

Tuscola County Planning Commission News Letter

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Are There Model Business Zoning Plans TUSCOLA COUNTY PLANNING COMMISSION

by Cynthia Kapa

Many communities will look for model business zoning plans when developing zoning regulations and master plans. Model plans are not developed for specific communities and do not take into consideration individual community resources including demographics, manmade resources, natural resources, current improvements, traffic patterns, availability of public water and sewers. This makes it difficult to find a model plan for an individual community.

When developing business zoning plans, communities must first consider the wants and needs of its citizens, natural and manmade boundaries, and natural and manmade resources. A well-developed plan will include individual community needs and future.

The plan defining the community will be found in the Master Plan and Zoning Regulations. These will guide the community and help to develop vibrant neighborhoods that are in harmony with each other.

Communities that follow their Master Plan are consistent in rulings such as zoning changes or special land use permits. They will have impartial decisions. This will create a better chance to attract new viable businesses because it will give a sense of a well-organized community.

By adhering to a well-developed ordinances and plans, individual communities will create homogeneous neighborhoods. This will create an atmosphere for businesses to thrive in a manner consistent with the wants and needs of its citizenry.

Business zoning developed by each community for the needs of the community will better serve the citizens of the community and attract businesses allowing the community to grow and prosper. Model plans are not able to consider individual community needs.

Our meeting: The first Wednesday of each month at 5 p.m. in the conference room of the Purdy Building