

Chapter Six Implementation

In order for the City’s Master Plan to be an effective document for the next ten years, steps must be described to guide community leaders towards implementation. This chapter summarizes the goals and the recommendations described in Chapter Three and serves as a quick reference for the Planning Commission and others to monitor progress or serve as a checklist for implementing the Plan.

Table Thirteen, on the following pages, identifies major steps and projects designed to maintain and improve the City of Fenton. Implementation of these items will have a positive impact on the character and vitality of the community. They will also help the City deal with the increasing pressures of growth and related impacts. Many of the implementation recommendations presented herein will require the close cooperation of many bodies. The final column in the table indicates the primary group(s) responsible for implementation. For brevity, abbreviations were used in most cases. Those abbreviations are as follows:

- PC: Planning Commission
- CC: City Council
- DDA: Downtown Development Authority
- PRB: Parks and Recreation Board
- DPW: Department of Public Works
- NC: Neighboring Communities
- Staff: Building Department, Administrative, and Support Staff

**Table Thirteen
Implementation Strategies**

	Timeframe			Duty
	Short Term	Long Term	On-Going	
Land Use Strategies				
Review the Master Plan on an annual basis, preferably at a joint Planning Commission/City Council meeting and amend as deemed appropriate. Review and update the Plan at least every five years per state law.			*	PC, CC, staff
Update the Zoning Ordinance based on recommendations in this Plan.	*			PC, CC, staff
Initiate necessary City-wide rezonings to implement certain land use changes recommended in the Plan and to eliminate spot zoning and non-conforming situations.		*		PC, CC, staff
Create a PUD development district in the downtown area with guidelines that will protect the historic character of the area.	*			PC, CC, DDA, staff
Natural Features Strategies				
Develop a groundwater protection plan to help prevent future contamination.	*			DPW, staff
Develop a street tree plan that identifies appropriate species for different areas of the City.	*			PC, CC, DDA, staff
Investigate the feasibility of acquiring environmentally-sensitive land, particularly along shorelines.		*		CC, staff
Carefully monitor the amount and intensity of development within the shoreline conservation district and other floodplain and wetland areas in the City			*	PC, staff
Work with surrounding Townships to coordinate wellhead protection.		*		DPW, NC
Continue to aggressively develop the Shiawassee Riverwalk.			*	PC, DDA, PRB

**Table Thirteen
Implementation Strategies**

	Timeframe			Duty
	Short Term	Long Term	On-Going	
Housing Strategies				
Provide guidance and incentives for property owners to upgrade individual sites.	*			CC, staff
Use code enforcement, housing funding, and public investments to help preserve the quality of neighborhoods throughout the City.			*	staff
Carefully monitor and regulate the conversion of single-family homes into multiple-family units.			*	staff, CC
Increase the number of owner-occupied dwellings within the City by offering incentives for home ownership.			*	CC
Commercial Strategies				
Prepare a redevelopment plan for Downtown Fenton that focuses on encouraging specialty retail, office, and entertainment uses.	*			DDA, PC
Prepare a marketing study to determine the commercial uses most appropriate for downtown.	*			DDA
Create an aggressive business attraction/retention program for the downtown area.	*			DDA, CC
Encourage the redevelopment of N. Leroy Street and the North Village area in accordance with the Sub Area Plans located in the Appendix.			*	CC, PC, staff

**Table Thirteen
Implementation Strategies**

	Timeframe			Duty
	Short Term	Long Term	On-Going	
Industrial Strategies				
Investigate options for the development of another industrial park.	*			CC, PC, staff
Prevent the encroachment of commercial uses into industrial properties.			*	CC, PC, staff
Traffic Strategies				
Monitor traffic and pavement condition data and make improvements as needed based on available funding.			*	DPW, PC
Continue to coordinate with Genesee County Road Commission and surrounding communities to evaluate community-wide traffic issues and program necessary improvements.			*	NC, DPW, staff
Install warning lights at all at-grade railroad crossings.	*			DPW
Continue to work with local civic groups to develop attractive entryways into the community at key locations such as U.S. 23, North Leroy Street, Main Street, South Adelaide Street, and South Holly Road.			*	DPW, DDA, staff
Apply access management techniques to regulate the number and spacing of driveways to help reduce crash potential and preserve street capacity. Link uses through service drives or parking lot connections whenever possible.			*	DPW
Continue to plan for and construct a comprehensive system of pathways throughout the community.			*	PC, PRB, DPW
Maintain road access through the preservation of rights-of-way and access easements.			*	DPW, CC

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Implementation Strategies**

	Timeframe			Duty
	Short Term	Long Term	On-Going	
Community Facilities Strategies				
Work cooperatively with the school district, churches, and other institutions to ensure that their needs along with the City's can be met.			*	staff
Direct infrastructure improvements to support desired development and redevelopment.			*	DPW
Solicit the redevelopment of the old fire station.		*		DDA, staff
Continue working toward implementation of the action plan identified in the City of Fenton Parks and Recreation Master Plan.			*	PRB
Update Parks and Recreation Plan at least every five years.		*		PRB, staff

