

# Three Oaks Village Plan - Goals and Objectives

This is the first time the Village has prepared and approved goals and policies for land use in the Village. The goals and objectives were prepared based on input from a wide spectrum of individuals plus the collective wisdom of the Planning Commission. The goals and objectives establish a set of principles for which all future land use decisions will be measured against.

In the context of this plan, a goal is an ideal for which the Village is striving. Objectives are more specific statements of action which should be taken to assure the village achieves each goal. By their nature, goal statements are rather rigid and unchanging. However, the Village Planning Commission, recognizing that these are the first statements prepared for the Village, intends to conduct a review of the statements in 2003 and modify the goals and objectives, if found necessary.

Discussions among the Planning commission members, with assistance of the consulting team, identified seven goals for the Village. These goal statements will be used to guide decisions concerning land development matters into the next century. Following the presentation of the goals and objectives, several recommendations to complete additional planning and implementation activities are presented.

---

## Goal 1 -- Land Use and Economic Development

Promote development of remaining developable property within the village of Three Oaks and land located in Three Oaks Township which the Planning Commission has determined bears relation to the planning of the village for sound and orderly, residential, commercial and industrial development consistent with the future land use plan.

### Objectives

- 1.1 Recruit additional commercial and industrial development for designated vacant commercial and industrial areas shown on the Future Land Use Map.
- 1.2 Prepare a Corridor Design Plan for &S-12 and Three Oaks Road addressing architectural themes, streetscape design (including walkways), transportation needs (including new streets and parking areas) and other transportation access management issues to, among other things, establish "commercial entryways" into the Village.

---

## Goal 2 -- Downtown Development

Re-establish the vision and future plan for the Downtown including a physical plan addressing public and private improvements to land and buildings that address specific design standards for redevelopment of existing as well as construction of new buildings.

### Objectives

---

## Three Oaks Village Plan - Goals and Objectives

- 
- 2.1 Assist the Downtown Development Authority to prepare a “Strategic Vision” designed to identify a theme (or brand) which can be used to develop a communicable image of the downtown to residents and visitors alike.
- 
- 2.2 Prepare a “Physical Plan for Downtown Development” addressing physical development including, updating the current downtown building design manual, placement of new buildings and structures; redeployment of existing buildings for commercial uses, construction of walkways, parking areas, streetscape improvements and the like; redevelopment of underutilized private owned property, and establishment of new and redevelopment building guidelines and standards for including in zoning or other Village regulations.
- 
- 2.3 Reactive the Downtown Development Authority business assistance program with the goal of establishing an aggressive program designed to renew the downtown as the commercial center of the Village, through implementation of a program designed to attract customers and provide other forms of assistance to existing and new businesses.
- 
- 2.4 Coordinate wit the DDA to update the current DDA Development Plan, specifically the schedule of projects and budget, focusing on the use of tax increment financing and use of Michigan Department of Transportation, Michigan Economic Development Corporation, and other state and federal funding for specific projects.
- 
- 2.5 Establish an Economic Development Committee composed of members of the Village DDA, Planning Commission and Council among others, charged with the duty to market and promote new commercial, industrial and residential development consistent with the Master Plan, including Establishing relations with Three Oaks Township to develop and promote business location in the proposed industrial park.
- 

### Goal 3 -- Infrastructure Maintenance and Improvements

Establish and carry-out a multi year capital improvements program designed to incrementally improve village infrastructure (specifically: streets, sidewalks, water treatment/distribution, etc).

---

#### Objectives

- 3.1 Prepare a master schedule funding maintenance and capital improvements for Village supplied services, including streets, sidewalks, water treatment/distribution, etc.
- 
- 3.2 Implement selected municipal utility improvements (specifically water system, street resurfacing, sidewalk restoration and storm water improvements) in the center of the Village designed to improve the basic infrastructure and visual appearance of the downtown.
- 
- 3.3 Prepare a “Circulation Plan” addressing designated walkways; bicycle paths and inter-community trail-way connections (including the provision of parking, lockers, and other visitor amenities); the extension of existing streets throughout the planning are designated on the Future Land Use Plan; and auto access and parking requirements throughout the Village and required amenities for the High-speed rail line.
- 

### Goal 4 -- Community History, Recreation Open Space, and Leisure Time Pursuits

## Three Oaks Village Plan - Goals and Objectives

Establish a joint Village - Township Parks and Recreation Coordination Body to address park, recreation, open space and other community recreation and leisure time needs to provide a full range of social and recreational needs of residents of, and visitors to, the greater Three Oaks Community.

### Objectives

- 4.1 Using the museum (to be located in the Three Oaks Library) as the centerpiece, evaluate the merits of seeking designation of all, or a portion of, the downtown as a State (and/or national) Historic District, if found compatible with the theme established for the Village.
- 4.2 Working with the property owners, explore adaptive reuse opportunities of the former Featherbone factory building consistent with the historic theme of the downtown.
- 4.3 Prepare a joint Village - Township Parks and Recreation Plan identifying specific facility needs (especially those catering to the youth, younger children and seniors) and specific land areas that should be considered for open space protection and preservation as an area wide open space network.
- 4.4 Organize a community based events council, to organize an annual schedule of social events and community wide activities including evaluation of gaps in the schedule of events and activities, identification of activities which can be fulfilled by new events and activities, and establish financing mechanisms.

### Goal 5 -- Neighborhood and Housing Development

Assure a diversity of quality homes for residents meeting appearance standards of the vVillage in well maintained residential neighborhoods.

### Objectives

- 5.1 Develop individual neighborhood identities based on their image, and social character and relationship to the Village "as-a-whole".
- 5.2 Organize a Neighborhood Block Club support program to work with neighborhoods to carry out programs such as home ownership maintenance, volunteer "rent-a-husband" maintenance assistance, homeowner security and safety, new resident assimilation and other similar activities.
- 5.3 Assure proper enforcement of building, construction and other applicable housing maintenance inspection codes.
- 5.4 Complete a housing needs assessment to identify housing needs of senior residents, prospective new residents and strategy to provide appropriate affordable housing choices.
- 5.5 Seed a cooperative working agreement with Berrien County for access to Michigan State Housing Finance Authority funded grants and loans for eligible Village Homeowners for maintenance and rehabilitation of existing homes.

## Three Oaks Village Plan - Goals and Objectives

- 
- 5.6 Prepare residential subdivision and condominium development standards addressing the physical design criteria for new neighborhood development including the width of streets, residential lot sizes, building setback requirements, physical designs preferences, building appearance preferences and location of garages and alley access ways.
- 

### Goal 6 -- Governmental Administration and Cooperation

---

Upgrade current Village Planning and Development regulations, plus increase communication and cooperation with Three Oaks Township and other area wide local governments and organizations to identify joint solutions to common problems and opportunities of mutual interest to benefit the daily administration of governmental affairs.

---

#### Objectives

- 6.1 Establish a roster of Village elected and appointed officials to serve as a designated liaison to township, county and other governmental and civic board and committees.
- 6.2 Establish a joint village - Township Planning Committee to address planning issues of mutual concern to the Village and Township including, parks, recreation, and leisure time pursuits; open space and wetland protection; bike paths and inter-community trail-ways; agricultural land protection and preservation, community history, provision of infrastructure throughout the planning area, and any other physical and social planning issues of mutual interest.
- 6.3 Establish a multi-year capital improvement program for the Village-Township planning area detailing the sources and uses of funds for required capital improvements needed to implement the Future Land Use Plan.
- 6.4 Establish a periodic newsletter for distribution to residents, property owners and business persons designed to inform the reader about current and pending issues before the Village Council.
- 6.5 Establish a media and public information committee charged with the goal to prepare a new resident (and business) information packet designed to welcome new residents into the community and provide vital information about Village and other services available throughout the Village.
- 6.6 Revise and update the current Village land regulations including updating the current Zoning Ordinance and its administration, including preparation of subdivision/condominium development regulations, Village engineering design standards, building code and property/building maintenance code, signage design standards, new and existing development site plan review,, and cluster development and open space design requirements (currently being considered as legislatively mandated zoning requirements).
- 

### Goal 7 -- Mandatory Plan Updating Requirements

---

The Planning Commission shall periodically review this plan and report its findings and recommendations for changes to the Village Council for consideration, with a comprehensive update being scheduled on or before December 2011.

---

## Three Oaks Village Plan - Goals and Objectives

- 
- 7.1** Establish a joint Village/Township planning process to address the area wide rural landscape valued by residents and visitors alike, including evaluation of newer rural landscape and agricultural farmland preservation techniques which could lead to temporary or permanent preservation of agricultural, wetland, forest and other open space lands to maintain the rural landscape in the future.
- 

The Goal statements will form the basis for rendering decisions placed before the Planning Commission concerning future land development matters and the management and administration of planning, zoning and subdivision approvals. The objectives are specific actions determined to be necessary for the implementation of the Future Land Use Plan as depicted in the following section.