



Kathryn A. Dale, AICP
Zoning & Planning Administrator

Cheryl Harmsen
Administrative Assistant

Danbury Township Land Use Plan Update

Goal:

To create an inclusive, community-driven visioning document that incorporates bringing the broadest possible representation of community residents and area stakeholder's values to the process, integrated with solid technical research and reflects strategic planning ideas and concepts that manages development responsibly and respectfully to take advantage of Danbury's natural resources, cultural resources and location. The Land Use Plan shall truly be an innovative and integrated Plan that will guide planning in the area for years to come and provide local officials with the knowledge and tools to make sound decisions over time.

Project Schedule:

The Township anticipates the planning process to take approximately 12 months, starting in February 2017 with the plan to be completed and adopted *no later than* January 2018.

Scope of Work:

The 2011 Land Use Plan has helped guide the Township to address development issues for this community to pursue, however, new information, technologies and demands face the community that must be dealt with in order to manage growth in a responsible and respectful way. Therefore, a concerted effort must be taken to review what elements have been accomplished through the 2011 Land Use Plan and what elements have not been successfully accomplished and need to be reevaluated. Additionally, several different land-use related studies and reports are available and implemented through the County, which are not specifically incorporated into the Township's plan and impact the formulation of the updates. These studies also need to be considered further to ensure the recommendations from these reports are incorporated into this updated Land Use Plan.

Danbury Township seeks a Plan that will guide the creation of a community vision, growth and development policies, and implementation strategies. The Land Use Plan will include policy statements, goals, objectives, guidelines, maps and graphics that will serve as a working blueprint for the development of future land use public policy (future growth and development). This framework will provide clear and predictable guidance to developers, stakeholders and citizens; help maintain collaborative and respectful relationships within the community; establish policies and priorities for coordinated development/redevelopment and potential infrastructure expansion; and provide strategies to encourage economic development, quality residential growth, and general improvements for the protection of the quality of life for Danbury Township residents and businesses.

Therefore, the Scope of Work for this update includes, but is not limited to:

1. Project Set-up.
2. Technical Analysis.
 - Data inventory and analysis of the existing conditions of this community, as well as rational projection of the community in 2040;
 - Review of the existing Land Use Plan.
3. An extensive public involvement process.
4. Renewed Vision for the Danbury Township Community.
5. Policy Development and integrate Technical Analysis.
6. Create Goals and Objectives for each of the topic areas created.
7. Implementation Strategies.
8. Adoption.

Expectations:

The Township's expectations for the new Land Use Plan can be summarized as follows:

1. ***Community-based.*** Organized around goals developed in partnership with Danbury citizens, leaders and policy-makers, the new plan will focus on community values through a multi-faceted public participation process that includes public meetings, then disseminate information and incorporate key concepts into the plan.
2. ***Action-oriented.*** A strong implementation component shall be included to ensure that this plan does not just “sit on a shelf.” The plan should include policies for ongoing decision-making as well as specific, achievable actions.
3. ***User-friendly.*** The plan's format shall include understandable language and encourage usage by a broad audience. The plan should utilize a combination of maps, illustrations, tables, and succinct writing to convey its message.