

IMPLEMENTATION

The goals and policies found within this Comprehensive Plan are the guide for the City Council in its decision-making process. The existence of a sound development plan does not, in itself, ensure that the recommendations will be implemented. In order to carry out the goals and policies, a firm commitment must be made by City government through the City Council to achieve orderly, efficient development throughout the coming decades.

The Comprehensive Plan serves as the basis for the City's zoning ordinance and other official controls such as subdivision regulations, building and housing codes, and special purpose ordinances. The Pipestone Comprehensive Plan will be implemented through the use of these controls. In addition, other tools should be used to carry out the Plan, including the Capital Improvements Program and the Economic Development Program. The City should consider the following during the implementation of the Plan, and revise and update as needed:

- Area plans
- Zoning ordinance
- Zoning map
- Subdivision regulations
- Annexation program
- Capital improvements program

The administration of the Comprehensive Plan is very important in eliminating future problems and other unforeseen conflicts. The Pipestone City Council has the ultimate responsibility for the administration of the Comprehensive Plan. The Pipestone Planning and Zoning Commission will maintain its position as an advisory board; however, final decisions on matters related to the Comprehensive Plan are the responsibility of the Pipestone City Council.

Implementation Methods

Area Plans

Sometimes it is too difficult to look at all aspects of a community in one comprehensive plan. More detailed area plans can provide additional details about specific neighborhoods. For example, a Downtown Development Plan, could take a parcel-by-parcel examination of a defined area of the community and provide much more detailed on preferred implementation actions. Typical locations for an area plan would be growing (or redeveloping) residential neighborhoods, areas with substantial new public facilities (such as the area around a new high school or industrial plant), areas with known environmental issues such as flooding, or transportation corridors with traffic conflicts.

Zoning Ordinance and Map

Zoning is the delineation of districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings. Minn. State. §462.357 authorizes a City to institute zoning controls for the purpose of promoting the public health, safety, morals, and general welfare. In the 20th century, most zoning ordinances strictly separated uses. However, current best practices consider connections between land uses as well. We protect residential areas from industrial noise and odors, yet also provide places where people can build homes near enough to walk to work, school and parks. A city will seldom need to grant dimensional variances to a well-crafted zoning ordinance that is consistent with the vision of residents in the community's comprehensive plan.

Different use zones within the city are represented on a zoning map. Modern zoning maps can utilize Geographic Information Systems (GIS) for digital representations of zoning by individual parcel.

Subdivision Regulations

Where the Zoning Ordinance regulates the use of land and buildings, the City's Subdivision Regulations set standards for the division of a lot, tract, or parcel of land, including divisions of land for sale, development or lease. Minn. State. §462.358 authorizes a City to institute subdivision controls. Care should be taken so that subdivision regulations are consistent with this comprehensive plan.

Annexation Program

A city can increase its jobs, housing and population by growing up or becoming more dense or growing out annexing new lands into municipal boundaries. While there are always opportunities to redevelop existing areas of the community, new greenfield development is important to the growth of any city.

Minnesota has a defined system for annexation of properties into a city (Minn. Stat. Chapter 414 Municipal Boundary Adjustment). This process is more likely to work well if the City, County and adjacent property owners work cooperatively to define expectations for growth areas, extension of infrastructure, and responsibility for costs and benefits related to future growth.

Capital Improvements Program

Capital Improvement Plans (CIP) outline the timing and nature of a community's major investments in infrastructure and public facilities. All of these investments have ongoing operation and maintenance costs, in addition to initial capital costs. The criteria used in making these investments may significantly affect the total lifetime costs they impose. The scope of a CIP can range from the minimal requirements for borrowing funds to detailed strategic analysis and investment schedules for public facilities.

Review and Update

This Comprehensive Plan was reviewed and revised in 2000, and again in 2008, from the plan completed in 1991. It is a flexible planning device subject to changing events and information. As such, its review and amendment should be an on-going City policy that provides the most effective service to the people of Pipestone.