



**T**he implementation strategies of this chapter will assist the Township in putting the key recommendations of the Master Plan to work. Aggressive implementation techniques enable Hadley Township to turn potential problems into real opportunities. The implementation program that follows will attempt to correlate specific plan proposals with appropriate implementation techniques. These techniques should be referred to frequently and used systematically so that the outcome is a consistent program of implementation over whatever period of time is required to achieve the Master Plan recommendations.

## IMPLEMENTATION TOOLS

Following is a discussion of several key implementation tools available to the Township.

### ZONING ORDINANCE STANDARDS

The Township's most effective tool to implement the land use arrangement of the Master Plan is zoning standards and districts. A zoning ordinance is not meant to be a static document. The experiences communities undergo in the application of their zoning rules and the review of unusual new land uses constantly change the body of professional knowledge related to planning and zoning standards. Periodic review of the zoning ordinance will result in the application of the most up-to-date standards in the design of new uses and the maintenance of existing developments.

One specific Zoning Ordinance tool that is available to assist the Township in implementing the Land Use Plan for Hadley Village is an overlay zone. Overlay zones can be used to place regulations on property in addition to the requirements of the underlying zoning district. Overlay zones are useful in protecting areas such as, but not

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limited to, historic districts, wetlands, floodplains, and environmentally sensitive areas. Overlay zones may also be used to encourage unique development of the hamlet area by permitting appropriate mixed uses without changing the underlying zone.

### CODE ENFORCEMENT

Simple code enforcement can often turn the tide with regard to the image of an area and the livability of a neighborhood. More aggressive but fair enforcement of current codes and ordinances could be effective in the following instances:

- Improve housing conditions
- Terminate improperly established, non-conforming uses
- Repair or replace ineffective screen walls, and/or greenbelts

### SUBDIVISION AND CONDOMINIUM REGULATIONS

Subdivision Regulations and Condominium Regulations Ordinances are valuable tools in achieving the type of residential development desired by the Township. These ordinances should be periodically reviewed and updated to incorporate effective standards that will result in high quality, attractive residential developments.

### SPECIAL DESIGN PLANS AND FUNCTIONAL PLANS

Sometimes a Master Plan must be followed by more detailed design studies in order to illustrate specific concepts that can only be covered briefly in the plan. In order to achieve the type of development and land use pattern desired for the hamlet area, the Township may consider developing a more detailed design plan to serve as the basis for more specific design and zoning standards. Functional plans can also help to implement certain ideals outlined in the Plan. For example, the Township may wish to consider drafting a utility service areas plan if development of public utilities becomes a priority.

### SITE PLAN, SPECIAL LAND USE, AND REZONING APPROVAL

Many essential components of the Plan will be the subject of a site plan or special land use application, perhaps preceded by an application for rezoning. The Township should consider making the appropriate zoning district changes following adoption of the Plan only for those areas that are identified by the Commission as critical elements. Now is the appropriate time to review the community's site plan and special land use approval processes and standards. The standards should clearly set forth any discretionary powers the Township feels it must reserve. Once such standards are in place, the Planning Commission must adhere to them consistently when reviewing development proposals. The implementation of the Plan could take 20 years or longer. In order to maintain the vision, consistent application of design criteria and development standards will be essential.

### FEDERAL AND STATE GRANT PROGRAMS

Federal and State grants are much smaller and more competitive than in their heyday during the 1950's through the mid-1980's. There are still programs in place, however,

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particularly for pollution abatement (sanitary sewers), pedestrian enhancements (related to roadway projects), and parks and recreation. Proper planning in advance is generally the key to success in securing these grants. Often, the granting agency is particularly interested in innovative projects that stretch the grant dollars or present a concept that is transferable to other communities. Projects that involve two or more neighboring municipalities often receive priority for funding.

**TRANSFER OF DEVELOPMENT RIGHTS AND PURCHASE OF DEVELOPMENT RIGHTS**

“Transferable Development Rights” (TDR) is a market-based technique that encourages the voluntary transfer of growth from places where a community would like to see less development (called sending areas) to places where a community would like to see more development (called receiving areas). Purchase of Development Rights (PDR) involves an entity, usually governmental, purchasing a property owner’s development rights, thereby preserving open space use of property in perpetuity. At the current time, Townships have not been granted the authority to participate in a TDR program.

**RE-EVALUATION AND ADJUSTMENT OF THE PLAN**

The final – and sometimes most difficult – step in the planning process is the last one: re-evaluation and adjustment. The process is never really finished. A community’s population, economic status, goals, land uses, land use problems, and political climate are constantly changing. It is important to assess how well the Plan is addressing the present land use issues in the community, and whether amendments should be made to keep the Plan relevant and make it the most appropriate guide for the community’s future land use. If the Plan no longer reflects the vision of the community, the Planning Commission can then begin the planning process again.

**IMPLEMENTATION PROGRAM**

The specific implementation strategies summarized in the table below have been developed to assist with the continual use of this policy document.

**Table 6-1  
Implementation Program**

<b>GOAL / OBJECTIVE</b>	<b>ACTION</b>
Preserve natural features such as steep slopes, woodlands, rivers and streams, and wetlands.	Consider the adoption of a natural features overlay zoning category to provide guidelines, including buffer provisions, to minimize impacts to sensitive natural features.
	Encourage developers to preserve natural features, wildlife corridors, and open spaces within residential and non-residential developments.
	Review and strengthen site plan review procedures to ensure wetland and woodland identification and preservation.

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GOAL / OBJECTIVE	ACTION
	<p>Develop or refine ordinances to protect and regulate woodlands and wetlands.</p> <p>Consider developing a transfer or purchase of development rights program to encourage resource preservation.</p> <p>Adopt ordinance provisions encouraging the maintenance of natural buffers and the provision of visual screening along major roadway corridors.</p> <p>Investigate Natural Beauty Road designation for appropriate roads.</p>
<p>Encourage the continuation of existing agricultural activities where possible.</p>	<p>Review and, if necessary, amend Zoning Ordinance standards related to the Agricultural Residential District.</p> <p>Prevent the extension of public water and sewer facilities into planned agricultural areas.</p> <p>Develop Zoning Ordinance incentives to encourage preservation of agricultural lands and open space.</p>
<p>Maintain the existing large-lot single-family residential development that is prevalent, while directing high-density development to areas where it will have the smallest impact on rural character.</p>	<p>Require large minimum lot sizes or low average densities in the “country” areas of the Township.</p> <p>Identify and pursue necessary updates to the Zoning Ordinance to permit the housing types and densities recommended by the Master Plan.</p> <p>Consider amending the Zoning Ordinance to include standards governing infill development in the Village.</p> <p>Consider developing a detailed design plan for the hamlet area.</p> <p>Conduct a study to explore the feasibility of sewer service in the vicinity of Hadley Village.</p> <p>Consider developing an Overlay Zone and/or Mixed-Use Zoning District to encourage unique development of the hamlet area.</p>
<p>Maintain and improve Hadley Township’s transportation network.</p>	<p>Refer to access management guidelines in the site plan review process, and consider amending the Zoning Ordinance to include access management requirements for all new development.</p> <p>Explore potential funding sources to assist with the construction of pathways linking key recreational elements throughout the Township and path systems in adjacent communities.</p> <p>Encourage developers to make improvements to roads impacted by their developments.</p> <p>Work with the Road Commission to identify roads that should remain gravel.</p>

## **ZONING PLAN**

Zoning Plan Map 6-1 is intended to encourage short-term implementation of the long range land use recommendations included in the Land Use Plan. These short-term actions could be implemented through a Township-initiated rezoning of select areas as recommended on the Zoning Plan. Alternatively, private applications for rezoning consistent with the Master Plan should be given high priority by the Planning Commission. The intent of the Zoning Plan is not to identify *all* areas that would require rezoning to be consistent with the Plan. Instead, the Zoning Plan highlights specific *key* areas where existing zoning would inhibit development in accordance with the Plan. For example, Hadley Village is currently zoned for strip commercial along Pratt and Hadley Roads; however, the Land Use Plan recommends a mixed-use designation for the entire Village area. By rezoning these properties to a more appropriate zoning district or creating an overlay zone, the Township can prevent development of this area in a manner that is inconsistent with the Plan.

