# PLANNING COMMISSION 121 N CHURCH STREET, HUDSON, MI REGULAR MEETING April 28, 2025 at 6:30 p.m.

## **AGENDA**

I.	<b>CALL</b>	TO	<b>ORDER:</b>
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- II. ROLL CALL:
- III. PLEDGE OF ALLEGIANCE:
- IV. ORDERS OF THE DAY:
  - A. Excuse Absent Member(s)
  - B. Setting the Agenda
  - C. Approval of the Minutes dated March 24, 2025
- V. OLD BUSINESS:
  - A. Ordinance Chickens
  - B. Master Plan Update
- VI. PUBLIC COMMENTS:
- VII. <u>COMMISSION COMMENTS:</u>
- VIII. ADJOURNMENT:

Linda J Cross, City of Hudson

Minutes for this meeting will be available for public review at the Hudson City Office – 121 N. Church Street, Hudson, MI PLEASE CALL CITY OFFICE IF YOU CANNOT ATTEND

NOTE: Anyone planning to attend the meeting who has a need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk's office at (517) 448-8983 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations.

## PLANNING COMMISSION 121 N. CHURCH STREET – HUDSON MI REGULAR MEETING March 24, 2025 at 6:30 pm

The Regular Meeting was called to order by Chairperson Brad VandeZande at 6:30 p.m.

ROLL CALL: PRESENT: Jack Donaldson, Rob Hall, Will Terrill, Sean Williams and Brad VandeZande, George Race

ABSENT:

OTHERS: Samantha Gerig, Larry Grundy, Cody Grundy, Kyler VanEpps, james Grant, Jason Blackwood, Micheal Bee, Julie Bee, Justin Stewart, Logan Stewart, City Manager Charles Weir and Deputy City Clerk Linda J Cross

#### **ORDERS OF THE DAY:**

#### **Excuse Absent Members:**

None

#### Setting the Agenda:

#### Minutes dated Februaryy 24, 2025:

Motion by Will Terrill, seconded by Jack Donaldson to approve the minutes dated February 24, 2025 and place on file. CARRIED by voice vote.

#### **NEW BUSINESS:**

#### Ordinance- Chickens in Town:

Documentation was provided to the Commission containing other Michigan City's ordinances for reference, regarding chickens in the City limits. Commission received comments from, and asked questions to the many residents in attendance. Discussion on pros and cons, and the need for permits and enforcement, led to a motion.

Motion by Will Terrill, seconded by Sean Williams to create an ordinance to allow chickens in town. Carried by voice vote.

#### Memory Benches-bricks:

People have inquired about purchasing memory benches for loved ones. Commission was provided photos of the current memory benches along the trails. Discussion was to keep them all the same for cohesiveness.

Commission is also looking into memory bricks to be purchased and placed in areas such as Pocket Park, Memorial Park, and the Memorial in front of the Market House. Would like t have them a uniform size and color. Possibly having special engraving on military bricks.

Discussion only

## **Benches Downtown:**

Commission was provided photos of the wooden benches built by CSI students. They would be placed in the downtown area during the warm seasons, and put in DPW barn during winter.

No vote was taken, however all agreed to have the City Manager proceed with the benches.

## **VISITORS BEFORE COMMISSION:**

Public comment regarding chickens in the city was received during that agenda item. No further comments were received.

## **COMMISSION COMMENTS:**

<b>ADJOUR</b>	NMENT:
Motion by	Rob Hall, seconded by Jack Donaldson, to adjourn the meeting at 7:15 p.m.
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ATTEST:	
	Linda J Cross, Deputy City Clerk

#### Sec. 4-108. Excreta control.

It shall be a violation of this article for any person to permit an animal within his possession, control or supervision, to discharge its excreta upon any public or private property, other than the property of the owner, unless such person immediately thereafter removes and cleans up such animal's excreta from the public or private property.

(Ord. No. 305, 9-21-93)

#### Sec. 4-109. Raising or maintaining cattle, mules and other livestock.

It shall be unlawful to raise, maintain, or harbor any cattle, horses, mules, sheep, swine, goats, llamas, bovine or hooved animals, poultry, livestock, or any other non-domestic animal in the city; except as allowed by the zoning ordinance in an agricultural district or Sec. 4-110.

(Ord. No. 359, 1-20-04) Amend

#### Add

## Sec. 4-110. Chickens

For the purposes of this section the following **definitions** shall apply:

- "Chicken" refers to a domesticated bird species Gallus Gallus domesticus.
- "Coop" refers to a structure for the shelter of chickens that is fully enclosed.
- "Run" refers to an outdoor enclosed area attached to a coop where chickens can run.
- "Feed Storage" refers to the proper storage of chicken feed in a metal container with a secure lid to prevent contamination and pest infestation or attraction.
- "Slaughtering" refers to the humane killing of chickens for personal consumption.

#### A. Permit Regulred

- Name and address of the applicant.
- A site plan showing the location of the coop and run on the property.
- A description of the coop and run, including dimensions and materials used.

#### **B.** Number of Chickens Allowed

- No more than four (4) chickens shall be allowed per property.
- Roosters are prohibited.

#### C. Coop and Run Requirements

- Coops and runs shall be constructed of materials commercially available. Wood, metal, plastic or other synthetic construction materials shall be used for coops. Commercial fencing and/or wire and post are to be used for the runs.
- Chicken must be kept in a secure coop and run at all times.
- The coop and run must be in the rear yard and must be at least ten (10) feet from any property line or structure on the property or adjacent property.
- The coop and run must be kept clean, dry and odor free at all times.

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• The coop must provide at least four (4) square feet of space per chicken, and the run must provide at least ten (10) square feet of space per chicken.

#### D. Feed Storage

- Chicken feed must be stored in a metal container with a secure lid to prevent contamination and attraction of pests.
- Feed storage containers must be kept in good condition and in a location protected from the weather and animals.

#### E. Slaughtering

The slaughtering of chickens is prohibited in the city limits.

#### F. Maintenance and Care

 Chickens must be provided with adequate food, water and shelter. The owner must ensure that the chickens do not create a nuisance, including excessive noise, odor, or attraction of pests.

#### G. Enforcement and Penalties

- The city shall have the authority to inspect properties with chickens to ensure compliance with the ordinance.
- Any person found to be in violation of this ordinance shall be subject to the penalties under section 4-102
  of this ordinance.
- The city may revoke the permit for violations of Sec. 4-110.

**Effective Date** 

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from 2017	Goal #1, Downtown: Future development in Hudson should respect the historic character of the City, especially its downtown historic district, while expanding the vitality and range of services available in the downtown area.	D1, Hudson will create an economic identity for downtown and, through the Lenawee Now, continue its long-term economic and physical revitalization program.	D2. New development in the downtown area should fit with the historic nature of the district, including design standards, setbacks, and building materials.	D3. Downtown Hudson will be marketed to visitors and residents in order for it to maintain its place as the community's heart.	D4. Minimize development hurdles in Downtown Hudson to make it as easy to redevelop as it is to develop new.	Goal #2, Neighborhoods: Hudson will preserve the charm of its historic residential neighborhoods while enhancing the quality of life for residents across the City.	N1. New residential development and redevelopment should respect bistoric building patterns, preserving and enhancing them where feasible.	NZ. New residential buildings should be focused in existing residential areas, with an eye toward filling in empty lots within established blocks, especially in the area immediately north of Downtown.
TORKER AND A PARTY	Goal #1, Downtown: Future development in Hudson should maintain the historic charm of the downtown area while increasing its vibrancy and services.	D1. Hudson will develop a unique economic identity for downtown and, through Lenawee Now, continue its long-term revitalization efforts.	D2. New development in downtown should blend with the historic character of the area, following design standards, setbacks, and building materials.	D3. Market Downtown Hudson to both visitors and residents to keep it as the heart of the community, including promoting local businesses that are unique and/or are a positive destination for the City.	D4. Make it easier to redevelop downtown by reducing obstacles, making it just as simple as building new.	Goal #2, Neighborhoods: Hudson will preserve the appeal of its historic neighborhoods while improving the quality of life for all residents.	N1. New residential development should respect and enhance historic building patterns where possible.	N2. Focus new homes in existing residential areas, especially on vacant lots north of Downtown.
Action Items FROM 2017		PZ-Rezone Properties According to this Master-Plan	PZ Translate Downtown Design Guidelines into Historic Preservation Overlay District	C! Improve pedestrian wayfinding and access in downtown			Cl-Improve pedestrian Infrastructure in- residential neighborhoods	P2.Rezone Properties According to this Master Plan
		ED-Encourage- infill development Downtown	PZRevise Zoning Ordinance to be consistent with this Master Plan	ED Improve marketing of Downtown businesses and events				CH Upgrade East and West Gateways
								ED Encourage infill development in neighborhoods
UPDATED FOR 2025 TO BETTER LINK TO GOALS +		Branding & Identity Development: Work with local businesses, historians, and marketing professionals to craft a distinct economic identity that highlights Hudson's history, small-town charm, and potential for growth,	Design Guidelines + Standards:: Establish clear architectural guidelines that require new developments to reflect the scale, materials, and character of the historic district.	Wayfinding & Signage Improvements: Instal lattractive and historically appropriate wayfinding signs to direct visitors to key downtown destinations.	Streamlined Permitting & Approval Processes: Work with city officials to simplify approval processes for new projects.		Design Guidelines & Standards: Develop and implement residential design guidelines that align with historic architectural styles, materials, and setbacks.	Encourage Infill Development in Neighborhoods: Amend zoning regulations to encourage infill development within established residential areas, offering incentives for new homes on vacant or underutilized lots.
		Enhance Long-Term Revitalization Efforts: Develop and implement a zoning overlay district for the downtown area that encourages mixed-use development and aligns with the historic character of the district,	Historic Overlay Districts: Create overlay zoning districts to ensure new development follows established downtown aesthetics.	Heritage Tourism & Events: Develop events such as historic walking tours, festivals, and farmers' markets to attract visitors and create a sense of place,			Historio Overlay Districts: Create overlay zoning districts to ensure new development follows established neighborhood aesthetics.	Adaptive Housing Models: Allow for accessory dwelling units (ADUs) or small-scale multi-family homes that it within existing blocks while maintaining neighborhood character.
			Adaptive Reuse: Promote the reuse of historic buildings with flexible zoning and financial incentives to maintain character while accommodating modern needs.	Expanded Marketing Efforts: Use social media, a dedicated website, and partnerships to highlight businesses, events, and unique downtown attractions.			Context-Sensitive Infill Development: Encourage developers to use designs that complement the surrounding historic fabric.	
Implications		Zoning Overlay for "Downtown Core"	Design Guidelines				Zoning Overlay for "Historic Downtown"	Infill development
			Zoning Overlay for "Historic Downtown"				Design Guidelines	Adaptive Housing

ED Goal #4, E Promote a attractivel service, at establishn		C4. Coordinate elen Street Improvement Parks and Recreating Capital Improvement ensure that transpoupgrades are meeting and objectives that identified City-wide	C3. Extend US-127, w running fro Hudson St	C2. Coordi County, Hil MDOT's Ur accomplis connectior activity.	C1. Consider of the control of the c	C Goal #3, Connective will create a complete in network which safe, efficient vehicand which support and non-motorized while enhancing the beauty of the City.		focus multiple farr appropriate areas.
Goal #4, Economic Development: Promote appropriately sited and attractively designed retail, service, and industrial service, and industrial service, and industrial		nents from the Plan, the Plan, the Plan, and the Int Program to Intalian ration and the goals have been	C3. Extend the trail system to US-127, with a connecting trail running from the city to Lake Hudson State Recreation Area.	C2. Coordinate with Lenawee County, Hillsdale County, and MDOT's University Region to accomplish non-motorized connections between nodes of activity.	C1. Consider including non-motorized transportation infrastructure, such as bike lanes and bike parking, in any public infrastructure upgrade project.	Goal #3, Connectivity: Hudson will create a complete road and train network which encourages safe, efficient vehicular travel and which supports recreation and which supports recreation and non-motorized transportation while enhancing the natural beauty of the City.		focus multiple family housing in appropriate areas.
Goal #4, Economic Development: Hudson will attract well-designed retail, service, and industrial businesses to suitable locations within the community.	ADD: Update and invest in infrastructure throughout the city, including sidewalks and roads.	C4. Coordinate transportation upgrades with the Street-lapprovement-Plan, Parks and Recreation Plan, and Capital Improvement Program to meet citywide goals.	G3. Extend the trail system to US- 127 and connect it to Lake Hudson State Recreation Area.	C2_Work with Lenawee County, Hillsdale County, and MIDOT to create non-motorized connections between key activity areas.	CT. Include non-motorized transportation options, like blke like lanes and parking, in public infrastructure upgrades.	Goal #3, Connectivity: Hudson will develop a comprehensive road and trail system that supports safe travel, recreation, and non-motorized transportation, while enhancing the city's natural beauty.	ADD: Provide accessible housing for all by increasing opportunities for young professionals, senior and aging-in-place housing.	family housing in suitable areas.
	Cl Improve podestrian infrastructure in residential neighborhoods	CHUpgrade East and West Gateways	CIRC Improve pedestrian infrastructure near downtown, especially along Railroad Street		Cl improve pedestrian infrastructure in residential neighborhoods			downtown, especially along- Railroad Street
	Cl Improve roads throughout City	CHimprove roads throughout City						neighborhoods
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	Circulation Improvements: Coordinate street and Coordinate street and transportation improvements with the City's overall development and environmental objectives, ensuring that transportation upgrades that transportation upgrades enhance connectivity between residential, commercial, and recreational areas.	Interdepartmental Coordination: Establish a working group that includes city planners, parks and recreation staff, and public works to align projects.	Feasibility Study & Route Planning: Conduct a feasibility study to determine the best route for the trail extension, considering land ownership, terrain, and safety.	Multi-Agency Collaboration: Establish regular meetings with Lenawee County, Hillsdale County, and MDOT to align non-motorized transportation efforts.	Complete Streets Policy: Adopt a "Complete Streets" approach requiring all public infrastructure projects to include pedestrian and bike-friendly elements where feasible.		Updated Zoning Regulations: Review and adjust zoning codes to prioritize missing-middle housing typologies.	while allowing for compatible multi- family options in designated areas.
			Public-Private Partnerships: Work with landowners, businesses, and conservation groups to secure easements or funding for trail construction.	Regional Trail Planning: Work with adjacent communities to develop a cohesive trail system that links Hudson to nearby activity hubs.	Bike & Pedestrian Design Standards: Establish design standards for bike lanes, crosswalks, and bike parking that align with best practices and enhance safety.		Adaptive Housing Models: Allow for accessory dwelling units (ADUs) or small-scale multi-family homes that fit within existing blocks while maintaining neighborhood character.	
					Sidewalk & Crosswalk Enhancements: Improve sidewalks, add pedestrian refuges, and install high-visibility crosswalks, especially in areas with high foot traffic.			development within established residential areas.

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incorporating it into the trail system and utilizing it as an anchor of the eastern gateway to downtown.	H3. Rehabilitate and improve access to the historic railroad viaduct over Bean Creek,	H2, Maintain and rehabilitate historic assets.	H1, Implement the design criteria outlined in the Hudson Plan.	Goal #5, Historic Assets: Hudson will foster its image as a historic community, capitalizing on historic assets such as the Downtown, Carnegie Library, and the railroad viaduct over Bean Creek.	E5.Continue the conversion of obsolete or underutilized industrial areas to office/research/technology uses.	E3. Concentrate new industrial development within the industrial development within the industrial park and surrounding areas through incentive programs and appropriate zoning.	E2. Provide flexible zoning mechanisms for property owners and tenants to upgrade existing non-residential sites.	E1. Promote and maintain high standards for site and building design by actively engaging new and existing property owners in the redevelopment and maintenance process.
the trail system and using it as a key part of the eastern gateway to downtown.	H3. Restore and improve access to the historic railroad viaduct over Bean Creek, integrating it into	H2. Maintain and restore historic buildings and landmarks.	H1. Follow the design guidelines in the Hudson Plan.	Goal #5, Historic Assets: Hudson will promote its historic identity by highlighting landmarks like the Downtown, Carnegie Library, and the railroad viaduct over Bean Creek.	E4. Continue converting outdated or underused industrial areas into office, research, or technology spaces that support diverse employment and entrepreneurship.	E3. Focus new industrial development in the industrial park and nearby areas using incentives and appropriate zoning.	E2. Offer flexible zoning options to help property owners and tenants upgrade existing non-residential sites.	ET. Encourage high standards for site and building design by involving property owners in redevelopment and maintenance, standards to create walkable and welcoming building frontages that create a sense of place.
viaduct and surrounding area	CI Make improvements to historic rail				PZ-Revise Zoning- Ordinance-to-be- consistent with this Master-Plan	ED Market industrial park and encourage businesses to open there	PZ Consider adopting a Planned Unit Development (PUD) ordinance	ci Actively maintain streetscapes in streetscapes in Downtown to portray a high quality aesthetic
							PZ-Revise- Zoning- Ordinance to be consistent with this Master Plan	
							PZ-Rezone Properties According to this Master Plan	
railroad viaduct, focusing on structural integrity, aesthetic improvements, and public safety.	Historic Rail Viaduct Renovation Plan: Develop a comprehensive plan to rehabilitate and restore the	Historic Preservation Grants & Incentives: Establish a program offering grants, low-interest loans, or tax incentives for property owners who maintain, restore, or rehabilitate historic buildings.	Develop Preservation Guidelines: Collaborate with preservation experts to develop clear guidelines for the adaptive reuse of historic buildings, ensuring that renovations maintain the building's historic character.		Zoning for Adaptive Reuse: Revise the zoning ordinance to encourage the conversion of obsolets industrial properties to office, research, and technology spaces, including flexible use zoning that allows for mixed-use developments.	Targeted Marketing of Industrial Park: Actively market the industrial park to targeted industries through outreach, promotional materials, and regional economic development partnerships.	Planned Unit Development (PUD) Ordinance: Adopt a Planned Unit Development ordinance that allows for more flexible zoning requirements, encouraging creative site designs while maintaining compatibility with surrounding areas.	besign feview Process: Implement a formal design review process for new developments and significant renovations, ensuring that architectural standards reflect the community's aesthetic and character.
seamlessly to other trails and pedestrian paths, enhancing its role as a gateway to downtown.	Trail Integration: Design the viaduct as a key feature of the trail system, ensuring that it connects	Partnerships with Preservation Organizations. Collaborate with local, state, and national preservation organizations to access resources, expertise, and funding for historic preservation projects.	Adopt & Enforce Design Guidelines: Ensure that design criteria from the Hudson Plan are formalized as clear design guidelines for all new development and renovations, particularly for the historic district.		Business Incubator Programs: Establish or partner with business incubators to attract and nurture small businesses, startups, and entrepreneurs in the office/research/technology sector.	Incentive Programs for Industrial I bevelopment: Offer tax incentives, grants, or low-interest loans to businesses willing to relocate to or expand in the industrial park.	Streamlined Zoning Process: Create a simplified and clear spocess for rezoning properties in line with the Master Plan to make it easier for property owners to invest in site upgrades.	arreetscape investment: Actively maintain and enhance I streetscapes in Downtown and surrounding areas, focusing on high-quality landscaping, signage, street furniture, and lighting to create an attractive and welcoming environment.
historical connection to the railroad, drawing attention to this key asset.	Celebrate the Viaduct as an Icon: Host events, festivals, or tours that focus on the viaduct and its	Create a Historic Building Inventory: Conduct a comprehensive survey and inventory of historic buildings to prioritize rehabilitation efforts and identify buildings at risk of deterioration.				Sector-Specific Clusters: Focus on attracting specific industries (e.g., manufacturing, tech, logistics) to build a cluster of businesses that can benefit from shared resources and supply chains.	Mixed-Use Zoning Options: Allow flexible mixed-use zoning in key areas to accommodate both retail t and residential uses, encouraging vibrant, walkable communities.	
			J					
							PUD	
							Mixed Use	

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	NR6. Incorporate elements of the Parks and Recreation Plan into planning efforts.	NR5. Pursue State and Federal funding for expansion of the City's non-motorized trails and assets.	NR4, Preserve open space, especially along Bean Creek and on the City's southeast side,	NR3. Capitalize on the rolling topography of the City by incorporating natural features into trails and parks where appropriate.	NR2, Improve access to Bean Creek through trails and recreational amenities.	NR1. Maintain and preserve Hudson's existing park space.	Goal #6, Natural Resources: Preserve Hudson's existing parks, enhance access to recreational opportunities and trailways, and foster an appreciation for the natural beauty of the City.	H4. Preserve the character of downtown, especially the historic district, utilizing a historic overlay zone or new downtown mixed-use zone that would provide unique regulations tailored specifically for historic preservation.
Goals from the Plan: Improve ADA Accessibility, Improve Restrooms, Paint Playround Apparatus and Benches, Improve pathways and Adjacent landscaping, Provide additional security lighting	NR6. Include the 5-year Parks and Recreation Plan in future planning efforts.	NR5. Seek state and federal funding to expand the city's non-motorized trails and amenities.	NR4. Protect open space, especially along Bean Creek and on the southeast side of the city.	NR3-Use the city's natural landscape to enhance trails and parks where possible.	NR2. Improve access to Bean Creek with trails and recreational features.	NR1. Maintain and preserve Hudson's current park space.	Goal #6, Natural Resources: Hudson will preserve its parks and open spaces and encourage appreciation of the city's natural beauty.	H4. Preserve downtown's historic character, especially in the historic district, by using a special zoning area focused on historic preservation.
								ED Encourage infill development Downtown
	Comprehensive Planning Integration: Ensure that all city planning documents, including zoning ordinances, infrastructure plans, and capital improvement projects, align with the goals and priorities of the Parks and Recreation Plan.	Collaborate with Regional & State Agencies: Work closely with regional planning organizations, such as the Michigan Department of Natural Resources (DNR) and the Federal Highway Administration, to tap into funding sources designated for parks, trails, and recreational infrastructure.	Green Buffer Zones: Establish green buffer zones along key waterways, including Bean Creek, to protect water quality, improve wildlife corridors, and provide passive recreational spaces for the community.		Trail Development & Connectivity: Build or improve trails that directly connect to Bean Creek, enhancing universal accessibility to pedestrian, bike, and recreational access to the waterway.	Park Preservation Fund: Create a dedicated fund or apply for grants to address ongoing park maintenance, upgrades, and preservation efforts,		Establish a Historic Overlay Zone: Downtown Mixed-Use Zoning: Create a historic overlay zone that Implement a mixed-use zone in sets specific development downtown that encourages the regulations for the historic district, ensuring that new construction and renovations respect the district's unique architectural features.
		Grant Writing and Applications: Hire or designate a grant writer within the city to pursue state and federal funding for trail construction, park upgrades, and other non-motorized transportation projects.	TO.		r: Access Points & Signage: Greate designated access points to Bean Creek with clear signage, parking areas, and pathways that guide visitors to the creek and surrounding parkland.	Community Volunteer Programs: Establish community volunteer programs for park clean-up events, tree planting, and landscaping projects to foster community pride and involvement.		ng
		Public-Private Partnerships for Funding: Leverage partnerships with local businesses and organizations that may be willing to contribute to or sponsor specific trail and park improvements.						Infill Development Guidelines: Encourage infill development that aligns with the historic character of downtown, focusing on scale, materials, and design that complement the surrounding historic architecture.
								Adaptive Reuse of Historic Buildings: Promote the adaptive reuse of historic buildings by streamlining zoning and permitting processes for projects that preserve the historic fabric while meeting modern needs.

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	P4, Utilize the Capital Improvement Program as a mechanism to fund elements of the Master Plan	P3. Revise the zoning ordinance to be compatible with the recommendations of this Plan.	P2. Cooperate with nearby communities, Lenawee and Hillsdale Counties, the school district, and other organizations through the exchange of information on development and redevelopment issues and other redevelopment issues and other shared interests, such as community facilities and services, conservation developments, and development along shared boundaries.	P1. Review and update the Master Plan every five years to address changing conditions, redevelopment opportunities, and the changing needs of the community.	Goal #7, Planning and Community Development: Ensure ongoing community planning and the implementation of the Master Plan.	
ADD: Prioritize transparent communication from the village administration, utilizing multiple methods to reach residents, the business community, and visitors.	P4. Use the Capital Improvement Program to fund aspects of the Master Plan.	P3. Update the zoning ordinance to align with the recommendations of this plan.	P2. Work with nearby communities, counties, school districts, and organizations to share information on development, redevelopment, and other mutual interests like community services and conservation.	PT. Review and update the Master Plan every five years to keep up with changes, redevelopment opportunities, and community needs.	Goal #7, Planning and Community Development: Hudson will ensure continuous community planning and follow through on the Master Plan's implementation.	and only include goals and objectives that are directly related to land use + zoning, collaboration/partnership and funding
	P2 Adopt/update Parks and Recreation Plan every five years		PZ-Adopt/update Parks and: Recreation Plan- every five year			
	CHmprove- pedestian- wayfinding-and- access-in- downtown					
	Align CIP with Master Plan Priorities: Ensure that the Capital Improvement Program (CIP) is closely aligned with the goals and projects outlined in the Master Plan, prioritizing infrastructure and development projects that further the city's vision.	Conduct Comprehensive Zoning Review: Form a task force or working group to review the current zoning code and identify areas where it needs to be updated to align with the Master Plan.	Establish Collaborative Planning Groups: Create collaborative planning groups that include neighboring municipalities, counties, school districts, and community organizations to discuss joint issues, share information, and plan for regional development.	Establish a Master Plan Review Committee. Form a committee with representatives from the city government, planning commission, business community, and residents to guide the update process and ensure broad input.		
	Explore Funding Sources: Identify a variety of funding sources for a variety of funding sources for CIP projects, including local revenue (taxes, bonds), state and federal grants, private-public partnerships, and philanthropic contributions.	Zoning Audit: Conduct a thorough audit of the current zoning ordinance to identify inconsistencies or outdated provisions that need to be revised in line with the updated Master Plan.	Regional Funding Applications: Collaborate on regional funding applications for large-scale projects, such as transportation improvements, green space development, or infrastructure upgrades that span multiple jurisdictions.	Track Progress & Implement Changes: Regularly evaluate the progress of the existing Master Plan and incorporate changes or new priorities based on the city's growth, redevelopment opportunities, and emerging trends.		
		Regular Zoning Updates: Schedule regular zoning updates, ensuring the zoning ordinance remains flexible and adaptable to changing community needs and economic conditions over time.				