basis for the interview questions. Ten key stakeholders representing members of the Township Board, the Zoning Board of Appeals, the Township department heads, and the Road Commission for Oakland County were interviewed. The results of the interview indicated that the key stakeholders shared the same opinions on Waterford's strengths and weaknesses as the Master Plan Committee members. The recurring points among the key stakeholders were:

- the lack of aesthetics and development planning along the Township's commercial corridors
- traffic congestion
- the need for stronger communication among governmental agencies
- the need for an improved and expanded nonmotorized path system
- strong emphasis on walkability, and
- the need for a strong community center and activities for Township youth.

There was also consensus that the Zoning Ordinance needs to be updated and code enforcement efforts need to be strengthened. The key stakeholders expressed their views that the Township has historically done well in protecting the lakes, establishing a park system, the bikepath system, the municipal and public safety services, the water and sewer system, and proactively establishing and using the internet and electronic information systems within the Township. There were concerns on the part of the key stakeholders that traffic congestion, development on the lakes, airport expansion, fad developments such as building drugstores on every corner, lack of land for park and recreation expansion, and balancing government expenses with revenues are potential threats to the future well-being of the Waterford community. This indicated that the Committee members would be evaluating and determining master plan goals and objectives that the key stakeholders could support. This in turn may provide greater mutual support and backing by the stakeholders for accomplishing these goals. Since there was now evidence that the Committee members reflected the views of the stakeholders, the Planning Commission wanted to find out if the Committee members also reflected and shared the opinion and values of the general public.

General Population Opinion Tools

The Planning Commission also wanted to determine the views of the general population on the issues they were studying. The Commissioners decided to use scientific polling techniques and public town hall meetings to measure public opinion. Their goal was two-fold in using these tools. First, they wanted to make sure that the goals and objectives that were being developed had the support of the community. Second, they wanted to measure and analyze any differences of opinion between themselves, the key stakeholders, and the general public in order to create a better consensus for the final goals and objectives. The following are the results from each of the general population opinion gathering tools.

General Population Survey

In order to obtain the best possible cross-section of public opinion on the ideas being discussed by the Subcommittees, the Township decided to hire the professional polling firm of EPIC/MRA to conduct a scientific telephone survey. The process used involved the Subcommittees developing draft questions, then submitting these questions to EPIC/MRA. EPIC/MRA then developed a survey document based on the questions and conducted the survey July 7 through 10, 2001. The survey results are based on a population sample size of 298 respondents, with a ±5.7 percent error rate. A complete description of the methodology used and a report on the results can be found in Appendix K.

The population sample used for the survey involved a substantial majority of 68 percent, who have lived in Waterford for more than ten years. A majority of those surveyed were also Waterford property owners. As measured by the survey, Waterford citizens were generally satisfied with their community. While the consensus was that the biggest problem or issue facing the Waterford Township government is taxes, 56 percent expressed the opinion that there is nothing they dislike about Waterford Township. Over 82 percent say location, sense of community, neighbors, and the lakes are what they like the most about living in Waterford Township. The majority were also satisfied that the Township contains the right mixture of residential, commercial, industrial, and office development and that economic conditions are the same or better than in surrounding communities.

The survey focused on gaining public insight into ten topics: recreation, the Historic District, the neighborhood node concept, commercial corridor improvements, economic development, transportation, wetland protection, municipal services, education, and capital improvements. Those surveyed supported many of the concepts presented to them in each of these topic areas. The most significant findings in the ten topic areas are as follows.

Recreation

Existing parks were strongly supported by the citizens, but opinion was evenly split between adding active parks or adding passive parks. People were divided on supporting a millage to pay for acquisition of land for additional active parks, but the level of support increased to strong majority for requiring developers to set aside land in their developments for parks. There was support for constructing and developing a community center, but the majority of respondents clearly did not want other services cut to fund a center. Nearly 60 percent would support a millage to pay for a community center, provided that the annual additional property tax they pay was less than \$80.00.

Waterford Village Historic District

There was a slight majority of citizens who favored using tax dollars to fund streetscape and nonmotorized pathway improvements in the District. There was

a strong majority favoring efforts to reduce the speed of vehicles traveling through the District area.

Neighborhood Nodes

There was strong support for the expenditure of tax dollars to make the necessary improvements to roads, sidewalks and landscaping for the specific purpose of advancing the neighborhood node concept in Waterford Township.

Commercial Corridors

People expressed support for the goal of improving the Township’s commercial corridors. In particular, there was a clear majority supporting efforts along the commercial corridors to establish uniform commercial signage and to construct more nonmotorized pathways.

Economic Development

Citizens were discerning in their support of economic development. As a general rule, the majority appeared to prefer most economic development efforts remain in the hands of the private sector. This was also reflected in the opinion of the majority of the respondents who were undecided on the types of businesses the Township should be working to attract. However, they were supportive of specific Township economic development efforts. A majority supported the establishment of a business registration program and over two-thirds of the respondents support Township economic development efforts to assist the Summit Place Mall. There was also support for Township efforts to provide tax abatements and apply for state loans to acquire abandoned properties, but the support was weak enough to indicate either the public needs further education on this issue or that the Township must exercise discretion in pursuing their economic development projects.

Transportation

Although traffic was cited as one of the issues of concern for the Township, citizens did not view mass transit as the answer. A slight majority was opposed to the establishment of a mass transit bus system in Waterford and a slightly larger majority was opposed to cutting other services to fund mass transit. Half of the citizens were opposed to a special millage to fund a bus transit system for senior citizens. The majority of respondents appeared to support the concept of a walkable community. However, nearly three-quarters of the respondents indicated that walkability is hampered by safety concerns and that destinations are too far away.

Wetland Protection

The majority of respondents were satisfied with the current system of wetlands protection.

Municipal Services

There was very strong support for continuing the existing levels of services. Over 80 percent of respondents supported renewal of millages for the library, police, and fire services. The response to establishing new services was mixed. A majority of the respondents, nearly half, were opposed to Township-wide waste collection. However, if such a service were established, nearly 90 percent of the respondents would demand a curbside recycling component. There was also strong support for establishing an annual program for the drop-off of hazardous waste materials.

Education

Overall, 54 percent of respondents appreciated the job that the Waterford School District is doing providing a kindergarten through 12th grade education.

Capital Improvements

A majority of respondents understood the need for capital improvements and were supportive of funding needed improvements, particularly storm drains, nonmotorized pathways, and road improvements. The support is reduced if it means reducing other services to fund the improvements. Citizens would support a special millage to raise the needed funds, provided that it does not cost the average citizen more than \$100.00 per year in additional tax dollars.

First Town Hall Meeting

On September 25, 2001, the Master Plan Subcommittees concluded their work with a final small group exercise to evaluate all of the goals and objectives developed and to determine changes to them prior to publishing them as the final work of the Subcommittees. Once this was done, a town forum workshop was scheduled for October 17, 2001 at Waterford Mott High School. The intent of the town forum was to invite the public to attend and participate in evaluating the major master plan themes developed from the Subcommittee goals and objectives. Forty-seven citizens attended the town forum and participated in the workshop.

Two views, one pro and one con, of twenty issues were presented to the participants for discussion. From the results, it became apparent that a majority of the groups agreed with the majority of the principles for each issue. Only one issues was considered undecided. Weighing how the groups voted and taking into account the importance point totals, below is a summary list of how the different principles were evaluated.

STRONGLY AGREED

- Overhead utility wires should be placed underground
- Keeping the current trash system, each area should have a specific trash pickup day
- Businesses should be required to register with the Township
- The Township should use tools like videos and brochures for economic development
- The Township should construct a community center building
- The community center building should have a pool
- The Township should build interconnected pedestrian pathways throughout the community
- Large trucks should be restricted or rerouted from Andersonville Road
- The Township should promote the neighborhood node concept
- Mixed-use development should be allowed at the Summit Place Mall
- The Township should have an inspection program for rental properties
- The Township should not have a pre-sale house inspection program because it would be too expensive for the seller
- Pedestrian safety improvements along M-59 and Dixie Highway should be a high priority
- To enhance the appearance along major roads the Township should pursue aesthetic criteria for signage and landscaping
- Access management along major roads should be a high priority
- The Township should pursue new road improvements/designs including traffic calming for M-59 and Dixie Highway

- The Township should ease north-south access through the Township by implementing grade separation at one or more railroad crossings (An issue not on the original list was raised by a participant and included in this category)

AGREED

- The Township should fund and conduct a storm drainage plan
- The Township should create an Economic Development Coordinator position
- The current trash pickup service is adequate

UNDECIDED

- The Township should purchase land for parks and preservation of environmentally sensitive land

Please Note: This issue appears in the undecided column because the group votes measured during this exercise showed opinion split evenly on this issue. However, the individual votes measured during this exercise appeared to lean slightly towards favoring the incorporation of this issue as a master plan goal.

In addition, the participants were asked to choose their three most important issues out of the 42 listed. Because of the voting technique used, there were 282 votes available for deciding the most important issue. Once the votes were tallied, the most important issue, with 13 percent of the votes, was the development of a community center. The next top four ranking items were establishing a business registration program (8%), installing all utility lines underground (7%), constructing a community pool (6%), and implementing a commercial corridor aesthetic improvement program (6%). Among the general public participating in this town forum, there seemed to be little to no disagreement with the goals and objectives developed by the Master Plan Subcommittees. The only Master Plan Subcommittee objective which this group of citizens strongly objected to was implementing a pre-sale house inspection program conducted by Township staff. This strong objection was noted by Township staff and the pre-sale house inspection program objective was removed from the list of Master Plan goals, objectives, and strategies. One item that was not discussed during the Subcommittee process was the issue of grade separations between some of the Township’s road and railroad crossings. This issue was raised by one of the citizens who participated in the town forum and was added to the list of issues to be voted on by the participants. There was strong agreement among the participants that the grade crossing issue should be included as a goal, objective, or strategy in the new Master Plan. When the issue was being discussed, the grade crossings at Frembes Road, Hatchery Road, Watkins Lake Road, and Scott Lake Road were of particular concern to the participants.

The details on the process used and results of the town forum are described in Appendix K.

Second Town Hall Meeting

The second town forum workshop was held on May 1, 2002, at the Hess-Hathaway Park Community Building. The goal of this second workshop was to provide the general public with a progress report on the future land use component of the master plan process and the opportunity to participate in evaluating the new land use designation components proposed for the new Master Plan. Twenty-six citizens attended the town forum and participated in the workshop. The consultant first presented an overview and brief description of the proposed land use designations. After the overview was completed, the consultant described the small group exercise to be conducted by the participants. Two views, one pro and one con, of several issues related to the proposed new land use designations were presented to the participants for discussion. Below is a summary of how the participants viewed the proposed land use designations.

Central Community District

Strong support for promoting development of a central business district with mixed use, walkability, and ample parking with tendency to rear parking for aesthetic effect.

Urban Business District

Strong support for establishing a district that emphasizes the existing character of neighborhood shopping areas, buildings, setbacks, signs, and for developing shared drives and parking areas.

Planned Destination Center District

Staunch support for allowing mixed use redevelopment with housing, commercial recreation, and enhanced landscaping and aesthetics.

Rural Character Overlay

Strong support for protecting the rural character of the southwest sector of Township, encouraging cluster development to protect, identify and link natural areas for preservation of high quality natural resources and recreational purposes.

South Lakes Recreation Overlay

Intense support for maintaining existing land uses. Very little support for this proposed overlay.

Scenic Overlay

Strong support for new parkway as north-south connector for Waterford and surrounding communities.

Redevelopment Area Overlay

Support split between maintaining the golf course and allowing for the redevelopment of the area as a park and planned community housing development. There was strong support for the redevelopment of other properties in the vicinity of the golf course, particularly along Elizabeth Lake Road, although the establishment of an overlay may not be necessary to achieve this redevelopment goal.

Historic District Overlay

Strong support for improving streetscape and re-evaluating boundaries. Resolute support for prohibiting cut-through traffic.

Neighborhood Nodes

Strong support for developing neighborhood node concept.

Walkability

Intense support for emphasizing a sense of place and a walkable streetscape. There was also adamant support from a group of residents living along the Clinton River who added the issue of “no riverwalk” through residential yards; and they placed all of their votes on this particular aspect of the issue.

Among the general public participating in this town forum, there was little to no disagreement with the proposed creation of the Central Community Business, Urban Business, and Planned Destination land use designations. The participants appeared to be in agreement that these designations, when established in the geographic areas of the Township shown on the proposed future land use map, will assist in achieving the Master Plan goals and objectives. There were mixed feelings about the proposed use of the overlay tool. While the town forum participants

were strongly supportive of establishing a Historic District Overlay for the Waterford Village Historic District area and an Open Space Overlay for the southwest section of the Township, there was very little support for the proposed South Lakes Recreation Overlay or Redevelopment Area Overlay. While the town forum participants were supportive of the goal to develop the proposed realigned segment of Williams Lake Road between M-59 and Gale Road as a parkway, Township staff questioned the need for an overlay to protect against development along a road being constructed through state land. Township staff decided that describing the objective of constructing a parkway was a more effective means of master planning this area than establishing an unnecessary overlay.

There was strong support among the participants for the Township to implement the neighborhood node and walkability concepts as part of the new Master Plan. However, while the town forum participants accepted the neighborhood nodes concept in its entirety, there were some strong concerns raised about one particular objective of the walkability goal. The objective of creating a riverwalk along the Clinton River had both strong support among many of the town forum participants and vehement opposition from a group of participants who live along the Clinton River. These participants were strongly opposed to any efforts to locate a riverwalk along the Clinton River in areas where the property is privately owned and used for single-family residences. This particular group of town forum participants believed so strongly in their position that they placed all of their opposition votes on the riverwalk issue. Therefore, while the overall concept of the riverwalk appears to be supported by the community, this support needs to be tempered with the understanding that the objective of establishing a riverwalk system must also contain the requirement that it will not be constructed along those segments of the Clinton River where single family residences are constructed and the riparian rights belong to the owners of these residential properties. Township staff will work with the property owners in these residential areas to determine an effective linkage between riverwalk segments that do not negatively affect the quality of life for those property owners with residences located along the Clinton River.

MASTER PLAN DOCUMENT DRAFTING

After the conclusion of the second town forum, the drafting of the Master Plan document began. The drafting efforts began in May 2002 and were completed in December 2002. During that time period, the consultant submitted four drafts, none of which were acceptable to the Planning Commission as a final draft. The effort concluded with the Township staff thoroughly reviewing all master plan components and then preparing the final draft for consideration by the Planning Commission. The draft review process involved the Township staff, the Planning Commission, the Master Plan Citizen Committee, neighboring communities, and stakeholder agencies.

Besides the hours spent by Township staff reviewing, commenting, and revising the draft, three master plan reviews were held during the July 9, 2002, August 13, 2002, and September 10, 2002, regularly scheduled Planning Commission meetings. While the Commissioners and Committee members expressed satisfaction with the core of the draft Plan, namely the goals, objectives, and general outline of the proposed future land use map, there were many critiques on the need to improve the flow, writing style, consistency, and formatting of the document. There were also comments on the need to include the background information to substantiate the Subcommittee goals and objectives.

In addition to these public meetings, the initial draft was submitted to stakeholder agencies and all of the adjacent municipalities for their review and comment. The Township received comments from only one municipality, Commerce Township. The Commerce Township Supervisor and Township Planning Director both complimented Waterford on the citizen involvement in the master plan process and asked about the costs involved in Waterford's

process. There were no objections to any of the goals, objectives, or proposed future land uses. The correspondence from Commerce Township can be found in Appendix K.

MASTER PLAN PUBLIC HEARING

On November 26, 2002, at 6:30 p.m., in the Waterford Township Auditorium, the Planning Commission held the public hearing on the new Master Plan. The Township worked on notifying the public of the Master Plan public hearing throughout October and November 2002. Besides the required printed legal notifications, notifications were posted on the Township's website and the municipal cable station. Announcements were made publicly by the Township Supervisor at two Township Board meetings, which are telecast live on cable. The Planning Commission Chair also announced the public hearing date during the live telecast of the October 22, 2002, Planning Commission meeting. Displays of the draft future land use map were posted on each floor of Township Hall and at the Library, along with copies of the public hearing notice.

After the Township staff made a brief presentation on the proposed goals, future land use map, and land use designations, the Planning Commission opened the public hearing. The only questions raised were in reference to the proposed number of lanes for Williams Lake Road. There were no objections to any of the goals, objectives, or proposed future land uses. The Planning Commission then closed the public hearing and instructed Township staff to complete work on the final draft for Planning Commission review prior to final adoption.

MASTER PLAN FINAL ADOPTION

Township staff continued to work on completing the final draft Master Plan between the conclusion of the public hearing and the next regularly scheduled Planning Commission meeting on December 10, 2002. The Planning Commissioners were provided a rough final draft for their review. The Planning Commission held special meetings on both December 19, 2002 and January 2, 2003 to discuss and review the final Master Plan draft. At the January 2, 2003 meeting, the Planning Commission decided that the final Master Plan draft prepared by Township staff was complete and fully expressed the long-range land use goals for Waterford. Therefore, the Planning Commission adopted the final draft, dated December 30, 2002, as Waterford's new Master Plan.