

Walled Lake Master Plan Kickoff

Presentation to the Planning Commission

October 13, 2026



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RUSSELL DESIGN



“Good planning helps create communities that offer better choices for where and how people live. Planning helps communities to envision their future. It helps them find the right balance of new development and essential services, environmental protection, and innovative change.”

– American Planning Association

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Agenda

- What is a Master Plan?
- Planning and Zoning Authority
- Overall Roles and Responsibilities
- Your Tools: Master Plan and Zoning Ordinance
- Master Plan Components





What is a Master Plan...?

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Why are we here?

- A Master Plan is YOUR vision for your community!
- The most recent Walled Lake Master Plan was adopted in 2002 and was updated in 2014. The plan should be reviewed / updated every 5 years.
- Redevelopment Ready Communities (RRC) Option



Why do we Plan?

- People plan to make a special event successful.
- Businesses plan so their products and services sell.
- Farmers plan when to plant and harvest.
- Why shouldn't communities plan to be successful and sustainable?

“When it comes to the future, there are three kinds of people: those who let it happen, those who make it happen, and those who wonder what happened.”

— John M. Richardson, Jr.

What is a Master Plan?

The Master Plan states a VISION for what a community wants to look like in 10 to 20 years...

...that Vision is based on a consensus of the people who live there...

...the Master Plan translates the Vision into actionable steps (Goals and Objectives).

It is a guide for the future growth and development of Walled Lake!





Planning and Zoning Authority

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Authority and Responsibility

Michigan Planning Enabling Act (MPEA)

enables establishment of a planning commission.

The Michigan Zoning Enabling Act (MZEA)

enables the development and administration of a zoning ordinance.

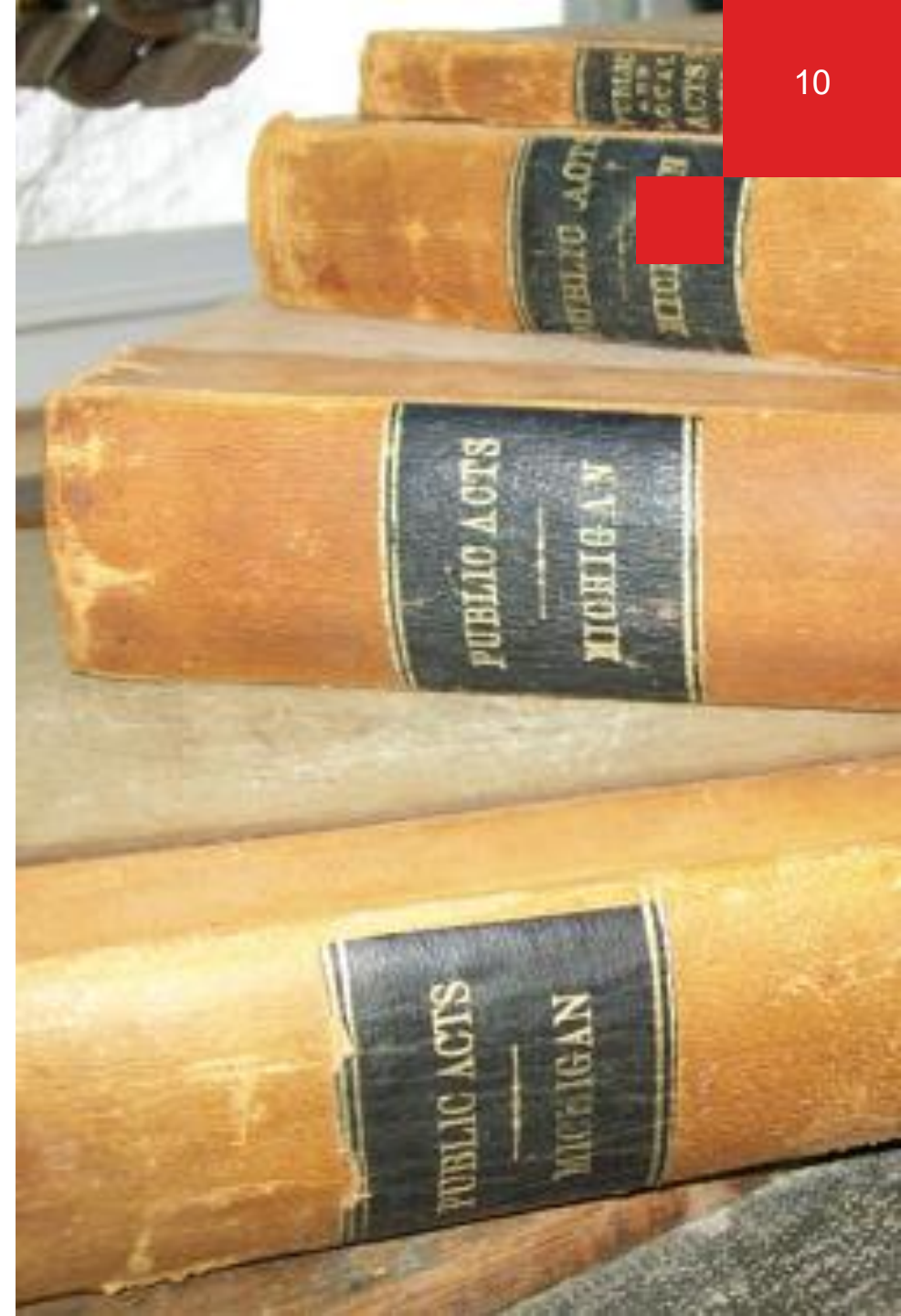


Michigan Planning Enabling Act

(P.A. 110 of 2006)

Master Plans

- Community Data
- Policies and Objectives
- Future Land Use Map
- Zoning Plan



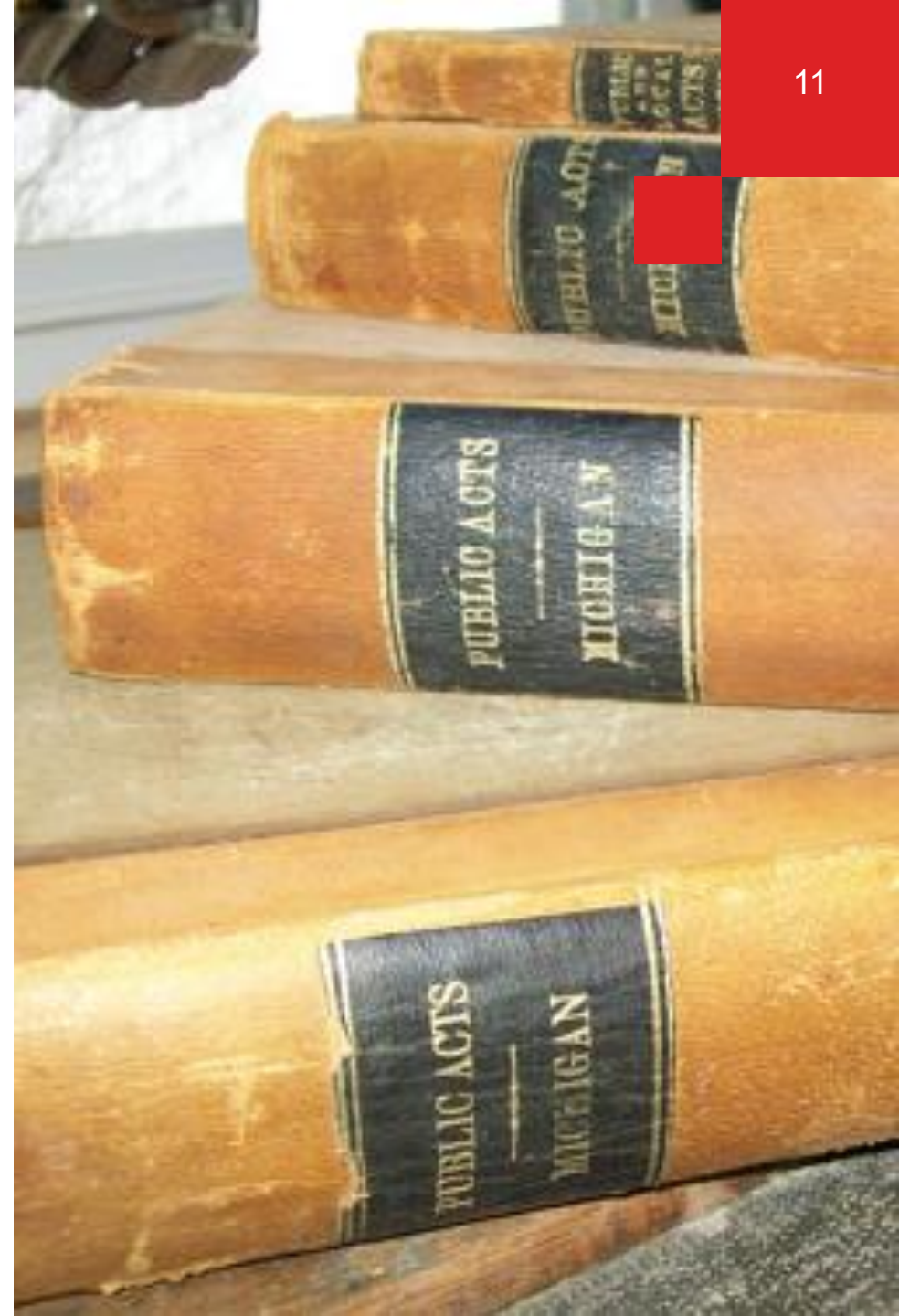
Michigan Zoning Enabling Act

(P.A. 110 of 2006)

Zoning Ordinances

- Uses, structures, densities, and other development
- Amendments
- Variances
- Appeals
- Special Land Uses
- Zoning Map
- Planned Unit Developments

Case Law = Additional Guidance/Clarification

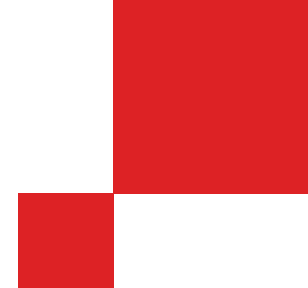




Overall Roles and Responsibilities

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The Planning & Zoning Team



City Council

Planning Commission

Zoning Board of Appeals

City Staff

- City Clerk
- Fire Chief
- Dept of Public Works
- Building Inspector
- Code Enforcement Officer

City Manager

Staff Professionals

- City Planner (McKenna)
- City Engineer (Boss)

Overall Roles and Responsibilities

Planning Commission

(Appointed)

- ✓ Master Plan
- ✓ Capital Improvement Plan
- ✓ ZO Recommendation
- ✓ Zoning Reviews
- ✓ SLU
- ✓ Site Plan Review
- ✓ Annual Report

City Council

(Elected)

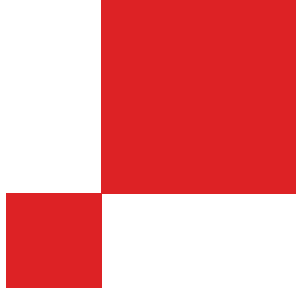
- ✓ Master Plan (optional)
- ✓ Capital Improvement Plan
- ✓ ZO Adoption
- ✓ Appointments
- ✓ Budgets
- ✓ Sets fees

Zoning Board of Appeals

(Appointed)

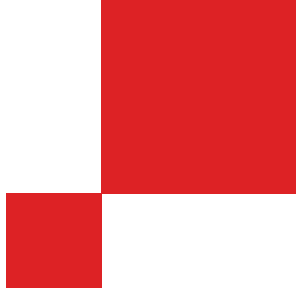
- ✓ Variances
- ✓ Appeals
- ✓ Interpretations
- ✓ Other Duties

All Boards: Overall Responsibilities



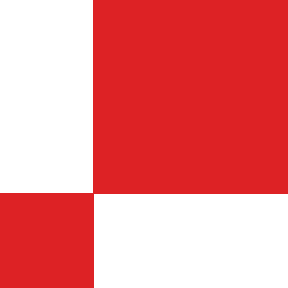
- Comply with all applicable State laws
- Carries out only those responsibilities assigned by law
- Complies with Open Meetings Act
 - Deliberates in public
 - No private discussions
 - Decisions made at meetings in public

City Council: Overall Responsibilities



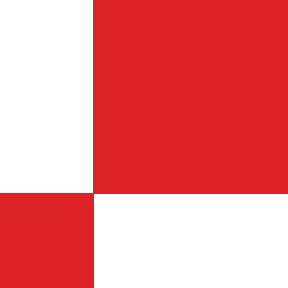
- Legislative Body
- Adopts Zoning Ordinance
- Adopts amendments to Zoning Ordinance text and Zoning Map
- Set permit and application fees
- Appoint Planning Commission and ZBA members
- Approve proposed PUD upon PC recommendation
- If applicable, adopts Master Plan
- Adopts Capital Improvement Plan (CIP)

Planning Commission: Overall Responsibilities



- 5, **7 (for Walled Lake)**, 9, or 11 members appointed by Legislative Body
- Develop Zoning Ordinance and Zoning Map and make recommendations to Council
- Can review Capital Improvement Plan (CIP)
- Hold public hearings on Special Land Uses, Zoning Ordinance amendments
- Makes recommendations to Council on SLU, rezonings and amendments
- Review matters referred by the Legislative Body
- Prepare Annual Report
- Adoption of Master Plan

Zoning Board of Appeals: Overall Responsibilities



Members appointed by the Legislative Body

- Not fewer than 5 if pop. > 5,000 with up to 2 alternates
- Legislative body may act as ZBA

Hear and decide appeals of administrative decisions

- May not review special land use and PUD appeals unless provided for in ZO.

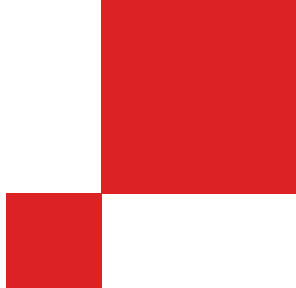
Authorize variances (non-use only)



Your Tools: Master Plan & Zoning Ordinance

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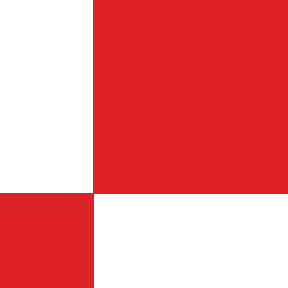
Master Plan



Powerful expression of the City's intentions for the future

- Basis for zoning and other land use regulation
- Identifies existing conditions & trends
- Sets goals with public input
- Considers alternatives
- Balance community rights and landowner rights
- Provides recommendations for future development, including Future Land Use Map
- Must review at least every 5 years

Zoning Ordinance



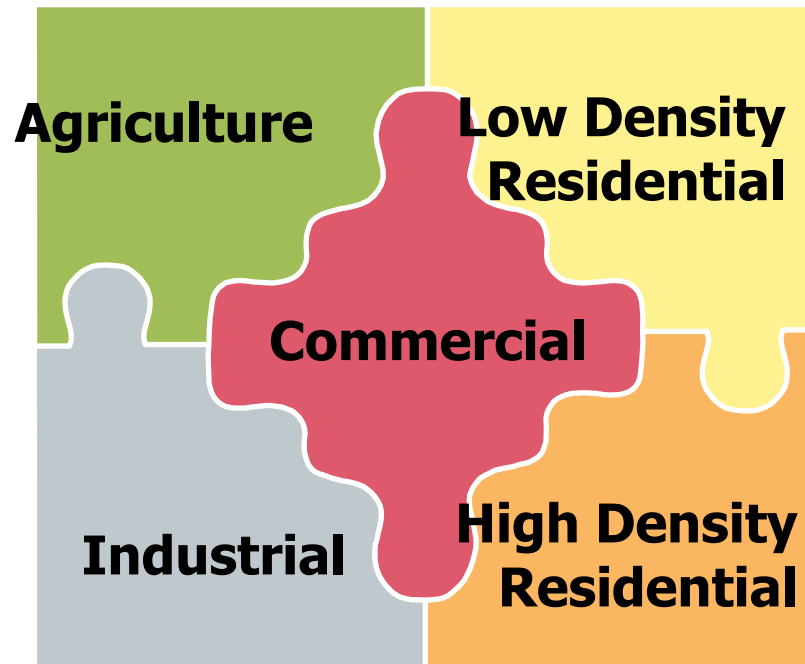
Protects public health, safety, and welfare

- Ensures orderly development and growth
- Divides the municipality into zones
- Provides for administration and enforcement
- Includes regulations for:
 - Buildings, structures, uses
 - Area, setbacks, lot coverage, bulk, density
 - Design (optional)
 - Parking, landscaping, etc.

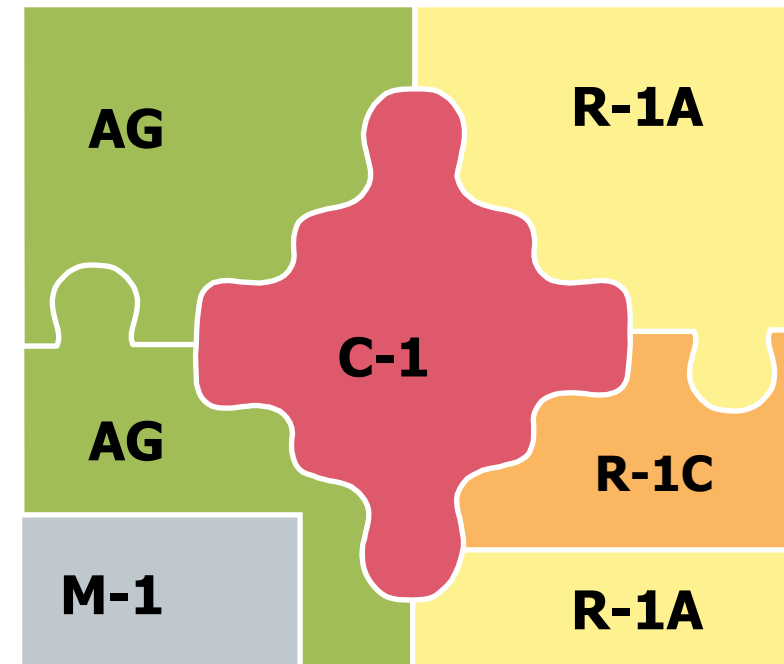
Relationship of MP & ZO

Master Plan	vs	Zoning Ordinance
Guide for the FUTURE	-	Regulation to TODAY
Policy	-	Law
Future land use maps may be general	-	Zoning maps are specific and follow property lines
Flexible to respond to changing conditions	-	Specific standards
Adopted/Amended by Planning Commission and City Council	-	Adopted by the City Council upon recommendation by the Planning Commission

Relationship of MP & ZO (Cont'd)



Master Plan
Future Land Use Districts



Zoning Ordinance
Zoning Districts



Master Plan Components

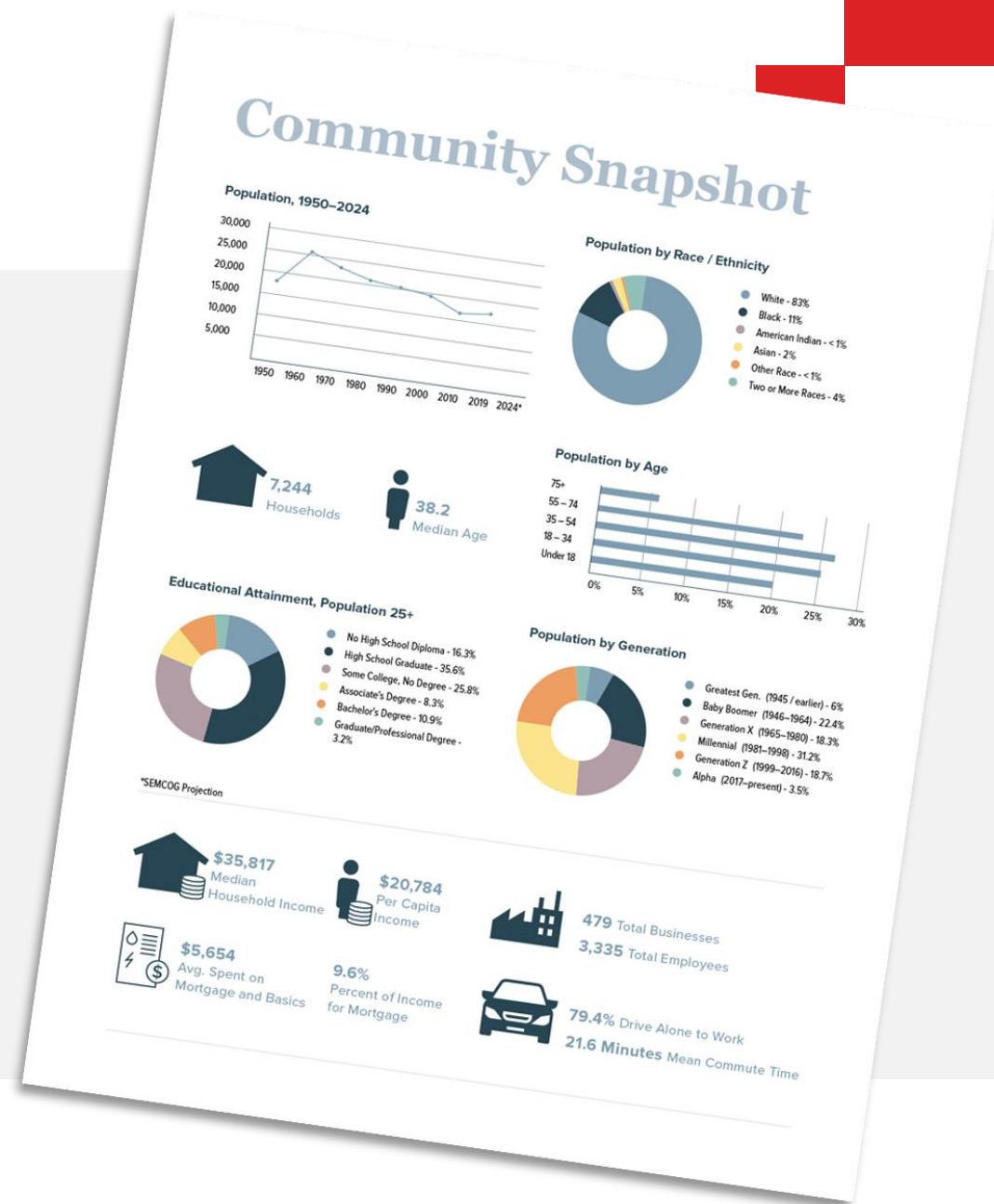
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Master Plans Provide Future Insight

- Inventory available community assets and resources.
- Consider development trends.
- Explore public facility needs (roads, water, schools, etc.).
- Identify areas where community members may lack access to housing, or to goods and services (grocery stores, public parks, public transportation)
- Examine a community's history and cultural diversity
- **Provide a community-driven statement of a positive future that is inclusive of all existing and new residents.**

Data Analysis

- **Regional context:** What are the areawide development patterns?
- **Existing land uses:** Inventorying how all the City's land is being used today
- **Population and housing:** Who is living in Walled Lake, and what makes them unique?
- **Market studies:** What types of businesses and housing are in Walled Lake? What types are missing?



Public Participation and Community Outreach

Walled Lake residents determine a future Vision through...

- Community survey
- Two community engagement events
- Publicity



Public Engagement Activities

Project Kickoff – October 2026

Market Place Pop Up – October 21, 2026

Community Survey – November 2026 to April 2027

Master Plan Updates and Review with Planning Commission – Monthly

Draft Master Plan Review with Planning Commission – April 2027

Review Plan for Distribution – April 2027

Public Hearing – June 2027

Adoption – July 2027

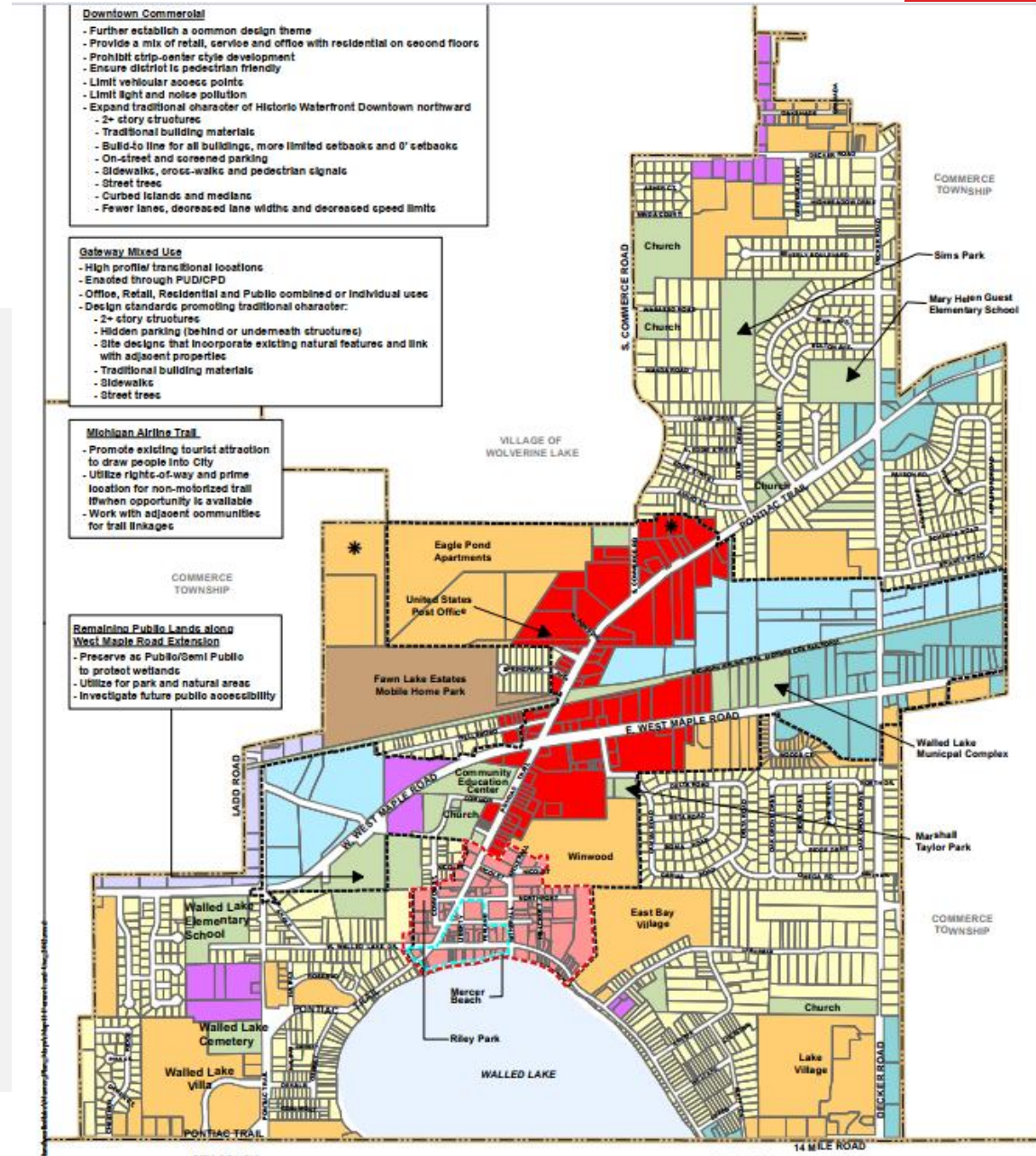
CITY OF WALLED LAKE MASTER PLAN PROJECT KICKOFF · OCTOBER 13, 2026



City-wide Framework

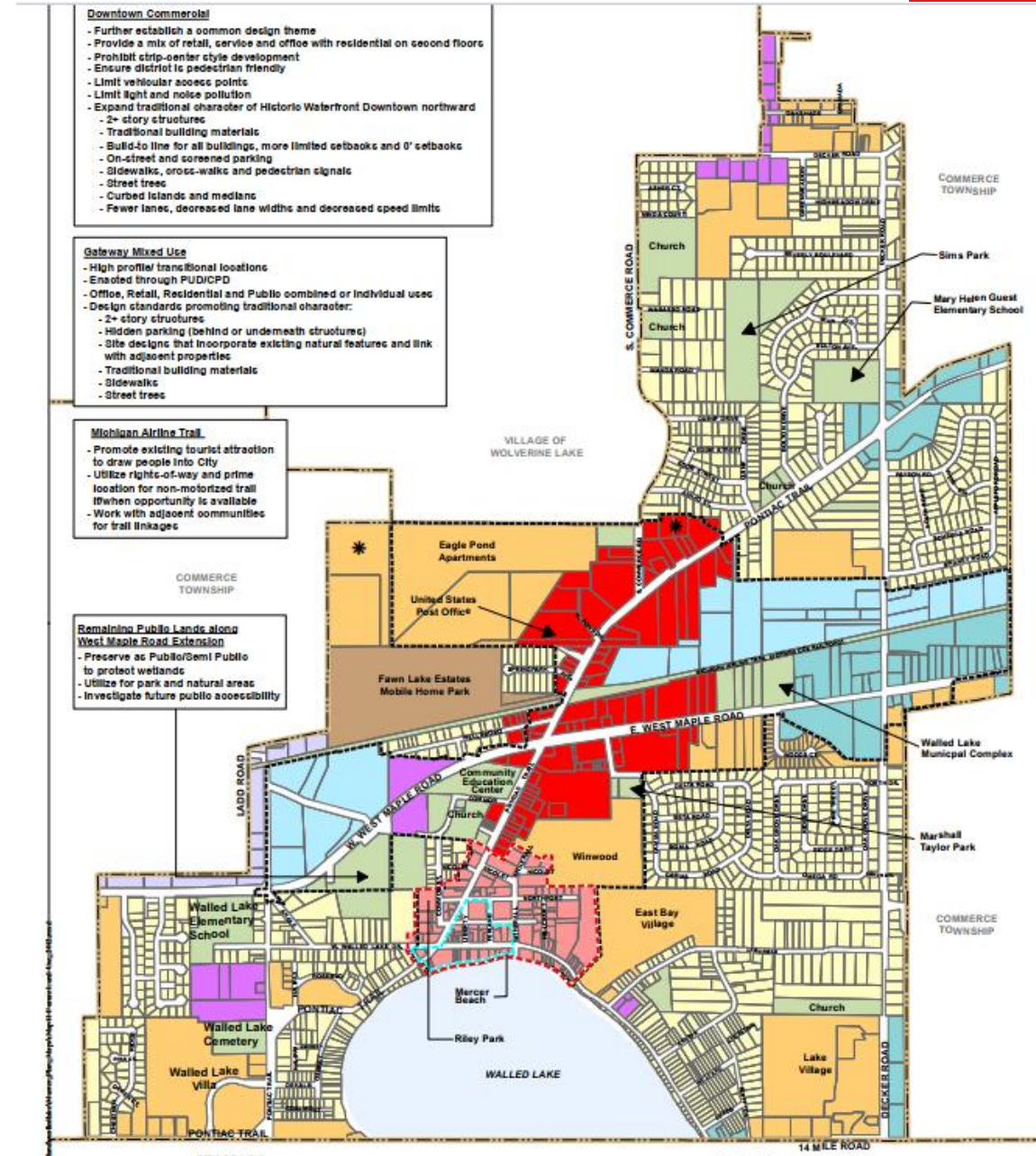
What areas of Walled Lake should we...

- Preserve (or keep exactly the same)?
- Enhance (generally keep the same, but add public amenities)?
- Redevelop (change built-up areas by replacing older buildings and infrastructure)?



Roadmap for the Future

- **Goals and Objectives:** A comprehensive and coordinated vision for the City.
- **Future Land Use Plan:** Preserving quality of place and natural character while supporting new high-quality development and public spaces.
- **Transportation Plan:** Planning beyond the automobile.
- **Zoning Plan:** Action-oriented recommendations to turn plans into reality.



Action Plan

- This is an example of an Action Plan, or an Implementation Plan.
- It is an important component of a Master Plan – it gives community leaders a roadmap to implement the Vision discussed throughout the Plan.
- It summarizes who needs to work together to accomplish a given Goal or Objective, and where these partners can find the money to do it.

GOAL 2: COMPLETE STREETS, WALKABILITY, AND CONNECTIVITY

OBJECTIVE 2.5 Work to implement the East Grand River Avenue Access Management Plan.	PRIORITY	TIMEFRAME	PARTNERSHIP			FUNDING		
			City	Other Gov't	Private	Public	Private	TIF / DDA
Create a safe pedestrian crossing near Rowe Ave. to Tom's Shopping complex (sub area one).	A	1	CS	MDOT	BO	•	•	
During the East Grand River Avenue redesign and any site plan review process, administer the access control measures outlined in the East Grand River Access Management Plan including but not limited to cross-access requirements, shared driveways at property lines, right-turn tapers, and traffic calming measures.	A	1	CS PC			•		
The high volume of traffic on East Grand River Avenue along with its width does not provide a safe crossing environment for pedestrians or cyclists. The City should evaluate the feasibility of installing a mid-block, pedestrian activated crossing signal.	A	3	CS	MDOT	BO	•	•	
Implement specific driveway modifications as recommended in the East Grand River Access Management Plan.	B	2	CS		BO		•	

Master Plan Role and Responsibilities

Planning Commission

Performs advisory, ambassadorial, and public engagement functions, plus:

- Directs City staff to distribute Intent to Plan notifications to the public, adjacent communities, reviewing agencies, etc. in compliance with the Michigan Planning Enabling Act.
- Reviews the comments and feedback provided by the staff and consultants.
- Provides direction and focus on planning topics, based on comments from staff and consultants.
- Provides comments, thoughts, suggestions on draft maps and text, including Future Land Use Map and future planning policies.

Role and Responsibilities

Planning Commission (continued)

Performs advisory, ambassadorial, and public engagement functions, plus:

- Makes recommendation to the City Council to distribute the draft Master Plan to the public for 63 days.
- Reviews comments received from public, adjacent communities, reviewing agencies, etc.
- Determines if public comments warrant revisions or edits to the draft Master Plan. If so, continue to work with the staff and consultants to modify the draft text and/or maps. If the Commission determines that the draft text is ready, they will set the public hearing for the next regularly scheduled meeting.
- Holds the required public hearing. Notices to be printed in newspaper and on City website.
- At the public hearing, members of the public are permitted to address the Commission about the Master Plan project.
- The Commission will approve the Master Plan and recommend adoption of the Master Plan to the City Council.

Role and Responsibilities

City Council

Performs the same advisory, ambassadorial, and public engagement functions as the Planning Commission, plus:

- Acts as the adopting body for the Master Plan.
- Receives recommendation from Planning Commission to distribute draft Master Plan to the public. If draft Master Plan is deemed complete, City Council will direct staff to distribute the draft Plan to the public for 63 days.
- Receives recommendation from Planning Commission to adopt the Master Plan, as presented.
- Votes to adopt the Master Plan or may remand the document to the Planning Commission with specific directions to edit, amend, modify the draft Master Plan.

Role and Responsibilities

Board of Zoning Appeals

Performs the same advisory, ambassadorial, and public engagement functions as the Planning Commission, plus:

- Uses the Master Plan as a guiding document when appeals and amendments are presented.
- Uses the Future Land Use Plan as a guide when deciding rezoning appeals.

Project Schedule

TASKS	Month / Year								
	Oct 26	Nov 26	Dec 26	Jan 27	Feb 27	Mar 27	Apr 27	May 27	Jun 27
1. Project Initiation	X								
2. Existing Conditions Inventory & Analysis		X	X	X					
3. Public Participation	P						P		
4. Vision, Goals and Objectives					X				
5. Draft Future Land Use						X			
6. Plan Implementation							X		
7. Plan Adoption								X	X

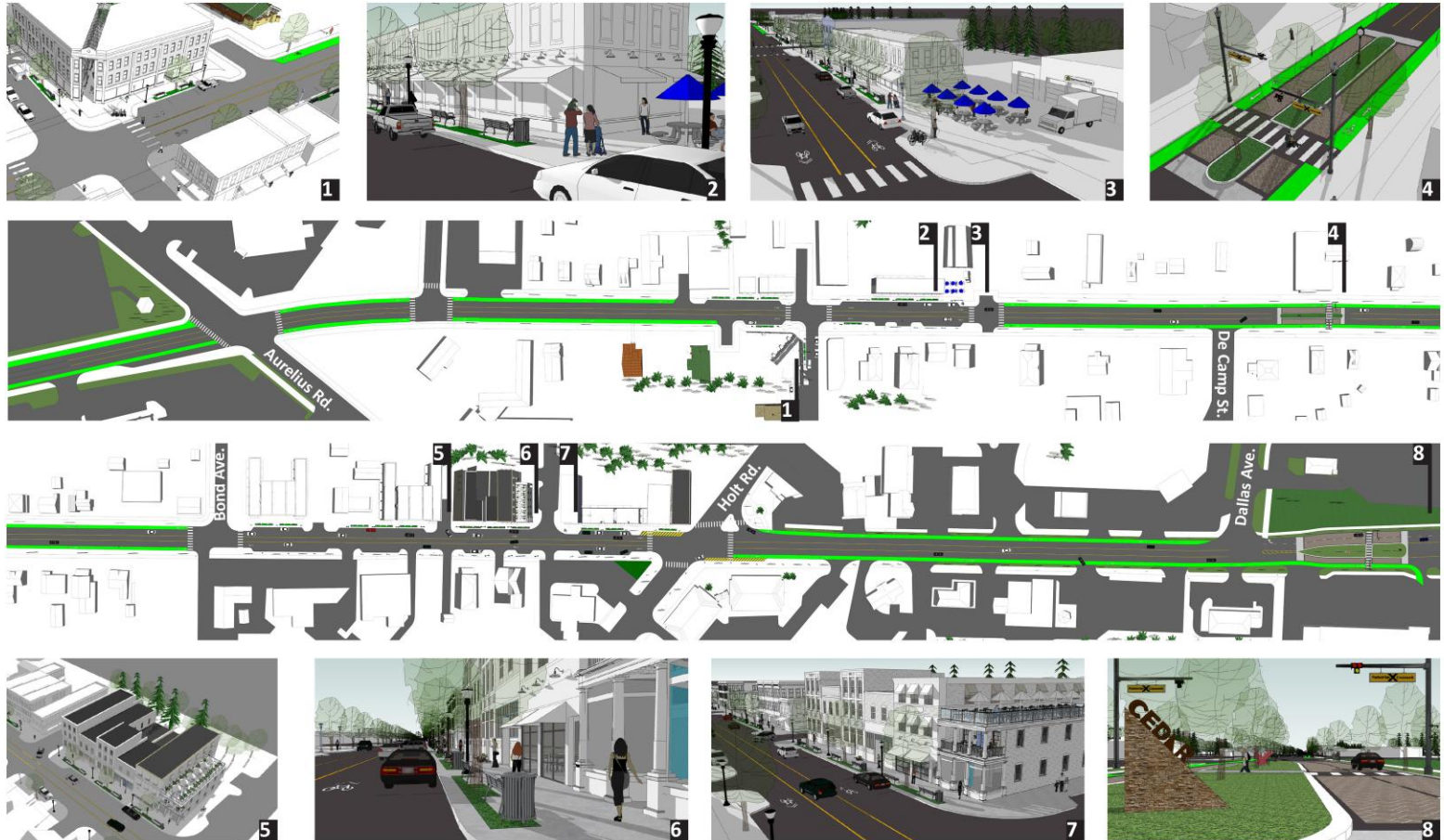


The Elements of Community

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Streets and Public Spaces

- Public spaces are like “outdoor rooms”
- Buildings frame the space and provide enclosure
- We navigate these spaces by way of streets, parks, and plazas
- How can a community be redesigned to enhance pedestrian access and fitness?



Housing Types

- Most housing in Walled Lake is either an individual house (“a single family house”) or apartment buildings.
- There are many other types of buildings where people can live!
- In older communities, a mix of residential building types gave residents more choices.
- What type of building would you like to live in?



Duplex Adjacent



Duplex Stacked



Triplex



Fourplex



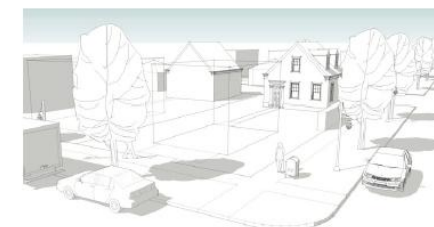
Small Apartment



Live Work



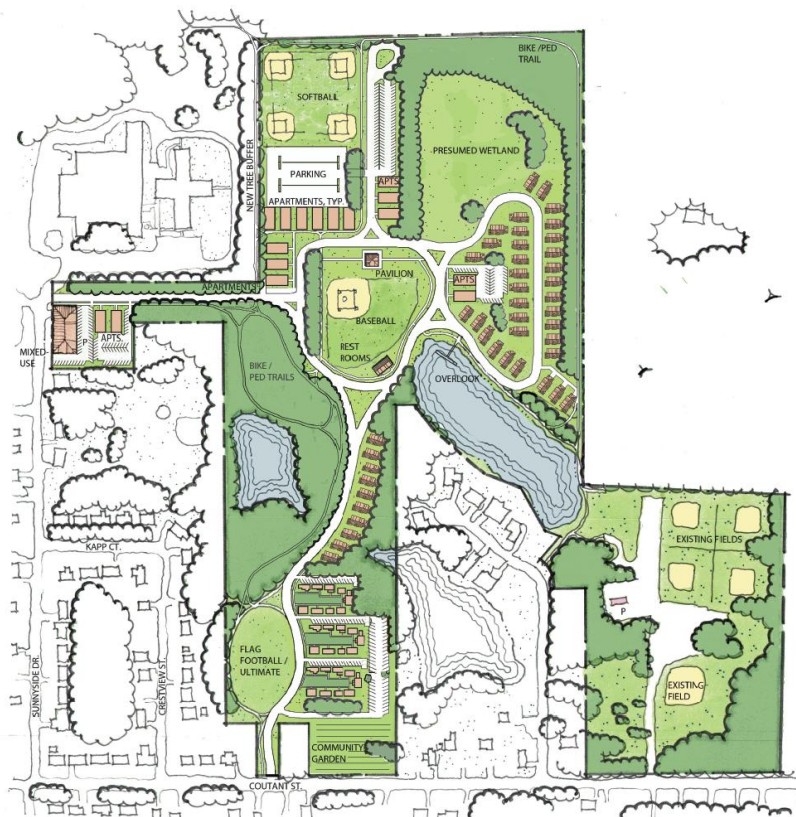
Rowhouses



Accessory Units

Planning for Change

- Over time, neighborhoods grow and change
- New housing types, parks, or other uses might be added
- In 20 years, you will be making the choice where to live, work, and invest your time and money
- What changes would you like to see during this time?

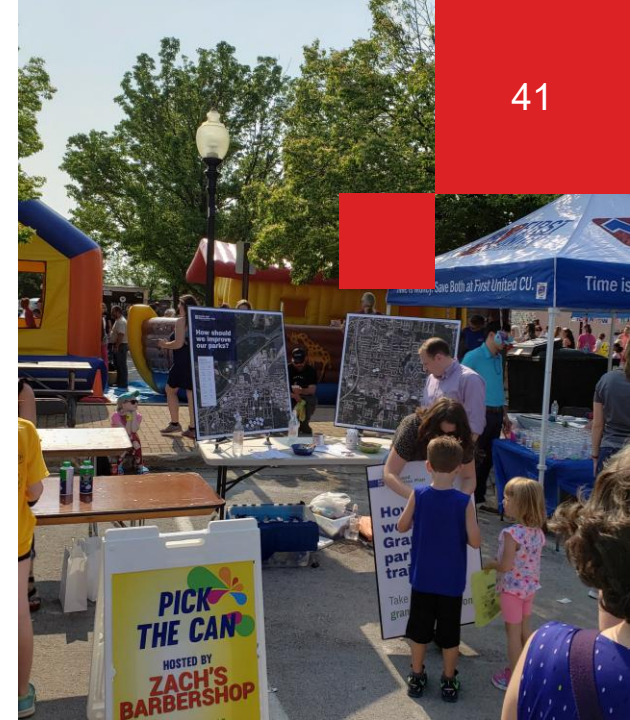


Scenario 1: Moderate Intensity Development Program



Scenario 2: Low Intensity Development Program

At the end of the day... it's about passion!



“Make no small plans;
Aim high in hope and work”
– Daniel Burnham





Thank you

Questions?



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