



CHEBOYGAN COUNTY MASTER PLAN

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08/29/11 Visioning Session - Inland Lakes Schools

Communications

- County – wide broadband internet
- “Merit” will put “trunk lines” in
- Review where “trunk lines” are to be installed
- How does the local government then tap into the “trunk lines”
- Who does the local installations?
- What businesses install the tributary line?
- Who pays for it?

Alternative Energy Resources

- Natural gas distribution
- Wind power – more wind than light
- Solar – question viability
- Hydrogen
- Ethanol – corn production
- Some wind/solar now on farms
 - ✓ Solar proving more viable
- Switch grass – large amount of bio-mass
- 1000’s of acres – unproductive
- Focus on crops that don’t compete with food sources
- Focus on energy that is not derived from food source
- Be mindful of government subsidy issues
- Being dependent on subsidy = Risk
- Draw technologies/companies manufacturing battery/alternative energy supplies
- Could heat schools and government buildings
- Switch grass – pioneer the process
- Create jobs, help environment, not competitive
- Flax seed production
 - ✓ Strip seed for food
 - ✓ Burn straw

Infrastructures

- Roads (improvement)
 - ✓ Create a plan for improvements and maintenance through Road Commission
 - ✓ Better communication with public on which road are county responsibility vs. township responsibility
 - ✓ Either township or county money or millage to improve roads and maintain existing roads
- Fiber Optics
 - ✓ Covered in broadband somewhat
 - ✓ Find private company to install
 - ✓ How does local government get the money
 - ✓ Most solutions for rural area involve towers to transmit

Environment

- Preserve, promote
- Market our community
- What to market
- Waterway
- Sustain weeklong visitors
- Trails; forests
- Park system on the waterway
- Weekday marketing bundles
- Market to new groups
- Attract bigger market
- Educate visitors
- Market talking points for county
- Grants for students to educate public
- Economic instability deters new businesses
- Rezone to be business friendly
- What are people draw to in Cheboygan County?
- Make sure to sustain these things.
- Do the locals want to promote tourism
- What we want to see:
 - ✓ Better roads
 - ✓ Downtown cleaned up
- Blue economy – people migrate to water
- Blight ordinance, sewers, recycle
- Big investments have paid back
- Mackinaw businesses down
- Indian River businesses up
- Educate eco-tourism: mushrooming, birding, botany
- Cheboygan County is naturally affordable
- Educational tours

Transportation

- Straits Regional Ride – Not a solution – Very taxi like
- Regular schedules/regular stops – 7 days a week, days/evenings
- Coordinate with surrounding counties
- Shared costs by counties/townships/users
- Recycling program model
 - ✓ Opt in/residential passes
 - ✓ Resident/non-resident fees
- Walking paths and/or bike paths (where trail is not available) incorporated
- Buses equipped to carry bicycles
- Education and wide promotion of rates, schedules and stops

Government

- Rules beget more rules, propagates government
- Decision based on open public debate and recorded votes of elected officials
- We want stuff too but we want free markets to decide not subsidized by tax money (solar, windmills)
- Ordered liberty vs. over-regulations (decisions made at lowest level, i.e. Mike vs. Fed. Dept. of Sanitation)
- Tort reform – loser pays
- Zone away property rights – change setback to 150ft. people couldn't build
- Poor public input vs. government too large (too many meetings changing stuff)
- Scary – 60% of land in county is owned by state

Blight

- Concern about trash in front yards
- Solution is not to make the condition legal (trash in yard)
- Blight ordinance in Aloha Township
 - ✓ Write letter and ask them why
 - ✓ Offer to assist if possibly
 - ✓ Citation ticket
 - ✓ Tax Lien
 - ✓ Court – Aloha Township has never reached this step
- County enforcements/township enforcement
- Unsafe building – county
- Who has authority?
- Want county to have and enforce blight ordinance
- Why?
 - ✓ Quality of life
 - ✓ Consistency in enforcement
 - ✓ Maintain property value

- ✓ Court enforcement
- Aloha Township system is a good example
- Would each township have to pass an ordinance supporting the county-wide blight rule in order to have consistency? Yes.
- Mullet Township looking into contracting out for blight enforcement
- Idea – have all townships band together to support a blight contract
- County and township must come to an agreement and work for a centralized ordinance committee
- Ordinance must have “teeth”
- Legal specific ordinance that explains penalties

New Businesses

- Attract new businesses
 - ✓ Need infrastructure to support
- Need year round businesses
- Drop business taxes – i.e. less taxes
- Improve work ethic
- Establish broadband for the entire county
- Market our business location availabilities
- Zoning process needs to be stream-lined and more flexible (business friendly)
 - ✓ Reduce bureaucracy locally

Preserve Ag/Forest

- Don't use agriculture/forest land as a place for “undesirable” zoning uses
- Discourage fragmentation of large parcels
- Purchase development rights?
- Separate agriculture zoning from forest lands
- Incentives to maintain parcel size?
- Limit substantial development to areas with existing infrastructure?

Education

- Concerns
 - ✓ Education becoming a business but poor management by non-business individuals
 - ✓ Lack of work ethic in students/graduates
 - ✓ Lack of real life readiness
 - ✓ Lack of accountability for teachers, school boards and parents
 - ✓ Don't limit choices in education; charter, homeschool, internet
- Solutions/Suggestions
 - ✓ Invite/accept outside guests, lecturers of real life opportunities
 - ✓ More encouragement of hands on training
 - ✓ Grass roots community programs/foundations
 - ✓ More involvement in school board decisions/meetings

- ✓ Fiscal accountability – huge!
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08/30/11 Visioning Session – Cheboygan Middle School

Natural Resources

- Preservation of lakes, rivers, streams
 - ✓ Certification of septic performance at times of remodeling, rebuilds, transfer of ownership
 - ✓ Rules, ordinances, guidelines for maintenance of septic systems
 - ✓ Residential/Commercial stormwater runoff ordinance
 - ✓ Greenbelts on newly developed properties
- Commitment to maintaining the water quality as it relates to the quality of life in Cheboygan County. Water and water quality is the fabric and economic backbone of the county (the draw)
 - ✓ Watershed maps broken down into smaller areas so individuals can see how the watershed impacts their property (showing small streams and creeks).

Jobs

- Communication – existing assets, marketing
- Tourism
- Good paying
- Develop port of Cheboygan
- Inland waterway
- Less zoning/government regulations
- Community College
- Tax breaks
- Business friendly

Riverfront

- Major city park expansion
- Recreation complex, fields
- Amphitheatre
- Utilize vast vacant east side of river
- Expand walkway from city marina to downtown
- Boardwalk on east/west downtown area for “draw” to bring people to shop/dine/buy
- “Festivals” – market the water
- “Deep-water” port designation

Broadband

- What is broadband?

- What wy-max? Marquette, MI
- Local providers/cost?
- What do we need to encourage local providers in Cheboygan County and be affordable?

Wind Energy – Jobs – Green Energy

- Change zoning to accommodate green energy usage
- Biomass
- Oil and gas
- Atomic power
- Clean coal
- Cut the red tape for progress
- Who pays for it?

Transportation

- Comprehensive plan for road improvements and maintenance
- Educating and implementation of Complete Streets/Road Program
- Need Road Commission more involved
- Get basic infrastructure in place before getting into extended plans
- Allowing more township involvement and say so about roads

Schools

- Are there opportunities for consolidation between districts and would this be beneficial?
- Could be a surplus of school land and buildings. Are there opportunities for reuse of these properties?
- School districts and distribution is related to declining population
- Economic consequences of the above
- There are multiple models for funding education (i.e. Mackinaw City)

Recreation and Trails

- Promotion of snowmobile/walking/ORV/biking/horses
- Opening area for more trail development
- Trail from Pellston to Cheboygan
- Trail permits/fees for upkeep
- Better upkeep of trails/signage
- Habitat improvement

Government

- Zoning private property rights away
- Local control vs. state/fed regs.
- Tort reform – loser pays
- Basic reasonable regulations, common sense

- Free market – lemonade stands
- Government cannot create jobs but they can make it hard for job creators

Land Use

- Regulations
 - ✓ Keep it simple
 - ✓ Owner input on use
 - ✓ Property use in best interest of owner
 - ✓ Personal responsibility for appearance – citizen input on blight ordinances & enforcement
 - ✓ Common sense regulations
 - ✓ Neighborhood stores and small business incentives for rural areas
 - ✓ Simplify to welcome new businesses
- Diverse and vibrant community
- Avoid central decision making
 - ✓ Community involvement in decision making – like tonight
 - ✓ Citizens pay attention to processes (or lose your freedom)
- Small business zoning
 - ✓ Need some friendly regs.
 - ✓ Encouragement
 - ✓ Local funding
- Encourage land use for farming
 - ✓ Encourage state and US leg. To simplify regs so farmers can afford to stay in business – still preserve health and safety
 - ✓ Eliminate 10 acre farms skewing data, yet eligible for farm subsidy

Housing

- Affordable, accessible, independent living – privately funded
- Transitional housing
- Rural housing coordinated with transportation
- Rental protection
- Blight enforcement
- Downtown housing
- Encouragement for property maintenance