

8.0 Plan Adoption and Implementation

Results of the Master Plan Public Hearing

A public hearing on the proposed master plan for the Village of Bellaire was held on August 20, 2008, as required by the Municipal Planning Act, Act 33 of 2008. The Act requires the planning commission, or the Village Council of Bellaire, if they have taken that right, to hold at least one public hearing on the plan. The Act further specifies notice of public hearing shall be given by one publication of general circulation in the municipality at least fifteen days prior to the hearing. Notice of the public hearing was published in the Antrim Review on Aug 5, 2008. The copy of publication is provided on page 8-4.

Despite notices published in the newspaper, invitations sent to local organizations and postings in local public places, only a few residents attended the public hearing. In addition to the Planning Commissioners. The public hearing began with a brief explanation of the planning process and provided highlights of the plan document. The Public Hearing minutes for August 20, 2008 begin follow on page 8-5.

Plan Adoption

Following the public hearing, a vote was taken by the Village Council on August 20, 2008 to approve the master plan as presented at the public hearing, including all maps. The plan was adopted by unanimous vote.

Legal Transmittals

Michigan planning law requires that the adopted plan be transmitted to Antrim County, Forest Home Township and Kearney Township. Council and the Antrim County Register of Deeds. The master plan was transmitted by the Village Manager to the Village Council. A copy of the transmittal to these agencies appears starting on page 8-6.

Plan Implementation through Zoning

A master plan is developed to provide a vision of the community's future. It is designed to serve as a tool for decision-making on future development proposals. According to the Michigan Zoning Enabling Act of 2006 as amended, master planning is the legal basis for the development of a zoning ordinance. With this legal basis in mind, the Village of Bellaire reviewed and revised their zoning ordinance based on this master plan. The zoning ordinance is the most important tool for implementing the master plan. Zoning is the authority to regulate private use of land by creating land use zones and applying development standards in various zoning districts.

The Zoning Ordinance defines zoning districts and specifies the boundaries of these districts on a zoning map. The zoning districts should be closely related to the land use categories and densities identified in Chapter 3, Future Land Use, of this master plan. Areas, which differ significantly between the zoning district and the proposed future land use, need to be reviewed yearly. Based on the master plan the Village may wish in the future to pursue re-zoning a few areas in the Village.

Zoning standards are established for each district, which set forth the rules governing each district. Pertinent standards based on the goals set forth in Chapter 6 of this Master Plan are established and included in the Village of Bellaire Zoning Ordinance. The enforcement of the Zoning Ordinance is critical to its success.

Grants and Capital Improvements Investments

A master plan can also be used as a guide for future public investment and service decisions, such as the local budget, grant applications, and administration of utilities and services. Many communities find it beneficial to prioritize and budget for capital improvement projects, such as infrastructure improvements, park improvements, etc. A Capital Improvements Program (CIP) is one tool, which is often used to establish a prioritized schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing for each project, therefore can serve as both a budgetary and policy document to aid in the

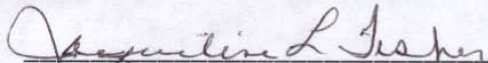
implementation of a community's goals defined in the master plan. The Municipal Planning Act states "For the purpose of furthering the desirable future development of the municipality under the master plan the planning commission, after the commission shall have adopted a master plan, shall prepare coordinated and comprehensive programs of public structures and improvements. The commission shall annually prepare such a program for the ensuing six years, which program shall show those public structure and improvements, in general order of their priority, which in the commission's judgment will be needed or desirable and can be undertaken within the 6-year period."

Summary

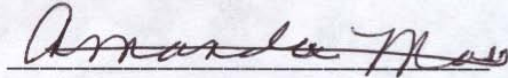
The Village of Bellaire Master Plan is designed to aid in the protection of the health, safety, and general welfare of the Bellaire residents. The future land use plan establishes districts in consideration of the social and economic characteristics of the Village, the natural resources in the area, the compatibility of adjacent land uses, and the Village goals defined by the Planning Commission. This plan should serve as the base in the review and revision of the Village Zoning Ordinance and be used to help guide future development in the Village of Bellaire.

STATE OF MICHIGAN)
COUNTY OF ANTRIM)

Jacqueline L. Fisher, partner/office manager
of the Antrim Review hereby acknowledge
that the Public Notice for Village of Bellaire
was published in the above entitled newspaper
for the week of July 29, 2008.


Jacqueline L. Fisher

Subscribed and Sworn to on the 29th
day of July, 2008.



Notary Public
Antrim County, Michigan
My Commission Expires: 10/26/2012

AMANDA MASSEY
NOTARY PUBLIC - ANTRIM COUNTY
MY COMMISSION EXPIRES: 10/26/2012

Village of Bellaire PUBLIC HEARING

Village of Bellaire Master Plan
The Village of Bellaire will hold a public hearing on the draft Master Plan at 7:10 PM on Wednesday, August 20, 2008 in the Bellaire community Hall at 202 N. Bridge Street in Bellaire.
All interested persons are invited to attend the hearing and comment on the draft plan. Copies of the draft plan may be viewed at the Bellaire Village offices. For additional information or to review the plan contact: Janet Person, Council Executive at the Bellaire Village offices 202 n. Bridge St., 231-533-8213

**Bellaire Village Public Hearing
Meeting Minutes
August 20, 2008**

- ❖ **Approval of Agenda:** The agenda was approved.

Motion by Balon, seconded by Schulz, to approve the Public hearing agenda as presented.

Motion carried by voice vote.

- ❖ **Conflict of Interest:** None presented.
- ❖ **Reading of the Public Hearing Notice:** President Dewey stated the Bellaire Village Council will be holding this Public Hearing on Wednesday August 20, 2008 at 7:10 pm. The purpose of this hearing is to solicit comments and opinions on the proposed Village Master Plan.
- ❖ **Opening Public Comment Period:** President Dewey opened the Public comment period. No public comment was presented.
- ❖ **Closing Public Comment Period:** President Dewey closed the public comment period.
- ❖ **Discussion:** President Dewey stated that there is a lot of information included in the plan showing what we would like to see for the Village. The Planning Commission and Village Council have worked for over a year developing this plan. Antrim County Planning Commission asked for a few grammatical changes and thought we should have a dark sky ordinance and they would like to see the current population, however our numbers came from the 2000 census. We have heard no comment from the Townships.

Motion by Dewey, seconded by Schulz, to adopt the proposed Village master Plan as presented.

Motion carried by voice vote.

- ❖ **Closing Member/Public Comment:** None presented.
- ❖ **Adjourn: 7:17 pm.**

Compiled by Cathy Odom, Deputy Clerk



VILLAGE OF BELLAIRE
202 N. BRIDGE STREET
PO BOX 557
BELLAIRE, MI 49615

September 3, 2008

Peter Garwood, Coordinator/Planner
Antrim County
PO Box 187
Bellaire, MI 49615

RE: Village of Bellaire Master Plan 2008

Dear Peter,

Enclosed for your information is a copy of the "Village of Bellaire Master Plan." which was adopted by the Village Council on August 20, 2008. We appreciated your Planning Commissions input into the draft plan.

Should you have any questions on the plan, please feel free to give me a call.

Sincerely,

Janet Person

Janet Person
Council Executive



VILLAGE OF BELLAIRE
202 N. BRIDGE STREET
PO BOX 557
BELLAIRE, MI 49615

September 3, 2008

Terry Smith, Supervisor
Forest Home Township
PO Box 317
Bellaire, MI 49615

RE: Village of Bellaire Master Plan 2008

Dear Terry,

Enclosed for your information is a copy of the "Village of Bellaire Master Plan." which was adopted by the Village Council on August 20, 2008. We appreciated your Planning Commissions input into the draft plan.

Should you have any questions on the plan, please feel free to give me a call.

Sincerely,

Janet Person

Janet Person
Council Executive



VILLAGE OF BELLAIRE
202 N. BRIDGE STREET
PO BOX 557
BELLAIRE, MI 49615

September 3, 2008

Tim Comben, Supervisor
Forest Home Township
PO Box 51
Bellaire, MI 49615

RE: Village of Bellaire Master Plan 2008

Dear Tim,

Enclosed for your information is a copy of the "Village of Bellaire Master Plan." which was adopted by the Village Council on August 20, 2008. We appreciated your Planning Commissions input into the draft plan.

Should you have any questions on the plan, please feel free to give me a call.

Sincerely,

Janet Person

Janet Person
Council Executive

VILLAGE OF BELLAIRE ZONING MAP

Village of Bellaire

