

Action Plan

This section of the Master Plan outlines the Action Policies for the greater Thompsonville Community. The Action Policies are organized under the **Goal and Objectives Statements** and based upon the *Tenants of Smart Growth*, the Pillars and Principles of *Strategic Growth*, previous planning documents and land use planning efforts, discussions with the joint planning commission, and input collected at the March 1, 2012 public meeting. The proposed timeline for implementation (in red) and the body/agency/board responsible of implementation (in blue) is listed with each strategy. Please see the legend at right for a brief description.

Goal: Create a Range of Housing Opportunities and Choices

Objective: Increase opportunities to accommodate new professionals, young families and others within the lower and medium income range.

- ST** Strategy: Streamline the development review process when residential units include *workforce* (affordable) housing. JPC, LO
 - LT** Strategy: Create incentive programs for development that include a variety of housing types. JPC, LO, NGO
 - OG** Strategy: Pursue affordable housing grants through state and federal programs. LO
 - LT** Strategy: Identify locations for constructing compact workforce residential units, near the village. JPC
- Objective: Provide housing options that meet the needs of seniors.
- LT** Strategy: Identify locations for constructing single-occupancy apartments, independent living units and assisted living/continuing care facilities that meet the needs of retired baby-boomers, near the Village. JPC
 - OG** Strategy: Whenever possible, locate senior housing near existing sidewalk, trail and park infrastructure. JPC

Proposed Timeline Legend

- (I) Immediate
- (ST) Short Term (1- 5 years)
- (LT) Long Term (Over 5 years)
- (OG) On-Going

Responsibility Legend

- (JPC) Joint Planning Commission
- (LO) Local Officials
- (NGO) Non-Government Organization(s)/People
- (SD) School District
- (LBC) Local Business Community
- (O) Other
- (A) All

Objective: Ensure residential development is attractive, well built, well kept and integrates into the natural surrounding and built environment.

- OG Strategy: Incorporate applicable concepts from *New Designs for Growth* into the zoning ordinance and encourage developers to take advantage of the *New Designs for Growth* program prior to the site plan review process. JPC, LO, LBC
- ST Strategy: Adopt a strong property maintenance program and ensure consistent enforcement. JPC, LO
- ST Strategy: Create an incentive program designed to help clean up and improve residential properties (such as a subsidized paint program and regular clean-up days). JPC, LO, LBC, NGO
- OG Strategy: Mix residential units with commercial uses and allow for upper-story apartments in the Village. JPC

Goal: Foster a Distinctive and Attractive Community, with Strong Sense-of-Place

Objective: Establish high-quality visual character throughout the community.

- I Strategy: Identify scenic corridors along roads and incorporate setback and vegetative buffer standards within the zoning ordinance. JPC
- OG Strategy: Preserve the natural characteristics of the gateway areas into the Village. LO
- ST Strategy: Establish strict zoning provisions to regulate the storage and accumulation of excess junk and trash and other blighting factors from residential units. JPC, LO
- OG Strategy: Continue to identify and map key community assets and explore ways to leverage the identified assets for economic prosperity. A
- ST Strategy: Develop a sign ordinance to ensure that signs are compatible with the character of the community. JPC

Strategy - Develop a sign ordinance that ensures that signs are compatible with the character of the community.



- I** Strategy: Through the zoning ordinance, regulate strip development and isolated commercial uses. [JPC, LO](#)
- ST** Strategy: Develop a comprehensive tree-planting program in the downtown. [JPC, LO, NGO, LBC](#)
- OG** Strategy: Require the installation of underground utilities in connection with all new development. [LO](#)
- Objective: Work to develop a unique but resort-oriented identity for the downtown.
- OG** Strategy: Promote the community’s location to Crystal Mountain and Northwest Michigan. [A](#)
- I** Strategy: Work with Crystal Mountain Resort to promote community businesses within the resort. [LBC, LO](#)
- ST** Strategy: Identify and use public spaces to establish an attractive gateway entrance into the downtown from Lindy Road, incorporating items such as lighting, landscaping, etc... [LO](#)
- ST** Strategy: Establish design guidelines that are unique to Thompsonville (and complement the character of Crystal Mountain Resort), which guides developers and the public in the planning and design of buildings. [JPC, LO](#)
- LT** Strategy: When constructing new civic buildings, consider placement and architectural design that complements the historic character and elements of the downtown. [LO](#)
- OG** Strategy: Promote the adaptive re-use of buildings and infill to accommodate new development that creates a defined building edge. [JPC, LO](#)
- ST** Strategy: Encourage and support the location and creation of a micro-brewery or another unique culinary destination in the downtown. [LBC](#)

Strategy - Identify and use public spaces to establish an attractive gateway entrance into the downtown from Lindy Road.



OG Strategy: Preserve historical sites, buildings and structures that are significant to the downtown. [JPC](#), [LO](#), [LBC](#)

LT Strategy: Investigate the creation of a Downtown Development Authority (DDA) and/or work with the Brownfield Redevelopment Authority to attract and retain business. [JPC](#), [LO](#)

ST Strategy: Promote installation of consistent way-finding signage throughout the Village. [LO](#), [LBC](#)

OG Strategy: Increase opportunities for community interaction such as outside shopping, art designs and festivals that celebrate community culture and assets. [A](#)

Objective: Maintain, expand, and market the community’s outdoor recreational resources

LT Strategy: Work with Crystal Mountain Resort to develop a non-motorized pathway connecting the resort and downtown. [LO](#), [LBC](#)

ST Strategy: Work with other local municipalities within the region to determine the actual use of the Betsie Valley Trail. [LO](#)

ST Strategy: Conduct a community-wide design contest to develop a logo or emblem for the community. [LO](#), [LBC](#)

ST Strategy: Develop a joint recreation plan for submission to the Department of Natural Resources, thus making the community eligible for Trust Fund grant dollars. [JPC](#), [LO](#)

Objective: Increase the number of community events.

OG Strategy: Hold exciting and complementary community events during the same time as special events are being held at Crystal Mountain Resort, such as the Betsie Valley Half-Marathon. [LO](#), [LBC](#), [NGO](#)

ST Strategy: Work with local business owners and community groups to explore development of at least two new community events. [LO](#), [LBC](#), [NGO](#)

Objective: Encourage civic engagement and volunteerism.

- OG Strategy: Work to promote community activities and governmental meetings. JPC, LO
- OG Strategy: Regularly solicit input from community members and organizations on important topics that pertain to the community. JPC, LO
- ST Strategy: Work with the local school district to establish a summer youth/work program. LO, SD

Objective: Provide for a healthy and active community.

- LT Strategy: Work with local organizations, citizens and business owners to enhance and expand the current sidewalk system - integrating downtown Thompsonville with nearby neighborhoods, trail-heads, parks and community amenities. LO, NGO, LBC
- LT Strategy: Work to develop a well-connected system of parks that provide for a wide range of active and passive recreation opportunities. LO
- ST Strategy: Work with Crystal Mountain Resort to develop a non-motorized pathway connecting the resort and downtown. LO, LBC
- ST Strategy: Provide for well-marked crosswalks at busy intersections. LO
- ST Strategy: Hold a weekly farmers market in downtown Thompsonville during the summer months. LO, LBC
- OG Strategy: Work with the Benzie-Leelanau District Health Department on programs to prevent and control environmental health hazards, control disease and mitigate health problems of vulnerable populations. LO, NGO

Objective: Continue to foster collaboration between the two Townships and the Village.

- I Strategy: Hold monthly breakfast meetings with board and council members of the two Townships and Village. [LO](#)
- OG Strategy: Continue to explore and discuss topics of mutual interest and concern. [LO](#)
- I Strategy: Continue to work together to develop and adopt a joint zoning ordinance for the community. [JPC, LO](#)

Objective: Help to assure the development of a well-prepared and educated youth ready to compete in the global knowledge economy.

- LT Strategy: Work with the local school district to support early-childhood development programs for the community. [LO, SD](#)
- LT Strategy: Work with business leaders and interested citizens to sponsor extra-curricular school activities and technical amenities. [LO, LBC, SD, NGO](#)
- ST Strategy: Work with business and community leaders and interested citizens to organize “community compacts” that ensure costs are paid for education beyond high school. [LO, LBC, SD, NGO](#)
- LT Strategy: Work with business leaders and civic organizations to sponsor, organize and host field trips to local businesses. [LO, LBC, SD](#)

Goal: Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas

Objective: Preserve the community’s scenic and rural character by minimizing the impacts of development on key natural features

- I Strategy: Encourage cluster development. [LO, JPC](#)
- I Strategy: Improve coordination between local units of government, government agencies and community organizations that contribute to the management and oversight of environmentally sensitive areas. [LO](#)

- OG Strategy: Provide public access to special and unique areas within the community. LO
 - OG Strategy: Support expanding markets for local agricultural products. LO, LBC
 - OG Strategies: Support large and small-scale farming operations. LO, LBC
 - I Strategies: Allow for the diversification of farming businesses and businesses that support farming in the zoning ordinance. JPC, LO
 - ST Strategy: Place “dark-sky” lighting or place shields over existing light fixtures and consider the implementation of a “dark-sky” ordinance. JPC, LO
 - I Strategy: Maintain vegetative buffers on rural roads by adopting setback standards for local development. JPC, LO
 - ST Strategy: Consider providing density bonuses to developers that preserve open space and preserve woodlands. JPC, LO
 - ST Strategy: Create incentive programs that will encourage developers to establish conservation easements along ridge lines and provide filtered views from building sites. LO, LBC
 - LT Strategy: Explore parking lot regulations that address size, opportunities for shared parking and alternative surface materials. LO, JPC
- Objective: Protect the quality of surface and groundwater resources.
- I Strategy: Improve coordination between local units of government, government agencies and community organizations that contribute to the management and oversight of water resources. LO, JPC, NGO, O
 - ST Strategy: Establish regulations that require the inspection of septic systems upon the sale of property. JPC, LO, O

- ST** Strategy: Consider regulations that prohibit phosphorus-based fertilizers and other potential contaminants. [JPC](#), [LO](#)
- ST** Strategy: Maintain vegetative buffers along shorelines by adopting setback standards for local development. [JPC](#), [LO](#)
- OG** Strategy: Continue to work with regional advocacy groups (such as the Conservation Resource Alliance) to inventory road crossings over streams and consider removing culverts and installing arched culverts (no bottoms) or bridges. [LO](#), [NGO](#)
- Objective: Direct development towards the Village
- OG** Strategy: Mix residential units with commercial uses and allow for upper-story apartments in the Village. [JPC](#), [LO](#)
- OG** Strategy: Promote the adaptive re-use of existing buildings. [JPC](#), [LO](#), [LBC](#)
- ST** Strategy: Provide incentives to local business owners to maintain and restore historic buildings and facades. [LO](#), [LBC](#)
- OG** Strategy: Permit development only in accordance with the availability of necessary public utilities. [LO](#)
- I** Strategy: Expand the types of uses, especially uses associated with the knowledge economy, in and around the Village and in accordance with utilities. [JPC](#), [LO](#)
- OG** Strategy: Make the Village and the surrounding neighborhoods more accessible to pedestrians. [LO](#), [LBC](#)
- Goal: Provide a Variety of Transportation Choices**
- Objective: Maintain and improve the existing road system.
- ST** Strategy: Work with the County Road Commission to develop a roadway capital improvement plan that includes a “fix it first” policy. [LO](#)

ST Strategy: Require new private streets to be designed and built to an appropriate scale and standard. [JPC, LO](#)

Objective: Increase public transportation services to the community.

OG Strategy: Work with the Benzie Transportation Network to increase the number of runs that connect to the greater Thompsonville community and the “express bus.” [LO, O](#)

LT Strategy: Support the development of a car-rental business. [LO, LBC](#)

I Strategy: Through the zoning ordinance, limit the number of access drives along major corridors for individual residential and/or commercial developments. [LO](#)

LT Strategy: Work with MDOT to establish a commuter car-pool parking lot. [LO, O](#)

Objective: Promote and provide for safe and efficient transportation infrastructure that serves pedestrians and bicyclists, especially in the downtown.

OG Strategy: Consider automobiles, pedestrians and bicyclists (including Complete Streets principles) in local transportation planning. [JPC, LO, LBC](#)

I Strategy: Provide for bicycle parking facilities. [A](#)

Goal: Provide Opportunities for Economic Growth that are Diverse, Environmentally Friendly, and Offer Meaningful Employment

Objective: Provide mixed use areas that offer a combination of residential and commercial uses.

I Strategy: Through the zoning ordinance, provide for a mix of uses within the downtown area. [JPC, LO](#)

Objective: Establish an entrepreneur-friendly environment within the community.

- ST Strategy: Develop an entrepreneurial development and support program to help new businesses form and expand. LO, LBC, NGO, O
- ST Strategy: Establish opportunities (e.g. monthly breakfast meeting) for entrepreneurs to network and collaborate. LO, LBC, NGO, O
- ST Strategy: Establish a business/education round-table as a regular forum for business owners to discuss education and training needs, challenges and resources. LO, LBC, NGO, O
- ST Strategy: Establish an entrepreneurial program for retirees that provide education, assistance and support for entrepreneurial ideas. LO, LBC, NGO, O
- ST Strategy: Establish an entrepreneurial program for area high-school students that provide education, assistance and support for entrepreneurial ideas. LO, LBC, NGO, O

Objective: Foster greater participation in regional economic and community development efforts.

- OG Strategy: Work with the Northwest Michigan Council of Governments to learn how local economic development and planning efforts could be included in the region’s Comprehensive Economic Development Strategic Plan. LO, LBC
- OG Strategy: Work with regional Chamber of Commerce agencies to learn about regional economic development programs and themes. LO, LBC

Goal: Efficiently and Effectively Provide and Maintain Important Public Services

Objective: Maintain existing services.

- OG Strategy: Continue to study the manner and cost of providing for public services. LO
- LT Strategy: Examine ways in which the three jurisdictions could cooperate in providing for specific public services. LO

Objective: Work to address the social needs of area residents.

ST Strategy: Conduct an inventory of social service agencies and programs that provide services to the community. [LO, NGO, LBC](#)

OG Strategy: Help social service agencies collaborate, keep informed and educate residents about their services. [LO, NGO, LBC](#)

Objective: Continue to provide for a safe community.

OG Strategy: Continue to work with county and state police agencies to better provide police services to area residents. [LO](#)

Objective: Explore new opportunities to utilize alternative technologies (such as solar and wind) while considering the impacts on area residents.

LT Strategy: Study the pros and cons of establishing zoning regulations that address wind turbines and solar panels. [JPC, LO](#)

LT Strategy: Inventory the amount of impervious surfaces within the community and map areas where impervious surfaces could be resurfaced with more permeable surfaces. [LO](#)

Goal: Make Development Decisions Predictable, Fair and Cost Effective

Objective: Develop a joint zoning ordinance that is readable and supports the Master Plan.

I Strategy: Determine how the three jurisdictions will administer a joint zoning ordinance. [JPC, LO](#)

I Strategy: Work with a planning consultant and attorney to develop a joint zoning ordinance. [JPC](#)

Objective: Encourage community and stakeholder collaboration.

I Strategy: Work to promote community activities and governmental meetings. LO, JPC

OG Strategy: Regularly solicit input from community members and organizations on important topics that pertain to the community. LO, JPC

OG Strategy: Develop an outreach program that continues to keep residents and businesses informed and engaged in planning and zoning activities. LO, JPC

Objective: Provide a clear set of guidelines and expectations for developers.

OG Strategy: Encourage developers to utilize the New Designs for Growth model and program prior to site plan review. JPC, LO, LBC

I Strategy: Whenever feasible, incorporate pictures in the zoning ordinance that helps illustrate development goals. JPC

OG Strategy: Continue to explore the implications of allowing Medical Marijuana establishments in the community. JPC, LO