

No matter how informative it may be, a plan is only as good as its results. And while no plan can perfectly anticipate future conditions, it must recommend some course of action if a community’s vision and goals are to be achieved. The strategies presented in the following table can be used by Township policy makers and staff for that purpose, but will likely need to be reviewed and revised as conditions change. This is particularly true for recommendations that potentially involve state and federal programs, laws and regulations.

In the table, strategies are organized loosely by goal/objective area. Of course some strategies or “policy responses” affect multiple goals. The “timeframe” column estimates the period of time within which the policy response should be implemented and corresponding outcome achieved. For example, the recommendation to “Adopt an ordinance regulating rental housing” should result in passage of such an ordinance within 1 to 3 years from the time that this master plan is adopted. Although the master plan considers long term conditions from a broader perspective, policy responses deal with specific programs, actions, and initiatives that will have much more immediate, tangible results. Therefore, almost all of the recommendations described here should be implemented within 5 years of adoption of the master plan. Prior to expiration of that five year period, policy responses should be evaluated for effectiveness and adjusted accordingly.



Goal/Objective	Policy Response	Timeframe	
Quality of Life Preserve good quality housing stock; improve deteriorating stock	Routinely track housing conditions throughout the Township	1-3 Years	
	Partner with existing agencies and organizations to provide foreclosure relief and avoidance information and programs to residents	1-3 Years	
	Partner with existing agencies and organizations to improve the condition of deteriorating housing stock; study the feasibility of creating a housing commission	1-3 Years	
	Evaluate and determine whether local regulations protect desirable neighborhood characteristics while accommodating emerging housing market demand and revise regulations as needed	1-3 Years	
	Adopt an ordinance regulating rental housing	1-3 Years	
	Conduct a housing market study that identifies current and future demand for different housing types	3-5 Years	
Make neighborhoods more walkable and increase non-motorized transportation connections	Adopt a comprehensive non-motorized (NMT) plan for the entire Township	1-3 Years	
	Revise existing ordinances to ensure consistent installation of sidewalks in areas identified by the NMT plan	1-3 Years	
	Evaluate and determine whether local regulations discourage higher density, mixed use neighborhoods and adjust regulations to accommodate such development where appropriate	1-3 Years	
	Partner with MDOT, Ingham County Road Commission, and other relevant agencies and organizations to install sidewalk along high traffic arterial and collector roads, and consider locally funded options in certain instances	3-5 Years	
Maintain current recreational amenities and pursue creation of new facilities and expanded programming	Adopt an updated Parks and Recreation plan that identifies opportunities for enhancing and improving P & R facilities	1-3 Years	
	Support partnerships with organizations to increase the number of community gardens in the Township	3-5 Years	
	Partner with City of Lansing, Delta Township, Ingham County and other relevant agencies and organizations to repurpose Waverly and Red Cedar golf courses, and portions of the former GM sites as recreational facilities	3-5 Years	
	Encourage and support formation of neighborhood and other civic organizations by providing meeting space and staff support	1-3 Years	
	Pursue efforts to increase the number of cultural amenities and events located in the Township including a library	3-5 Years	

Table 15 "Quality of Life Implementation Strategies by Charter Township of Lansing Department of Planning + Development 2009



Goal/Objective	Policy Response	Timeframe	
Economic Vitality Protect and redevelop industrial land base	Evaluate current zoning regulations to ensure that industrial zones are located to take best advantage of existing industrial infrastructure and compatible adjacent land uses	1-3 Years	
	Evaluate current zoning regulations to determine whether emerging industrial processes and technologies (recycling collection/processing facilities, renewable energy generation facilities, etc.) are and/or should be accommodated within current zones	1-3 Years	
	Study the feasibility of creating a multi-tenant industrial park on existing, vacant industrial land	1-3 Years	
	Working with stakeholders, market available industrial properties to potential developers and end-users within and outside the region	1-3 Years	
	Adopt a redevelopment plan for former General Motors sites	1-3 Years	
	Actively market and promote redevelopment of former General Motors sites	1-3 Years	
	Investigate formation of a joint planning commission for GM redevelopment sites	1-3 Years	
	Lower barriers to entry for new businesses and encourage expansion	Determine how local regulations and procedures can be adjusted to better facilitate establishment of new businesses and expansion of those that already exist	1-3 Years
		Investigate current economic incentive programs and assemble redevelopment packages for large redevelopment projects	1-3 Years
Explore the feasibility of creative public financing of redevelopment and business startup/expansion projects including micro-lending, business incubators, etc.		3-5 Years	
Pursue redevelopment of brownfields through both Township and County brownfield redevelopment authorities, and state and federal programs		3-5 Years	

Table 16 "Economic Vitality Implementation Strategies"

Goal/Objective	Policy Response	Timeframe
Other	Review zoning ordinance to ensure correspondence with master plan; determine effectiveness to address persistent code compliance issues and revise as necessary	1-3 Years
	Establish a Michigan Avenue Corridor Improvement Authority, a Saginaw Corridor Improvement Authority, and explore the feasibility of using this mechanism in other parts of the Township; coordinate implementation with other communities	1-3 Years
	Support efforts to implement the Township DDA development plan	6-10 Years

Table 17 "Other Implementation Strategies"



Goal/Objective	Policy Response	Timeframe
Environmental Stewardship	Review township operations and identify opportunities for reducing energy consumption through installation of energy conservation technologies, operational adjustments (e.g. 4 day workweeks), and Township use of renewable energy sources	1-3 Years
	Review township operations and identify opportunities for reducing solid waste generation including generation of waste paper	1-3 Years
	Identify funding sources for conservation initiatives, particularly state and federal grants	1-3 Years
	Study the feasibility of improving recycling services for Township residents and businesses	1-3 Years
	Continue to actively participate in regional environmental initiatives including the GLRC and Groundwater Management	3-5 Years
	Examine zoning and other ordinances to ensure that they reasonably accommodate installation and usage of small scale renewable energy technologies	1-3 Years
	Work with FEMA to develop a floodplain hazard mitigation plan and pursue FEMA grants for hazard elimination	1-3 Years
	Work with relevant state agencies to develop a formal program that transfers development from the most vulnerable portions of floodplains to less vulnerable areas	1-3 Years
	Adopt stormwater management standards as specified by relevant Phase II permit and integrate standards with current site plan review and other related processes and procedures	1-3 Years
	Upon passage of relevant state enabling legislation, study the feasibility of establishing a municipal stormwater management utility and adopt stormwater management plans as appropriate	3-5 Years

Table 18 “Environmental Stewardship Implementation Strategies

