INTRODUCTION

The Town of May is dedicated to long-range planning in an attempt to avoid any land use developments which may have negative repercussions in the future. The Town intends to adopt this Comprehensive Plan as soon as practical after Metropolitan Council approval.

The Implementation Section describes how the Town of May intends to follow through with the Comprehensive Plan, indicating official controls and public programs that will ensure the implementation of the Comprehensive Plan and protection of public infrastructure. According to Minnesota Statute 473.859, Subd. 4.a, An implementation program shall describe public programs, fiscal devices and other specific actions to be undertaken in stated sequence to implement the Comprehensive Plan and ensure conformity with metropolitan system plans.

OFFICIAL CONTROLS

The Town will continuously evaluate its official controls and will consider amendments to current ordinances to: make them consistent with this Comprehensive Plan, enhance performance standards, protect public and private investments, and conform to mandatory State and Federal regulations. The Town is committed to maintaining ordinances that are generally consistent with Washington County ordinances, although the Town may have more restrictive controls than the County where appropriate.

With this comprehensive plan update, the Town shall review its official controls. This review must establish that official controls:

- are consistent with the 2030 Regional Development Framework,
- conform to the Metropolitan System plans, and
- are congruent with elements of the Comprehensive Plan.

The Town will not adopt any new official controls that conflict with the Comprehensive Plan, and will not permit activity that may conflict with the Metropolitan System Policy Plans.
PLAN AMENDMENT PROCESS

The Comprehensive Plan is intended to be a general document. Formal amendments to the plan will be required when land use elements or growth policies are revised. Periodically, the Town shall undertake a formal review of the plan to determine if amendments are needed to address changing factors or events in the community. While a plan amendment can be initiated at any time, the Town should carefully consider the implications of the proposed changes before adoption.

When considering amendments to this plan, the Town will use the following procedure:

1. Citizens, landowners, land developers, the Planning Commission or the Town Board may request amendments to the plan.

2. Upon a request for an amendment, the Town Board will review the amendment request and direct the staff or the planning consultant to prepare a thorough analysis of the proposed amendment. Requests for amendment made by citizens, landowners and developers will require an escrow deposit to cover the Township’s consulting costs.

3. Staff or the planning consultant will make a presentation of the written analysis, findings and recommendations on the proposed plan amendment at a public hearing held by the Planning Commission.

4. Following the public hearing, the Planning Commission will make a recommendation on the proposed amendment to the Town Board.

5. Upon receiving the recommendation from the Planning Commission, the Town Board will make a final decision on the proposed amendment.

6. All amendments to the Comprehensive Plan, other than housekeeping amendments, must be submitted to the Metropolitan Council for review and approval prior to the implementation.
FISCAL DEVICES

The following fiscal devices shall be used to implement the Comprehensive Plan:

- Town of May’s General Budget
- Federal Grant Programs
- State Grant Programs
- Local Grant Programs

CAPITAL IMPROVEMENT PROGRAM

At the current time with the exception of capital improvement planning for road maintenance, the Town of May does not have a Capital Improvements Program (CIP). Other than road equipment, the Town does not anticipate any major capital expenditures in the next five years. The Town does maintain a budget for general expenditures and does accumulate funds for the replacement of certain equipment, such as Town trucks and a grader.