

Walled Lake Master Plan: Project Update

Presentation to the Planning Commission

November 10, 2026

MCKENNA

Agenda

I. What is a Master Plan?

II. Planning & Zoning Recap

III. Master Plan Steps & Update

IV. Next Steps



I. 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!



II. Planning and Zoning Recap

MCKENNA

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.

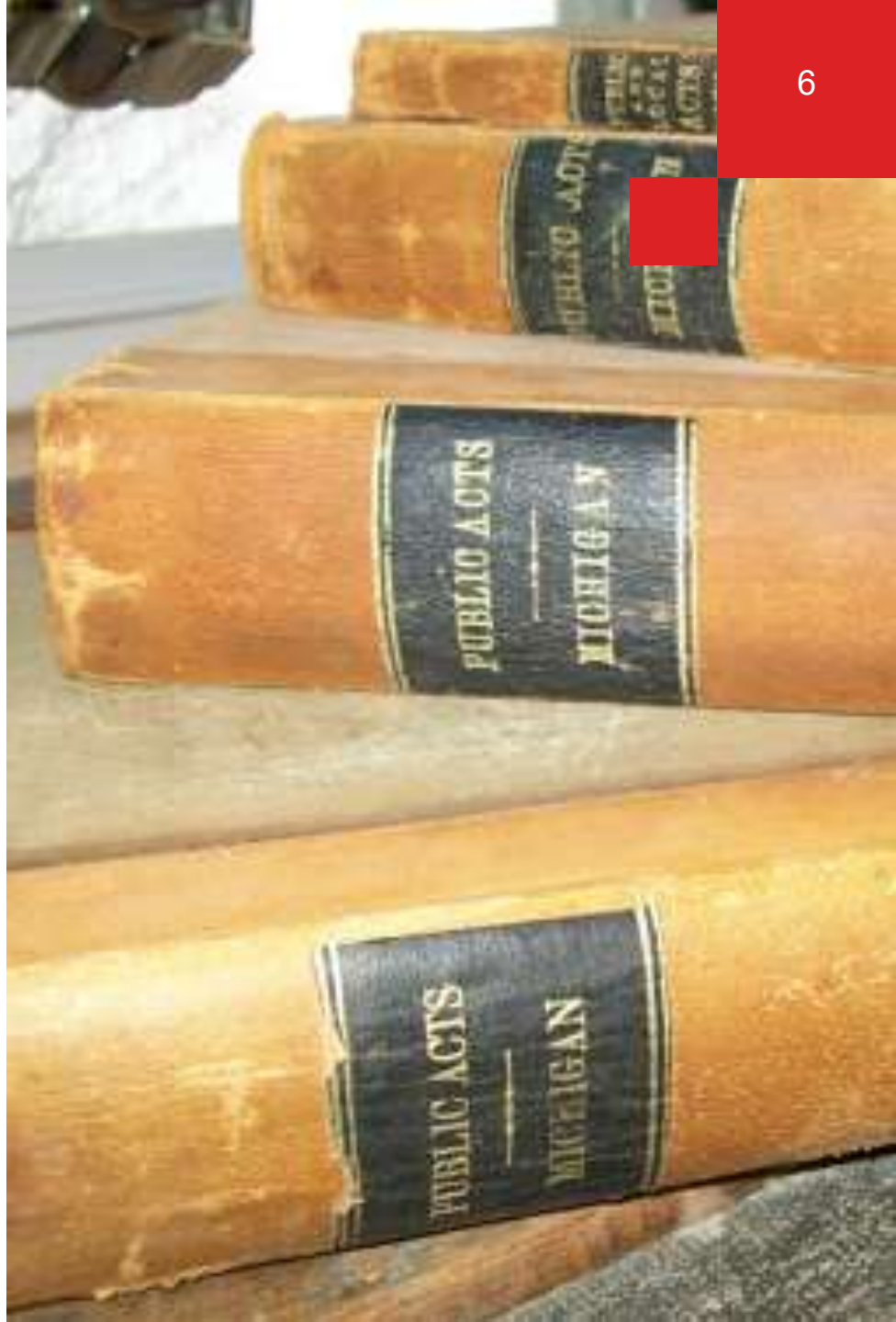


Michigan Planning Enabling Act

(P.A. 110 of 2006)

Master Plans

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



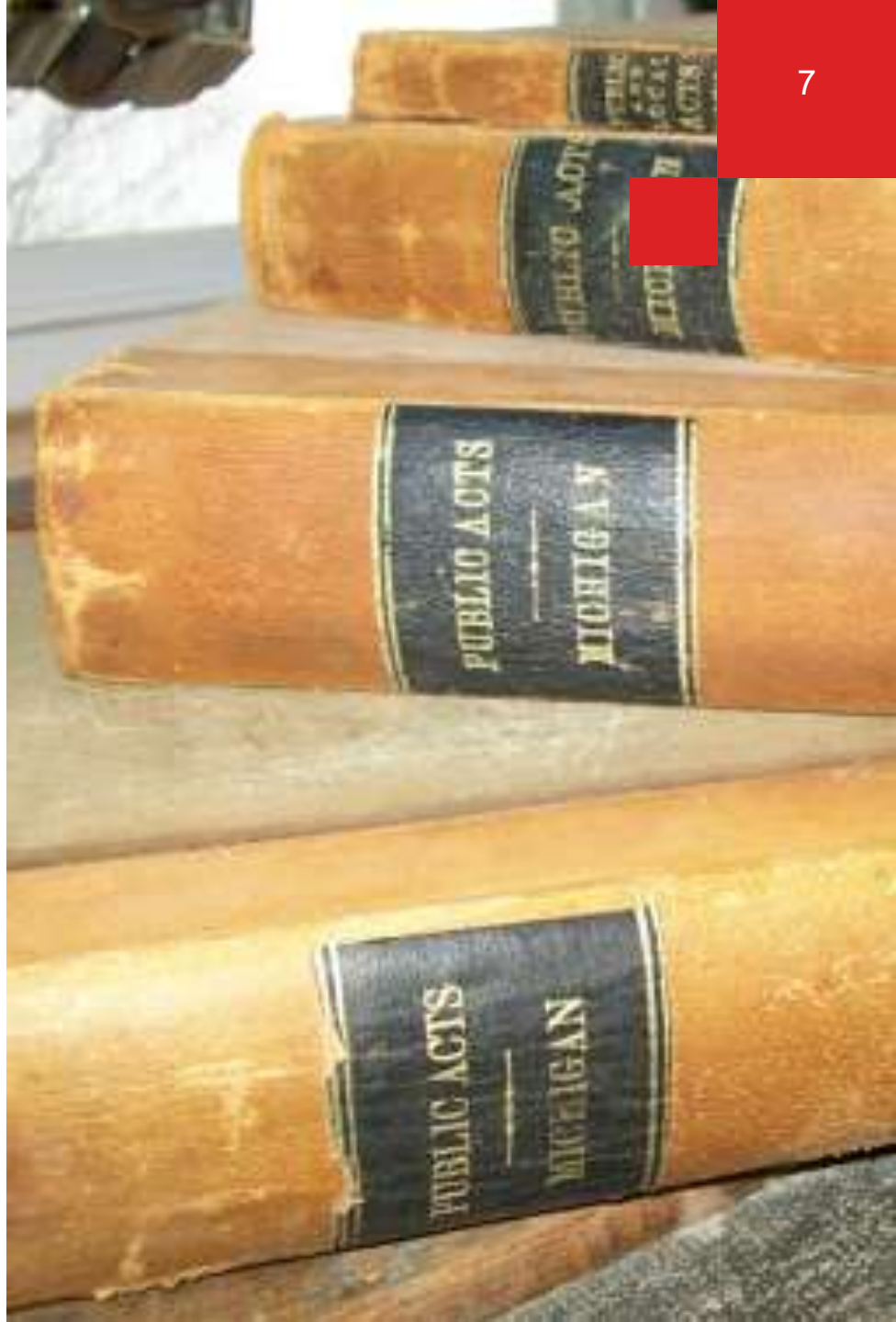
Michigan Zoning Enabling Act

(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

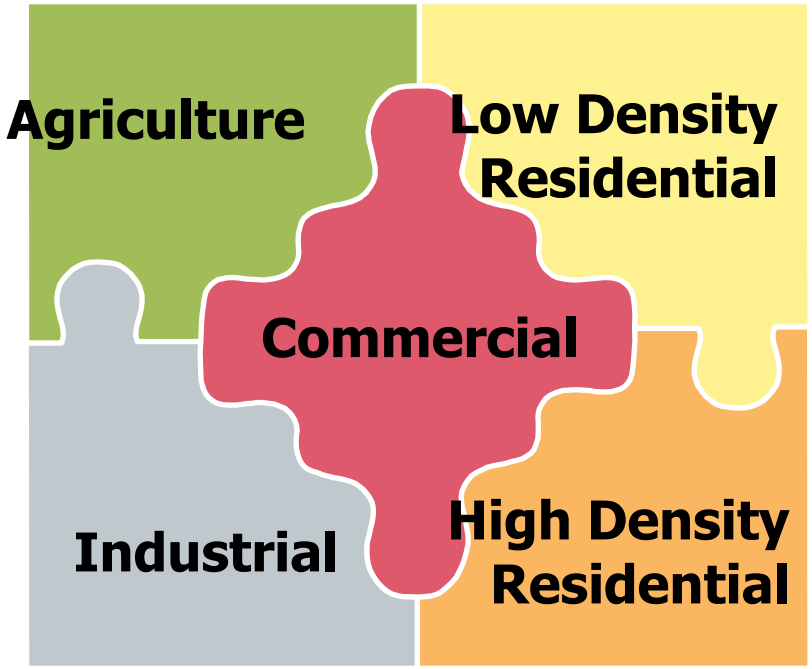


Relationship of MP & ZO

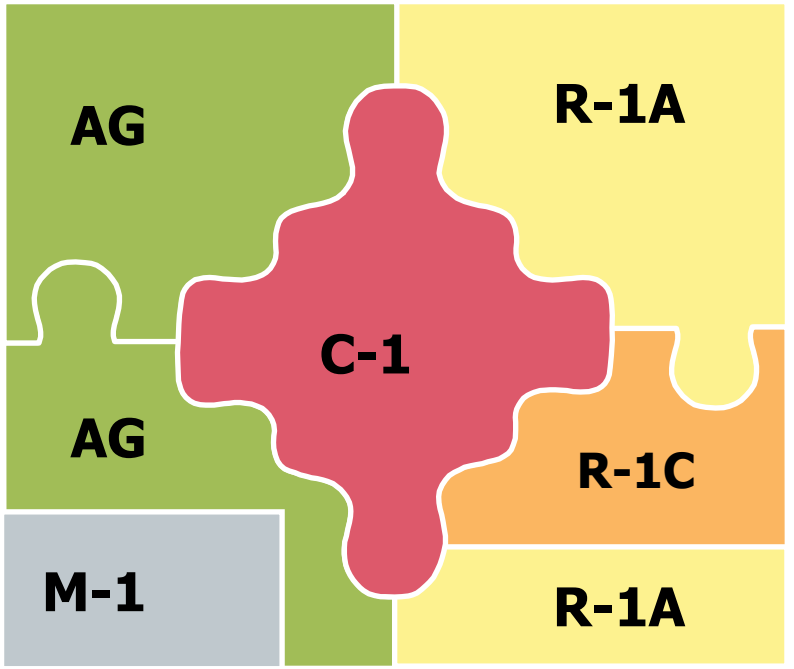
Master Plan		Zoning Ordinance
Guide for the **FUTURE**	-	Regulation to **TODAY**
Policy	-	Law
Future land use maps may be general	-	Zoning maps are specific and follow property lines
Flexible to respond to changing conditions	-	Specific standards
Adopted/Amended by Planning Commission and City Council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

VS

Relationship of MP & ZO (Cont'd)



Master Plan
Future Land Use Districts



Zoning Ordinance
Zoning Districts

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

Planning Commission: Overall Responsibilities

I. Plan for the Future

- Preparation of Master Plan

II. Consider, Develop and Recommend the Rules

- Draft, hold public hearings and recommend to Council zoning ordinance amendments

III. Review, Approve and Recommend Development

- Review and approve Site Plans for major developments
- Review, hold public hearings and approve Special Land Uses
- Review, hold public hearings and recommend to Council on Rezonings
- Prepare Annual Report

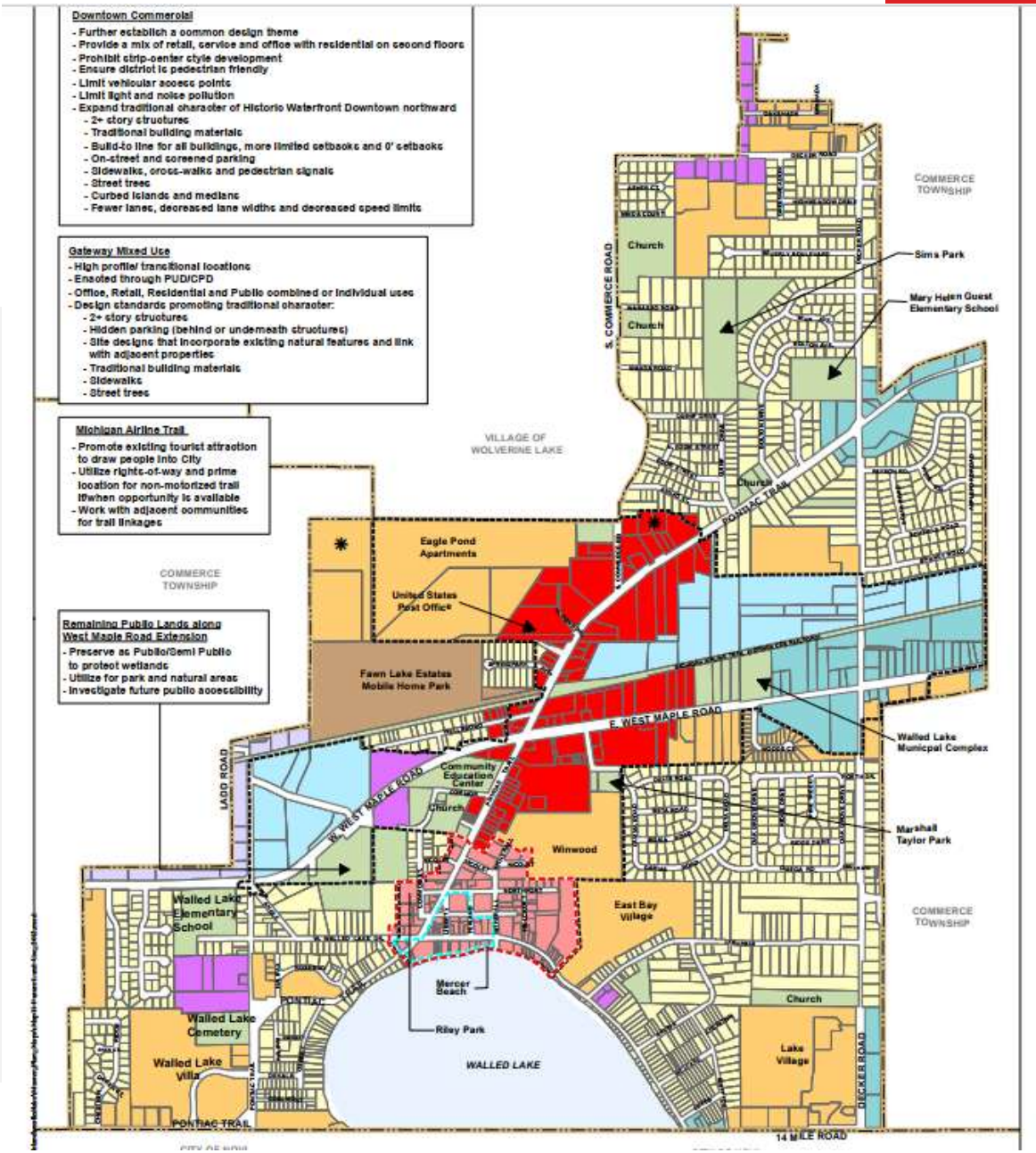
III. Master Plan Steps and Update

MCKENNA

City-wide Framework

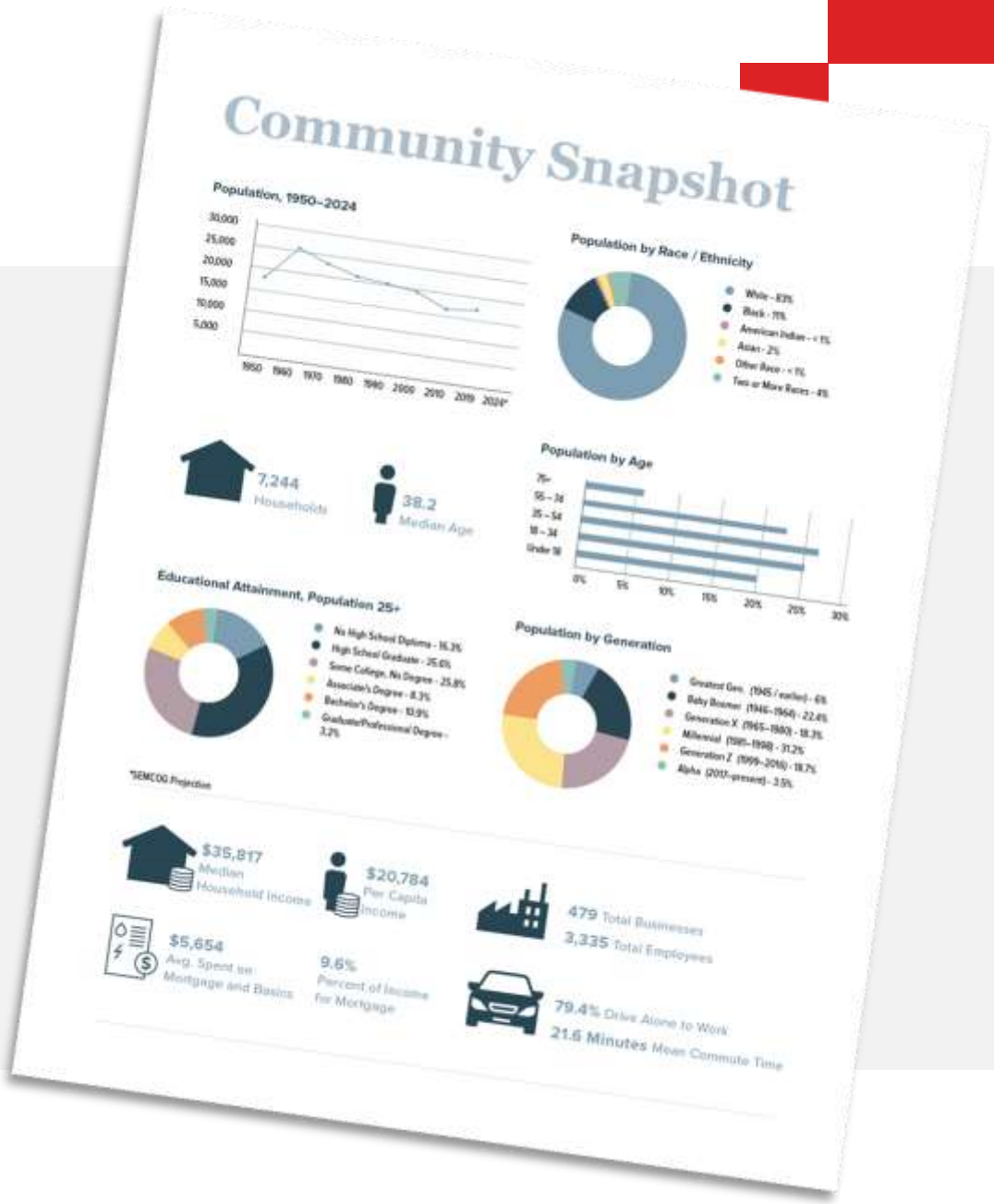
What areas of Walled Lake should we…

- 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)?



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

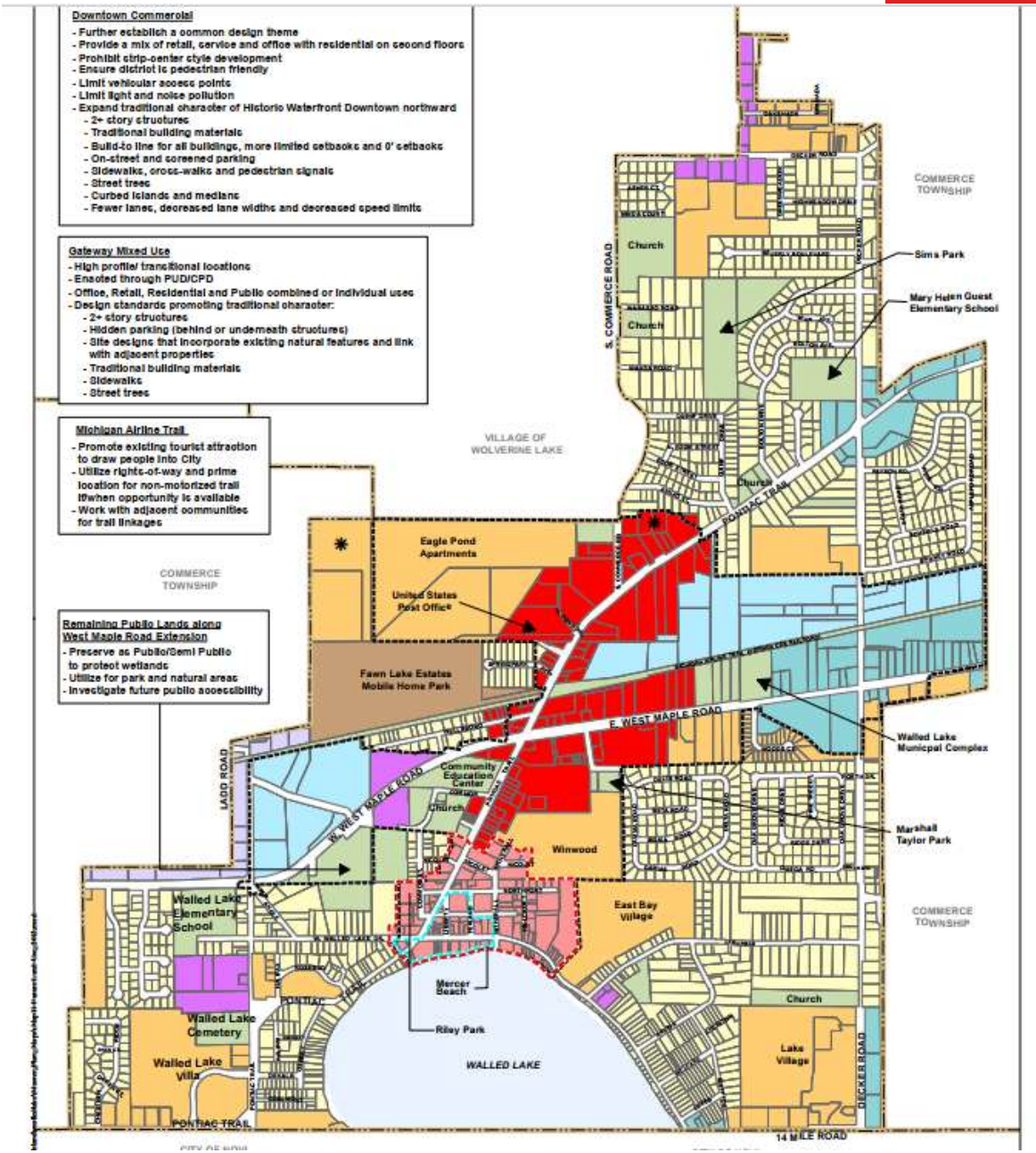






Roadmap for the Future

- **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		•	

Engagement Summary

MCKENNA

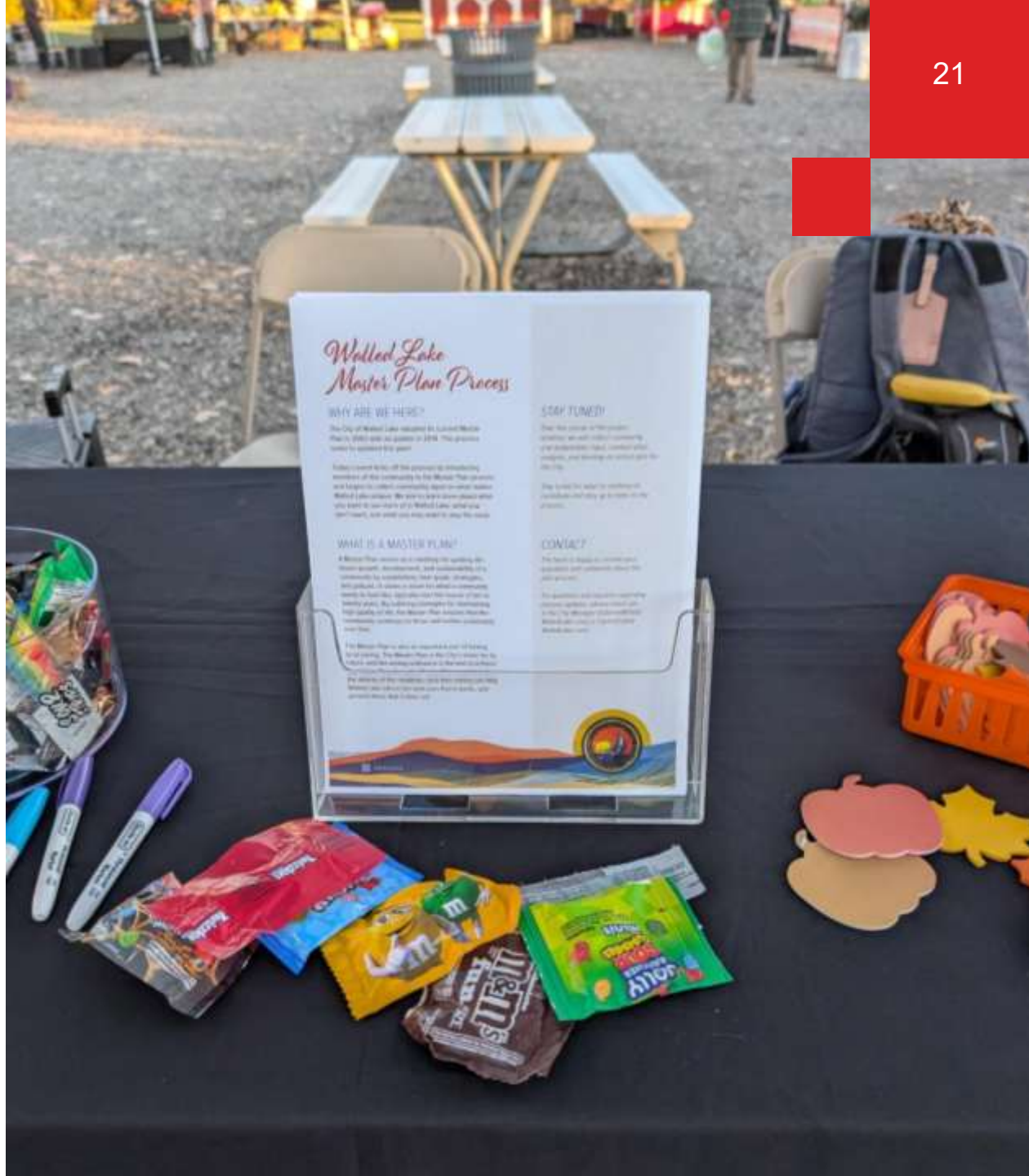
Public Engagement Activities

- **Market Place Pop Up Event** – October 21st
- **Community Survey** – November 2026 to April 2027
- **Public Review Pop Up Event** – April 2027
- **Public Hearing** – June 2027
- **Adoption** – July 2027



Event

- *Walled Lake Market Place*
  - ✓ *Wednesday, October 21st*
  - ✓ *8am to 2pm*
- *Content*
  - ✓ *Activity Board*
  - ✓ *Contextual Map*
  - ✓ *Informational Flyer*
- *Responses:*
  - ✓ *64 total comments*



Activity: What do you love about Walled Lake?

- *17 Responses at event*
- *Overall themes:*
  - ✓ *Appreciation of small-town feeling and community*
  - ✓ *Local/independent restaurants*
  - ✓ *Taxes are lower here*
  - ✓ *Farmers market + library*
  - ✓ *Available green spaces + trees*
  - ✓ *Rail to trail walk/bike*
  - ✓ *Downtown + restaurants*



Activity: What do you imagine for Walled Lake in the future?

- *47 Responses*
- *Overall themes:*
  - ✓ *Maintaining existing character*
  - ✓ *Reactivate existing buildings*
  - ✓ *Refresh downtown*
  - ✓ *Walkability*
  - ✓ *New businesses*
  - ✓ *Healthy grocery options and more non-fast-food restaurants*
  - ✓ *Improved quality and plowed sidewalks*



Key Takeaways

- *Participants are engaged in the City's planning process and are outspoken and eager to be heard.*
- *There is an appreciation for the existing community, character, and green spaces.*
- *There is a notable desire for increased investments in pedestrian infrastructure, improvements to amenities like sidewalks and other city services, and a revitalized downtown.*



IV. Next Steps

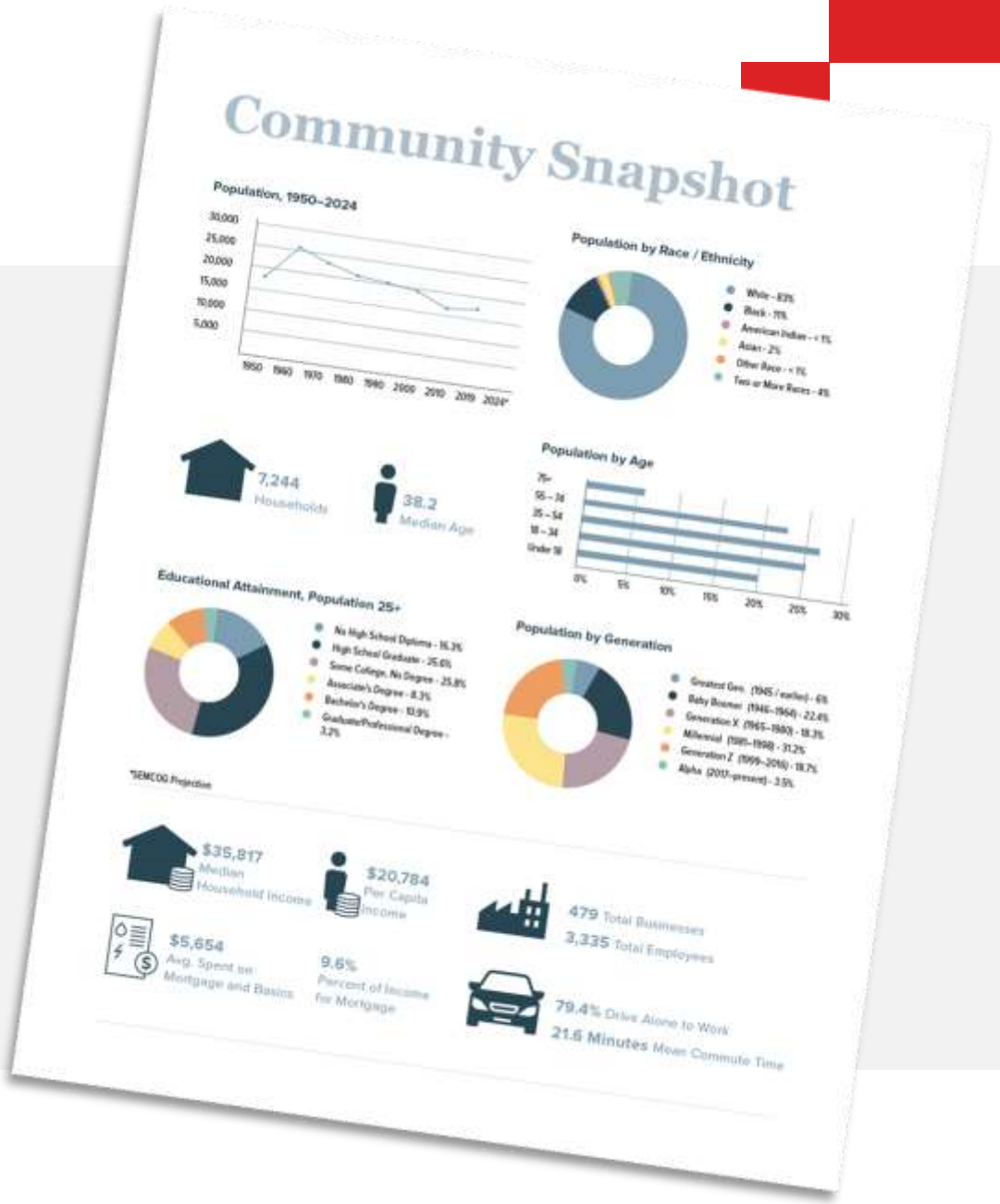
MCKENNA

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

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 Engagement Activities

PC Project Kickoff – October 2026

Market Place Pop Up – October 21, 2026

Community Survey – November 2026 to April 2027

PC Master Plan Updates and Reviews – Monthly

Public Review Pop Up Event – April 2027

PC Draft Master Plan Review & Distribution – April 2027

Public Hearing – June 2027

Adoption – July 2027



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?

MCKENNA