

Table 1 Policy Review Results

Policy Review Criteria	Goal	Sanilac County	Sanilac Township, Sanilac County	Custer Township, Sanilac County	Lapeer County	Greenwood Township, St. Clair County
Land Use Planning and Zoning						
Master Plans	Master Plan and Comprehensive Land Use Plan should state the community's intention for land use, natural resource preservation, and providing infrastructure	Sanilac County General Development Plan (2004-2024)	Follows County General Development Plan	Follows County General Development Plan	Comprehensive General Development Plan, 2006	Comprehensive Master Plan, 2000
Zoning Ordinance	Zoning Ordinances should enact the rules that support the vision of the Master Plan and Future Land Use Maps	Zoning Ordinances included in General Development Plan for Urban and General Service, Rural Residential, Rural/Agricultural, and Parks Districts	Zoning Ordinance of 1972, Amended 1980 and 1987	Zoning Ordinance, Ordinance 100, 1984	General Development Plan identifies key facets, relies on local zoning for details	2002
Floodplain Mapping, Overlay District Flood Hazard Mitigation Planning, Floodplain Ordinance	Extent of 100-year floodplain is recognized and provisions to protect or mitigate impacts to the floodplain are adopted	General Development Plan, Lexington Township, Village of Lexington, Worth Township, and City of Croswell have FIRMs	Not Addressed	Not Addressed	General Development Plan, Acadia, Goodland, Burnside, and North Branch Townships have FIRMs	Zoning Ordinance
Recreation Plan	A MDNRE approved 5-year Recreation Plan identifies priority lands for acquisition or protection for future recreational use	General Development Plan recommends preparation of Recreation Plan	Not Addressed	Not Addressed	Recreation Master Plan prepared in 1999	Recreation Plan approved 12/06. Valid through 2011
Development Review Process	Existing and future plans for natural features are illustrated in site plan. Protective measures are included in site plans to ensure that developments preserve natural features and water quality	General Development Plan	Defers to Sanilac County	Zoning Ordinance Art. XIV. Site plan reviews do not require natural features to be indicated	General Development Plan	Zoning Ordinance
Low Impact Development Ordinance - development and division practices	Impacts of development to communities resources are minimized through infiltration and reduction of impervious surfaces	General Development Plan encourages minimal environmental impacts, no specific mention	Not Addressed	Zoning Ordinance allows special approval, no specific mention	General Development Plan	Not Addressed
Preservation and Conservation						
Agriculture/Farmland Preservation	Master Plans describe importance of agricultural land and rural character in community. Zoning ordinances provide regulations for preserving farmland	General Development Plan	Not Addressed	Not Addressed	General Development Plan	Master Plan and Zoning Ordinance
Riparian Ordinance - riparian setbacks	Buffer overlay zones are identified and regulated for stream protection and flood control	Recommended Land Use Map	Not Addressed	Not Addressed	Future Land Use Map	Zoning Ordinance
Clustering and Open Space Developments	Cluster development is allowed and incentivized. Land conservation techniques are utilized to keep land preserved in perpetuity	General Development Plan	Zoning Ordinance requires setbacks in all subdivisions	Zoning Ordinance sets minimums for setbacks	General Development Plan Minimum 20 acres continuous open space	Zoning Ordinance requires minimum 50% Open Space
Conservation Easements and Similar Tools	Encourage incentives and flexibility to promote conservation of valuable areas	General Development Plan	Not Addressed	Not Addressed	General Development Plan	Zoning Ordinance

Table 1 Policy Review Results

Policy Review Criteria	Goal	Sanilac County	Sanilac Township, Sanilac County	Custer Township, Sanilac County	Lapeer County	Greenwood Township, St. Clair County
Sediment and Unstable Hydrology						
Storm Water Standards	Storm Water Standards and criteria are developed to regulate for flood control, stream protection, and water quality	Drain Commissioner Development Drainage Rules (2007)	Direct drainage to drain checked on all development plats, not on condos	Not Addressed	Drain Commissioner has county standards; modeled after Oakland County's standards for big projects; rely on township requirements for small projects	Zoning 17-05. Contain storm water on site. Plans approved by Zoning Admin. Show established grade
Engineered Best Management Practices	Designs for water quality are incorporated into designs standards	Drain Commissioner Development Drainage Rules (2007)	Not Addressed	Not Addressed	General Development Plan	Not Addressed
Runoff Volume Control	Reduction of runoff volume is incorporated into designs, allowing flexibility in street and development drainage systems	Drain Commissioner Development Drainage Rules (2007)	Not Addressed	Not Addressed	Not Addressed	Not Addressed
Minimizing Inflow	Disconnect downspouts and other direct connections to the storm sewer	Not Addressed	Not Addressed	Not Addressed	Not Addressed	Not Addressed
SESC	Soil erosion and sedimentation control is identified as an important activity of the County and other enforcing agents	Soil Erosion and Sedimentation Control Ordinance	Lakeshore High Risk Erosion Setback Ordinance, Lakeshore High Risk Erosion Areas identified	Follows County Ordinance	Soil Erosion and Sedimentation Control Ordinance	Follows County Ordinance
	Adequate staff is available to effectively administer and enforce SESC ordinance	CEA - County Construction Codes; APA - County Road Commission; APA - County Drain Commissioner	County provides enforcement	County provides enforcement	CEA - County Planning Commission, Community Development; APA - County Road Commission; APA - County Drain Commissioner	County provides enforcement
Impervious Surface Reduction	Flexibility is allowed for alternative paving materials and requirements	Development Drainage Rules	Not Addressed	Not Addressed	Not Addressed	Not Addressed
Parking Lots and Driveways	Alternative parking lots and driveway designs are permitted to reduce imperviousness	Zoning ordinance defines parking space as 200 sq. feet and sets minimum standards	Not Addressed	Zoning ordinance defines parking space as 300 sq. feet and sets minimum standards	Not Addressed	Zoning Ordinance
Streets and Access	Reduced street widths and on-street parking requirements are allowed to reduce imperviousness	Not Addressed	Not Addressed	Not Addressed	General Development Plan	Not Addressed
Street Patterns	Standards are flexible for street length and width, sidewalk locations, and cul-de-sacs to reduce imperviousness	Not Addressed	Not Addressed	Not Addressed	Not Addressed	Not Addressed
Lot Setbacks/Lot Width/Lot Coverage	Relaxed rules for specific dimensions allows more options for developers, such as open space and cluster development designs	General Development Plan	Zoning Ordinance requires setbacks in all subdivisions	Zoning Ordinance sets minimums for setbacks	Not Addressed	Zoning Ordinance sets minimums for setbacks
Sidewalks	Flexibility is allowed for sidewalks on only one side of the street or the use of alternative pathways and trails to reduce imperviousness	Not Addressed	Not Addressed	Not Addressed	Not Addressed	Zoning Ordinance, Art. XII, Sec. 12.02(A) Parking space for 1 vehicle is 300 sq. ft.

Table 1 Policy Review Results

Policy Review Criteria	Goal	Sanilac County	Sanilac Township, Sanilac County	Custer Township, Sanilac County	Lapeer County	Greenwood Township, St. Clair County
Nutrients						
Wetland Preservation	Identification and delineation of wetlands provides support for ordinance and regulations to protect and preserve existing and restored wetlands	General Development Plan allows wetland protection in open space, but no other protection	Not Addressed	Not Addressed	General Development Plan encourages wetland determinations during plan review	No water features identified for protection
Sanitary Sewer	Master Plan provides sewer service area that adequately serves the community	Recommended Land Use Map identifies planned growth areas	Not Addressed	Not Addressed	General Development Plan identifies Cooperative Agreement Areas and Controlled Growth Sectors	Not Addressed
Septic Systems	An ordinance regulating the siting, installation, and maintenance of septic systems reduces failures and identifies faulty systems	Sanilac County Environmental Health Code	Zoning Ordinance, Art. IX, Sec. 9.02(i) In new and existing structures, a Septic Permit must be obtained prior to applying for a building permit. Proper and adequate septic systems built and inspected by SCHD.	Not Addressed	Lapeer County Health Department's Environmental Health division requires evaluation and permit. Complaint system in place	Not Addressed
Temperature						
Greenways/Greenbelts	Plan for use of greenways and greenbelts to protect watercourses and other resources	General Development Plan's Open Space Corridors System	Not Addressed	Not Addressed	Not Addressed	Not Addressed
Woodland Preservation	Assess individual trees and woodlands to support protection measures of ordinances and standards to minimize tree removal during construction projects	Not Addressed	Not Addressed	Not Addressed	General Development Plan encourages local woodland preservation ordinances	Not Addressed
Habitat Preservation - Natural Area Preservation/Restoration	Assess natural areas to identify unique and sensitive areas important for ecosystem	Not Addressed	Not Addressed	Not Addressed	General Development Plan encourages identification of lands for preservation	Not Addressed
Pathogens						
Animal Waste (Pets & Kennels)	Educate residents about the availability, location, and requirements of properly disposing of pet waste	Not Addressed	Not Addressed	Not Addressed	Not Addressed	Not Addressed
Agricultural Manure Management	Educate operators about the requirements of properly storing and applying manure	General Development Plan addresses CAFO impacts	Not Addressed	Zoning Ordinance, Art. VI, Sec. 6.02(A)4 Manure not allowed to accumulate and cause odor or flies	Not Addressed	Zoning Ordinance references GAAMPS
Illicit Discharge Elimination	Map drainage system and outfalls to support Illicit Discharge Elimination Discharge ordinance and inspection program	Development Drainage Rules, Sanilac Road Commission MS4 Community	Not Addressed	Not Addressed	Not Addressed	Not Addressed
Toxic Contaminants						
Wellhead Protection Areas	Identify and map wellhead protection areas to preserve groundwater	General Development Plan, 4 Townships with Wellhead Protection Plans in BRW	Not Addressed	Not Addressed	General Development Plan, 1 Township with Wellhead Protection Plan in BRW	Zoning Ordinance prohibits high risk activities in sensitive groundwater areas. Has established withdrawal regulations

Table 1 Policy Review Results

Policy Review Criteria	Goal	Sanilac County	Sanilac Township, Sanilac County	Custer Township, Sanilac County	Lapeer County	Greenwood Township, St. Clair County
INVASIVE SPECIES						
Native and Site Specific Plants	Use native and site specific plants to maximize viability and reduce threat of invasive species	Not Addressed	Not Addressed	Not Addressed	Not Addressed	Zoning Ordinance lists suitable plants, but some are invasives
Renewable Energy						
Wind Ordinance	Allow and promotes the effective and efficient use of wind energy conversion systems	Not Addressed	Not Addressed	Not Addressed	Not Addressed	Zoning Ordinance allows special permitting for wind systems in all districts

Meeting Goal and following recommended principle

Could improve using concepts from Model Ordinance

Not addressed

Red text indicates impediment to development principle