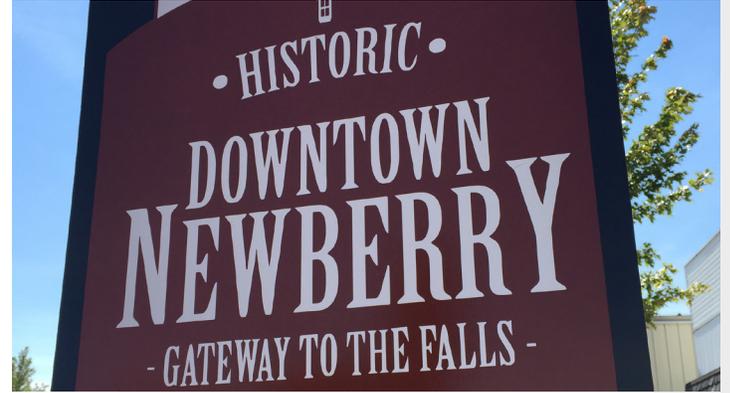




# Newberry is adopting its first-ever Community Master Plan!



## WHAT IS A MASTER PLAN?

A master plan is a guiding document intended to set forth a community's vision of its long-term future, usually 10 to 20 years. It covers just about everything—an analysis of the community's residential, commercial, industrial sectors; transportation; and natural features.

Typically, a master plan describes the community, outlines goals and objectives and maps areas of different land uses ranging from agricultural to industrial. Plans for new development are then reviewed to ensure consistency with what was planned. While the content and format of comprehensive plans can vary considerably from place to place, there are still a number of common characteristics that help distinguish these plans from other types of local plans. Common elements include community history and profile, existing conditions, goals and strategies, future land use, and an implementation plan.

## HOW WILL IT IMPACT ME?

The master plan is setting the stage for private investment in Newberry, provision of services, and placemaking initiatives. This roadmap helps to define a coordinated vision for the future of the Village—for local officials, developers, and members of the public alike.

It is important to note that the master plan is different than a zoning ordinance and does not regulate what can be done on private property at a parcel-by-parcel basis. Instead, it includes a future land use map that identifies the intended use of land, which could be many years in the future. The zoning ordinance will be developed as a next step

after the master plan is adopted, and will be informed by the master plan. All Newberry residents are welcome and encouraged to get involved in this public process as well.

## PLANNING AND ZONING IN MICHIGAN

The Michigan Planning Enabling Act (MPEA) of 2008 is the enabling statute for creation of a planning commission and development and adoption of a master plan. The MPEA requires jurisdictions with a master plan to review their plan at least every five years. The Michigan Zoning Enabling Act of 2006 is the enabling statute for creation of a zoning ordinance for counties, townships, cities and villages.

The vast majority of community's in Michigan have a master plan to help guide development. According to the University of Michigan Center for Local, State, and Urban Policy, only 12% of jurisdictions (cities, townships, and villages) do not have a master plan. Those with no master plan cite lack of people, expertise, and funds.

*To learn more about the master plan and review the draft plan, please visit:*

[www.villageofnewberry.com](http://www.villageofnewberry.com)

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