



CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST. ■ PO Box 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

**CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING
WEDNESDAY, APRIL 18, 2018 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

PUBLIC HEARING AND ACTION ON REQUESTS

- 1.) **ERS Telecom Properties and Bernard Jankoviak** - Requests a one year extension for a Special Use Permit for a wireless communication facility (section 17.13). The property is located on South Extension Road, Mullett Twp., section 7, parcel #130-007-100-001-00, and is zoned Agriculture and Forestry Management (M-AF).

UNFINISHED BUSINESS

- 1.) Continued Discussion Of Planned Unit Development Draft Language
- 2.) Escrow Account Recommendation For Heritage Cove Farms

NEW BUSINESS

STAFF REPORT

- 1.) Discussion Regarding Solar - O y
- 2.) Village of Mackinaw City – Adopted 2018 Master Plan

PLANNING COMMISSION COMMENTS

PUBLIC COMMENTS

ADJOURN



CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST., ROOM 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ TDD: (800)649-3777

CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, MARCH 21, 2018 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

- PRESENT:** Croft, Bartlett, Freese, Kavanaugh, Borowicz, Ostwald, Lyon, Jazdzyk
ABSENT: Churchill
STAFF: Jeff Lawson
GUESTS: Roberta Matelski, John Moore, Russell Crawford, Cheryl Crawford, Cal Gouine, Bob Lyon, Carl Muscott, Hobie Kirsch, Marcia Rocheleau

The meeting was called to order by Vice-Chairperson Borowicz at 7:00pm.

PLEDGE OF ALLEGIANCE

Vice-Chairperson Borowicz led the Pledge of Allegiance.

APPROVAL OF AGENDA

The meeting agenda was presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, to approve the agenda as presented. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Ostwald, Lyon, Jazdzyk), 0 Nays, 2 Absent (Churchill, Croft)

APPROVAL OF MINUTES

The March 7, 2018 Planning Commission minutes were presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Bartlett, to approve the meeting minutes as presented. Motion carried. 7 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Ostwald, Lyon, Jazdzyk), 0 Nays, 2 Absent (Churchill, Croft)

PUBLIC HEARING AND ACTION ON REQUESTS

An Ordinance to amend the Cheboygan County Zoning Ordinance #200 to establish and consolidate use listings related to motor vehicle maintenance and fuel sales.

Ms. Croft entered the meeting.

Mr. Lawson stated that section 1 of the amendment provides new definitions for car wash, motor vehicle service station, motor vehicle repair facility, retail sales establishment, and small scale convenience. Mr. Lawson stated that section 2 deletes the current definition of gasoline service station. Mr. Lawson stated that section 3 provides for the automobile, boat, motorized, non-motorized recreational vehicle equipment, farm machinery sales, and rental establishments to be allowed in the Commercial Development Zoning District with site plan review approval. Mr. Lawson stated that this is a proposed change from the current use listing of automobile, boat equipment and farm machinery sales, repair, rental and washing establishments. Mr. Lawson stated that the reference to repair and washing are removed with the establishment of car wash, motor vehicle service station, motor vehicle repair facility use listings and definitions. Mr. Lawson stated that section 4 provides for car wash, motor vehicle service station and retail sales establishment, small-scale convenience uses which requires site plan review in the Commercial Development zoning district. Mr. Lawson stated that section 5 provides for motor vehicle repair facility as a use which requires a special use permit in the Commercial Development, Agriculture and Forestry Management, Village Center Topinabee and Rural Character/Country Living Zoning Districts. Mr. Lawson stated that section 5 establishes retail sales establishments, small-scale convenience as a use which requires a special use permit in the Agriculture and Forestry Management and Rural Character/Country Living Zoning Districts. Mr. Lawson stated that section 5 establishes car wash as a use which requires a special use permit in the Village Center, Village Center Indian River, and Village Center Topinabee Zoning Districts. Mr. Lawson stated that section 5 also establishes motor vehicle service station as a use which requires a special use permit in the Village Center zoning district. Mr. Lawson stated that section 6 eliminates the use listings of gas stations and gasoline service stations and garages in the Village Center, Village Center Indian River, Village Center Topinabee and Rural Character/Country Living Zoning Districts. Mr. Lawson stated that section 6 eliminates automobile repair and washing establishments from the Village Center Indian River Zoning District as requested by the Tuscarora Township Planning Commission. Mr. Lawson stated that this section number is reserved for future use.

Mr. Freese referred to section 6.2.2 and stated that he agrees with deleting washing but he has a problem with deleting repairs from this category. Mr. Borowicz agreed with Mr. Freese. Mr. Freese stated that motor vehicle service stations are gas stations and with the deletions that have been made the only place in the county that a gas station will be allowed is in the Commercial Development Zoning District. Discussion was held.

Mr. Lawson referred to section 6.3, motor vehicle repair facility, and stated that he would interpret that sales would be a permitted use and repair would be a special use. Mr. Lawson asked if the Planning Commission would prefer to have this as one activity where a special use is not required or does the Planning Commission prefer that the repair portion require additional review. Ms. Lyon questioned why the Planning Commission would want someone to apply for a special use permit for repair. Discussion was held. Mr. Freese noted that the owner will also have to apply for a state license and fuel and oil disposal will have to be addressed as the state will inspect. Mr. Kavanaugh stated that junk cars and parts will not be addressed. Mr. Freese stated that the ordinance addresses abandoned vehicles and junk vehicles.

Mr. Freese referred to section 13.3.1 and noted that automobile repair and washing establishment are one use listing in Village Center. Mr. Freese stated that this use listing should be as it is written in the proposed amendment with separate use listings for car wash, motor vehicle service station and retail sales establishment small-scale convenience. Discussion was held.

Mr. Borowicz asked for public comments. Mr. Muscott stated that he talked with Steve Schnell regarding this amendment regarding the motor vehicle repair facility definition being all-encompassing and he is not sure how this can adequately be regulated. Mr. Muscott stated that it may be too broad of a definition and it covers everything from heavy equipment to scooters and boats. Mr. Muscott stated that he appreciates Mr. Freese's comments regarding section 6.2.2. Mr. Muscott stated that obviously in order to accommodate those types of businesses, you have to have repairs. Mr. Muscott stated that in his experience when you buy a new vehicle and bring it in for an oil change it will come back with a car wash as well. Mr. Muscott stated that these shops typically have a wash detail bay within them. Mr. Muscott questioned why this would be excluded. Mr. Muscott stated that it is not feasible to have sales as a permitted use and repair as a special use. Mr. Muscott stated that this is anti-business.

Public comment closed.

Motion by Mr. Kavanaugh, seconded by Mr. Bartlett, to forward the amendment with the changes to the Cheboygan County Board of Commissioners with a recommendation for approval.

Mr. Lawson asked if repair is to stay in section 6.2.2. Mr. Kavanaugh and Mr. Freese agreed that repair is to stay in section 6.2.2. Mr. Lawson stated if the intent is to permit repair without a special use permit, then it would be a use by right and there would be no special use permit. Mr. Freese stated that he would rather a special use permit be required. Mr. Lawson noted that site plan review would be required, but with no special use permit provisions. Mr. Freese stated that as it is currently written, a new auto dealership could come in as a permitted use. Ms. Lyon and Mr. Borowicz agreed that a special use permit should be required. Discussion was held.

Motion carried. 8 Ayes (Croft, Bartlett, Freese, Kavanaugh, Borowicz, Ostwald, Lyon, Jazdyk), 0 Nays, 1 Absent (Churchill)

An Ordinance to amend the Cheboygan County Zoning Ordinance #200 to replace the definition of family and to provide a new definition for short term rentals and establish short term rentals as permitted uses in all zoning districts.

Mr. Lawson explained that proposed amendment #144 was presented to the Cheboygan County Board of Commissioners. Mr. Lawson stated that Mr. Graham expressed his concerns with the definition of family to the Board of Commissioners as they considered adoption of amendment #144. Mr. Lawson stated that the Board of Commissioners adopted the amendment after removing the section relating to the definition of family and remanding the issue to the Planning Commission. Mr. Lawson stated that within the proposed amendment are new definitions for Family and Short term rentals as recommended by Mr. Graham. Mr. Lawson stated a provision is also proposed in the amendment document to add a new section 3.18. in the general provisions article of the zoning ordinance which allows short term rentals in all zoning districts.

Mr. Jazdyk asked what were the concerns regarding the definition of family. Mr. Lawson stated that we didn't define societies, clubs and sororities. Discussion was held.

Ms. Croft asked for public comments. Mr. Muscott stated he appreciates this clarification. Mr. Muscott stated he does have issues with this roundabout way to try to exclude clubs or associations from the definition of family. Mr. Muscott stated that there is no way you can enforce this and he is not sure why it has been included. Mr. Muscott stated that we don't have any sororities or fraternities and we don't see that much spring break business right now. Mr. Muscott stated that he appreciates the commissioners recognizing that it would be discriminatory to not have an individual as a family. Public comment closed.

Motion by Mr. Kavanaugh, seconded by Mr. Borowicz, to forward the amendment to the Cheboygan County Board of Commissioners with a recommendation for approval. Motion carried. 8 Ayes (Croft, Bartlett, Freese, Kavanaugh, Borowicz, Ostwald, Lyon, Jazdyk), 0 Nays, 1 Absent (Churchill)

UNFINISHED BUSINESS

Continued Discussion Of Planned Unit Development Draft Language

Mr. Lawson referred to Mr. Graham's letter dated 02/23/18 and noted that a couple of revisions were made to the amendment. Mr. Lawson stated that concerning section 19.2.4 there needs to be language added that requires each phase of the PUD to be self-sufficient. Mr. Lawson stated that Mr. Graham has provided additional language in section 19.2.4 to address this concern. Mr. Lawson referred to section 19.2.3 and stated that he has not modified any of this language. Mr. Lawson stated that Mr. Freese has been creating a use matrix for the PUD amendment.

Mr. Freese stated that he does not have any problems with section 19.2.4 as this is the direction that the Planning Commission was going at the last meeting. Mr. Borowicz agreed with Mr. Freese.

Mr. Lawson stated the primary concern is to make sure there's clarification that in PUD's you do not allow every use in every district. Mr. Freese referred to section 19.3 and stated that the reference to master plan was to be deleted and only selected uses should be designated for consideration for use in a different district under a PUD.

Mr. Lawson stated that you want to identify the uses that you would like to have in the districts that allow PUD's. Mr. Lawson stated at the last meeting the Planning Commission began a review of the uses. Mr. Lawson noted that Mr. Freese has worked on a use matrix.

Mr. Freese stated that there are not enough allowed uses in the Natural Rivers District to allow it to be considered for a PUD. Mr. Freese stated that you could not allow a PUD in Resource Conservation as privately owned parcels are not a part of the district. Mr. Freese stated that the overlay districts are already densely developed districts and there is no sense in considering these districts for a PUD. Mr. Freese stated that Light Industrial and General Industrial uses are not to be considered for use in other districts. Mr. Freese stated that we are therefore looking at allowing PUD's in Residential, Commercial, Agriculture and Forestry Management, Lake and Stream Protection and Rural Character/Country Living. Mr. Freese explained the matrix to the Planning Commission members. Mr. Freese explained that there is a use matrix that is sorted alphabetically. Mr. Freese stated that there is also a second use matrix that is sorted by groupings. Mr. Freese stated that he identified a total of 18 groupings. Mr. Freese noted that all agricultural uses are grouped together so the Planning Commission members will be able to see all similar uses. Discussion was held on how the Planning Commission will review and update the matrix. Mr. Freese explained that the Planning Commission can consider different use categories. Mr. Freese stated that the Planning Commission can look at the various districts and decide what should or should not be considered for the PUD amendment. Mr. Kavanaugh stated that the district that the Planning Commission should review and protect is the Lake and Stream Protection zoning district. Mr. Kavanaugh stated that the Planning Commission should remember when reviewing this matrix it is regarding PUD's only.

Mr. Lawson stated that if the Planning Commission wants to add a use that is not a permitted uses in a district, we will need to note that it is not permitted as we will have to amend that primary district to permit that use. Mr. Freese stated that the PUD, by definition, will allow you to do that. Mr. Freese read from a letter from Mr. Graham regarding section 19.3, "That except as provided herein the permitted uses within a PUD, may consist of any use permitted by right or by special use permit in the underlying Zoning District in which the PUD will be located. However, a PUD in the following zoning districts may include the additional uses specified herein: Residential, Commercial, Agriculture and Forestry Management Lake and Stream Protection." Mr. Lawson stated that once you identified the districts, you are limited to the uses authorized in those zoning districts and if these additional uses and definitions are not in the permitted uses than you have to add them to the list of permitted uses. Mr. Freese stated that a PUD in Agriculture and Forestry Management will have all permitted uses in Agriculture and Forestry Management Zoning District and then additional uses from other districts that the Planning Commission has determined that could be allowed. Mr. Lawson stated that Agricultural/Private Storage Workshop Buildings are only permitted in the Natural Rivers. Mr. Lawson noted that the Planning Commission decided that the Natural Rivers Zoning District will not be included in the PUD amendment. Mr. Lawson stated the Planning Commission may decide that they want to include Agricultural/Private Storage Workshop Buildings in the PUD amendment. Mr. Lawson stated that we will not be permitting anything out of the Natural Rivers zoning district. Mr. Freese stated that particular category may already be included in one that is listed for Agriculture and Forestry Management. Discussion was held. The Planning Commission thanked Mr. Freese for putting the use matrix together. Mr. Freese suggested using the Heritage Cove Farm application as an example for a PUD.

NEW BUSINESS

Discussion was held regarding zoning enforcement.

Mr. Freese read a memo from Scott McNeil dated 02/09/18 regarding the remaining priority items and stated that use terminology review work plan, "The Planning Commission adopted a project at the July 1, 2015 regular meeting as recommended for future projects In the Master Plan under Zoning Ordinance Changes which is written as follows: Refine for clarity the allowable uses in each district. Create a table of allowable uses within the ordinance. Create consistent terminology of permitted uses. List all permitted uses in each district rather than referencing allowable uses in other zoning districts. The following work plan was approved by the Planning Commission on February 17, 2016: 1. Conduct inventory and table of existing allowable uses. 2. Identify redundant and antiquated uses as well as items which are not uses, per se. These items would be recommended for deletion. 3. Identify similarly worded uses to be standardized under common terminology; propose common terminology. Define. 4. Remove references to permitted uses in other districts by adding those referenced uses to zoning district. 5. Review uses by zoning district. Define remaining uses. 6. Identify new uses to be added. Define. 7. Create table of allowable uses by zoning district." Mr. Freese stated that the matrix essentially completes the first item and would provide a strong basis for completion of the rest of the items.

STAFF REPORT

No comments.

PLANNING COMMISSION COMMENTS

Mr. Kavanaugh stated that Mr. Freese did a lot of working on the matrix and it is now simplified for the Planning Commission to review.

PUBLIC COMMENTS

Mr. Muscott stated that this was an excellent work session. Mr. Muscott stated that it sounds like Mr. Freese is working on the concept that is typically used for zoning ordinances. Mr. Muscott stated that he tried to encourage the Cheboygan County Board of Commissioners a year ago to move to that format which is simpler. Mr. Muscott stated that the Emmet County PUD ordinance is designed to accommodate applications like Heritage Cove Farm. Mr. Muscott stated that he believes the PUD regulation must have a lot of flexibility. Mr. Muscott stated that Otsego County recently reviewed a PUD for a huge indoor self-storage facility. Mr. Muscott stated that it would typically be reviewed as a special use permit in Cheboygan County. Mr. Muscott stated that if a PUD is approved by the Planning Commission, the applicant is locked into the PUD plan.

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 8:44pm.

Charles Freese
Planning Commission Secretary

CHEBOYGAN COUNTY PLANNING COMMISSION

ERS Telecom Properties – Revised 04/09/18

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Notice of Planning Commission Meeting (1 Page)
4. Special Use Permit Application (6 Pages)
5. 3155 Mullet Creek Summary (1 Page)
6. 3155 Mullet Creek Candidate Current (1 Page)
7. 3155 Mullet Creek Candidate 290' Proposed (1 Page)
8. Letter Dated 01/19/17 From William R. Heiden III to Steve Woody (1 Page)
9. Quit Claim Deed Dated 02/22/06 L1022 P509 (2 Pages)
10. Mailing List (1 Page)
11. Project Information, Location Maps and Drawing Index (1 Page)
12. Site Survey (2 Pages)
13. Site Location Plan (1 Page)
14. Developed Site Plan (1 Page)
15. Enlarged Site Plan (1 Page)
16. Tower Elevation (1 Page)
17. Email dated 03/17/17 from Austin Babich to Scott McNeil (1 Page)
18. FAA - Determination Of No Hazard To Air Navigation Dated 11/30/2016 (4 pages)
19. FCC – Antenna Structure Registration Dated 01/29/2017 (2 pages)
20. Email Dated 04/03/17 from Brent Shank, Cheboygan County Road Commission Engineer/Manager (1 Page)
21. Email Dated 04/04/17 from Bruce VanDoorn Sr. (1 Page)
22. Special Use Permit Approval Letter Dated 04/12/17 From Scott McNeil to Brent Doerr (1 Page)
23. 04/05/17 Planning Commission Minutes (4 Pages)
24. Findings of Fact Dated 04/05/17 (6 Pages)

The following items were added to the exhibit list on 04/09/18:

25. Email Dated 04/06/18 From Brent Shank, Cheboygan County Road Commission (1 Page)
- 26.
- 27.
- 28.
- 29.
- 30.
- 31.

Note: Planning Commission members have exhibits 1 and 2.

NOTICE
CHEBOYGAN COUNTY PLANNING COMMISSION MEETING and PUBLIC HEARING
WEDNESDAY, APRIL 18, 2018 AT 7:00 PM
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721

- 1.) **ERS Telecom Properties and Bernard Jankoviak** - Requests a one year extension for a Special Use Permit for a wireless communication facility (section 17.13). The property is located on South Extension Road, Mullett Twp., section 7, parcel #130-007-100-001-00, and is zoned Agriculture and Forestry Management (M-AF).

Please visit the Planning and Zoning office or visit our website to see the special use permit application and the associated drawings and documents. These documents and staff report may be viewed at www.cheboygancounty.net/planning/. Comments, questions, and correspondence may be sent to planning@cheboygancounty.net or Planning & Zoning Department, PO Box 70, 870 South Main St., Rm. 103, Cheboygan, MI 49721, or presented at the meeting.

Persons with disabilities needing accommodations for effective participation in the public hearing should contact the Planning & Zoning Director at the above address one week in advance to request mobility, visual, hearing or other assistance.



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
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PROPERTY LOCATION

| | | | |
|--|--------------------------------------|-----------------------|--|
| Address South Extension Road | City / Village Cheboygan | Twp / Sec. Mullett | Zoning District Agriculture & Forestry Management |
| Property Tax I.D. Number 130-007-100-001-00 | Plat or Condo Name / Lot or Unit No. | | |

APPLICANT

| | | |
|---|--|--------------------------------|
| Name Brent Doerr on Behalf of ERS Telecom Properties | Telephone (989) 289-7629 | Fax (989) 872-3651 |
| Address 4700 Hunt Street | City, State & Zip Cass City, MI 48726 | E-Mail bdoerr@pyramidns.com |

OWNER (If different from applicant)

| | | |
|--------------------------------------|--|--------|
| Name Bernard Jankoviac | Telephone (231) 238-7770 | Fax |
| Address 4989 South Extension Road | City, State & Zip Cheboygan, MI 49721 | E-Mail |

PROPOSED WORK

| | |
|---|--|
| Type (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Change in Use or Additional Use <input type="checkbox"/> Reconstruction <input type="checkbox"/> Relocated Building <input type="checkbox"/> Sign, Type: _____ <input checked="" type="checkbox"/> Other: <u>Guyed Tower</u> | Building/Sign Information Overall Length: <u>60</u> feet Overall Width: <u>60</u> feet Floor Area: <u>3,364</u> sq. feet Overall Building Height: _____ feet Sign Area: _____ sq. feet Sign Height _____ feet |
|---|--|

PROPOSED USE (check all that apply)

| | | | |
|--|---|-------------------------------------|--|
| <input type="checkbox"/> Single-Family Residence | <input type="checkbox"/> Expansion / Addition | <input type="checkbox"/> Office | <input type="checkbox"/> Agricultural |
| <input type="checkbox"/> Duplex | <input type="checkbox"/> Garage or Accessory | <input type="checkbox"/> Commercial | <input type="checkbox"/> Institutional |
| <input type="checkbox"/> Multi-Family, # of units ____ | <input type="checkbox"/> Storage | <input type="checkbox"/> Industrial | <input type="checkbox"/> Utility |
| | | | <input checked="" type="checkbox"/> Other: <u>250' Guyed Tower</u> |

Has there been a Site Plan or Special Use Permit approved for this parcel before? YES NO

If YES, date of approval: _____ Approved Use: _____

Directions to site: Head southeast on M-27 S / S Main St toward County Rd (1.3 mi), Turn right onto E VFW Rd (1.7 mi), Continue onto Riggsville Rd (5.4 mi), Turn left onto S Extension Rd (3 mi)

SPECIAL LAND USE PERMIT APPLICATION



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., RM. 103 ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

1. Describe all anticipated activities (e.g. type of business, hours of operation, number of employees, etc). Attach additional sheets if needed.

Self-operating communications tower and supporting equipment. Site is not occupied; no employees on site; no hours of operation. There will be infrequent maintenance visits, approximately once or twice a month per colocator.

Site Plan Standards.

PLEASE EXPLAIN HOW YOUR REQUEST MEETS EACH OF THE FOLLOWING STANDARDS

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
The communications site proposed is an extremely small portion of the overall property and will be developed consistent with the surrounding area.
- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
No tree and minimal soil removal, and very limited grade change as shown on attached plans.
- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
Site has very little hard-surfaced area and will affect storm water drainage negligibly as shown on plans.
- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
Six foot (6') tall chain-link fence around sixty foot by sixty foot (6' x 6') compound.
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
There will be emergency vehicle access via an existing access road off of S Extension Rd.
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
There is an existing access road from tower to S Extension Rd.
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
N/A
- h. Exterior lighting shall be arranged as follows:
 - i. It is deflected away from adjacent properties. Yes
 - ii. It does not impede the vision of traffic along adjacent streets. Yes
 - iii. It does not unnecessarily illuminate night skies. Yes

SPECIAL LAND USE PERMIT APPLICATION



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SPECIAL LAND USE PERMIT APPLICATION

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.

Site is not occupied with only maintenance visits, approximately once or twice a month. Traffic will thus not be materially affected by the site. No new streets are needed or proposed.

- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits.

The communications site will comply with all legal requirements. Applicant acknowledges that permit approval may be contingent on obtaining post-approval the required approvals.

3. Size of property in sq. ft. or acres: 3,364 square feet

4. Present use of property:
Agricultural

5. SUP Standards:

- a. Is the property located in a zoning district in which the proposed special land use is allowed?
Yes

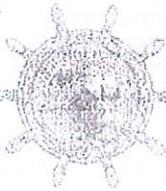
- b. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole? **Explain.** No

- c. Will the proposed special land use involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public highway or seen from any adjoining land owned by another person? **Explain.** No

- d. Will the proposed special land use be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned? **Explain.** Yes

- e. Will the proposed special land use place demands on fire, police, or other public resources in excess of current capacity? **Explain.**
No

- f. Will the proposed special land use be adequately served by public or private streets, water and sewer facilities, and refuse collection and disposal services? **Explain.** Yes



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

670 S. MAIN ST., RM. 103 • PO BOX 70 • CHEBOYGAN, MI 49721
PHONE: (231)627-6489 • FAX: (231)627-3648

SPECIAL LAND USE PERMIT APPLICATION

- g. Will the proposed special land use comply with all specific standards required under this Ordinance applicable to it (i.e. parking, setbacks, etc)? Yes _____
6. Does the proposed use of the property include or involve either:
 - Junk or salvage yard (Section 3.6) YES NO
 - Mineral extraction (Section 17.17) YES NO
 If YES, this application must include a written plan as described in the Zoning Ordinance.
7. Attach a copy of Warranty Deed or other proof of ownership.
8. Attach a copy of certified Property Survey or dimensioned property land plat.

AFFIDAVIT

The undersigned affirms that the information and plans submitted in this application are true and correct to the best of the undersigned's knowledge

Applicant's Signature *Brian Pallen* Date 3/13/2018

Does the property owner give permission for County zoning officials to enter his or her property for inspection purposes?

Yes No

Owner's Signature *Paul J. [unclear]* Date 3/13/18

FOR PLANNING/ZONING DEPT. USE ONLY

| | | |
|---|-----------------|--------|
| Date Received: | <u>3/7/18</u> | Notes: |
| Fee Amount Received: | <u>\$150.00</u> | |
| Receipt Number: | <u>4086</u> | |
| Public Hearing Date: | <u>4/18/18</u> | |
| Planning/Zoning Administrator Approval: | | |
| Signature _____ | Date _____ | |

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

ALL ITEMS LISTED BELOW MUST BE SUBMITTED IN ORDER FOR THIS APPLICATION TO BE DEEMED COMPLETE. INCOMPLETE APPLICATIONS WILL NOT BE REVIEWED OR PROCESSED. EACH SITE PLAN SHALL DEPICT THE ITEMS LISTED BELOW, EXCEPT FOR THOSE ITEMS DETERMINED DURING THE PRE-APPLICATION CONFERENCE TO NOT BE APPLICABLE.

PLACE A CHECK MARK NEXT TO EACH REQUIREMENT TO SHOW THAT THE INFORMATION HAS BEEN SUPPLIED OR THAT A WAIVER IS BEING REQUESTED. IF A WAIVER IS BEING REQUESTED PLEASE NOTE ON THE NEXT PAGE THE REASON FOR THE WAIVER. SIGN AND DATE THIS CHECKLIST WHEN ALL ITEMS HAVE BEEN COMPLETED. PLEASE SUBMIT THIS CHECKLIST WITH YOUR APPLICATION.

| INFORMATION SUPPLIED | WAIVER REQUESTED | REQUIREMENT |
|----------------------|------------------|--|
| X | | a. North arrow, scale and date of original submittal and last revision. Site plan is to be drawn at a scale of 1 inch = 100ft. or less. |
| X | | b. Seal of the registered engineer, architect, landscape architect, surveyor, planner, or other site plan preparer. Location of proposed and/or existing property lines, dimensions, legal descriptions, setback lines and monument locations. |
| X | | c. Location of existing and proposed public roads, rights-of-way and private easements of record and abutting streets. |
| X | | d. Topography at maximum five foot intervals or appropriate topographic elevations to accurately represent existing and proposed grades and drainage flows. |
| X | | e. Location and elevations of existing water courses and water bodies, including county drains and man-made surface drainage ways, stormwater controls, flood plains, and wetlands. |
| X | | f. Location of existing and proposed buildings and intended uses thereof. |
| X | | g. Details of entryway and sign locations should be separately depicted with an elevation view. |
| X | | h. Location, design, and dimensions of existing and/or proposed curbing, barrier free access, carports, parking areas (including indication of all spaces and method of surfacing), fire lanes and all lighting thereof. |
| N/A | N/A | i. Location, size, and characteristics of all loading and unloading areas. |
| N/A | N/A | j. Location and design of all sidewalks, walkways, bicycle paths and areas for public use as approved by the Planning Commission. |
| X | | k. Location of all other utilities on the site including but not limited to wells, septic systems, stormwater controls, natural gas, electric, cable TV, telephone and steam and proposed utility easements. |
| N/A | N/A | l. Proposed location, dimensions and details of common open spaces and common facilities such as community buildings or swimming pools if applicable. |

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN REQUIREMENT CHECKLIST

(TO BE SUBMITTED WITH APPLICATION AND SITE PLAN)

| INFORMATION SUPPLIED | WAIVER REQUESTED | REQUIREMENT |
|----------------------|------------------|--|
| X | | m. Location and specifications for all fences, walls, and other screening features. |
| X | | n. Location and specifications for all existing and proposed perimeter and internal landscaping and other buffering features. |
| X | | o. Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be used. |
| N/A | N/A | p. Location, size and specifications for screening of all trash receptacles and other solid waste disposal facilities. |
| X | | q. Elevation drawing(s) for proposed commercial and industrial structures. |
| N/A | N/A | r. Location and specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials as well |
| N/A | N/A | s. Floor plans, when needed to determine the number of parking spaces required. |

PLEASE LIST THE REQUIREMENT FOR WHICH A WAIVER IS BEING REQUESTED. ALSO PROVIDE AN EXPLANATION/REASON FOR THE WAIVER REQUEST.

SECTION

REASON FOR WAIVER REQUEST

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

AFFIDAVIT

I CERTIFY THAT ALL SITE PLAN REQUIREMENTS (A THROUGH S) ARE DRAWN ON THE SITE PLAN, ATTACHED TO THIS APPLICATION AND/OR I AM REQUESTING A WAIVER. I CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS SPECIAL LAND USE PERMIT APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Bob [Signature]

SIGNATURE

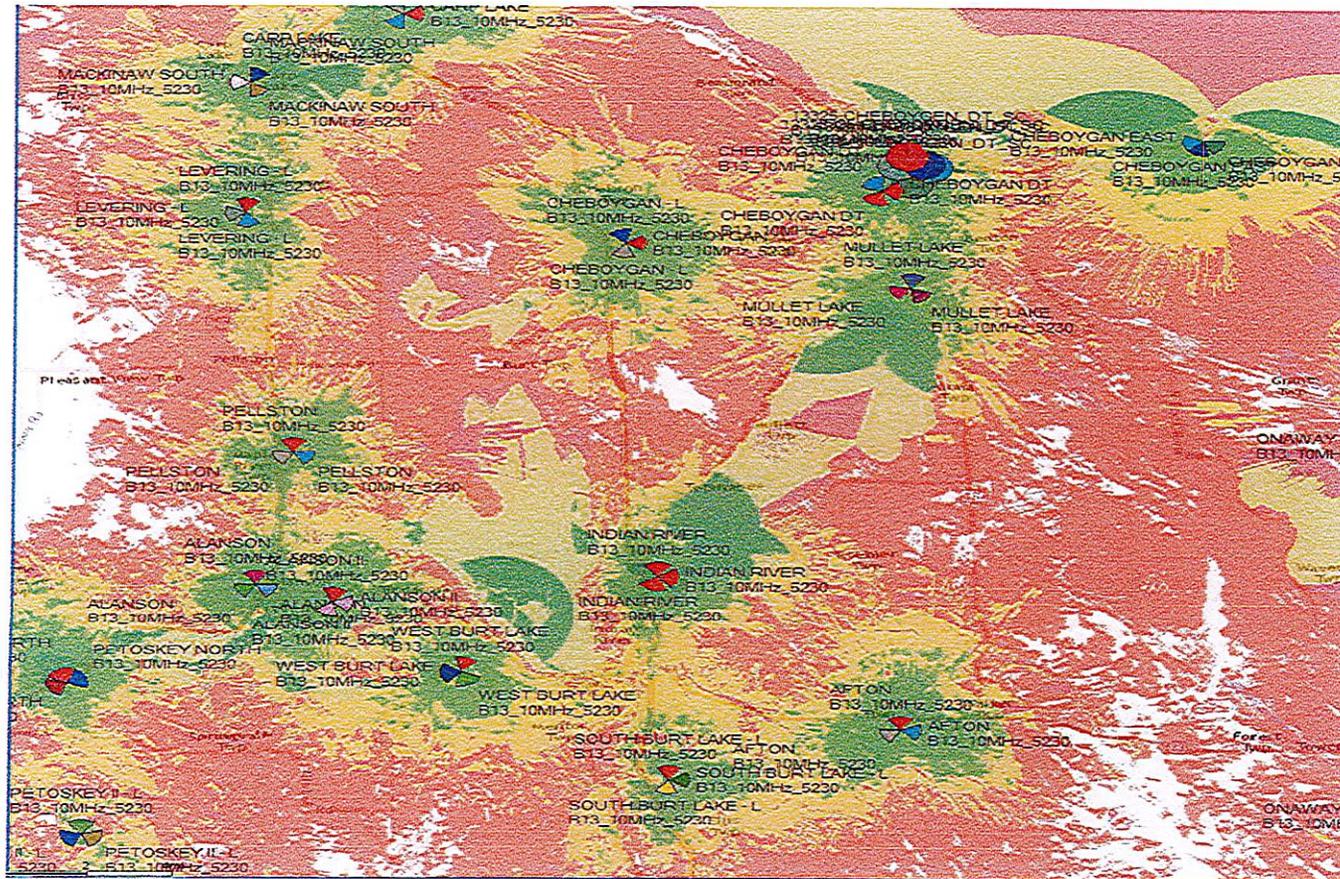
3/3/17

DATE

3155 Mullet Creek Summary

- The following maps were produced through a VZW in-house Radio Frequency (RF) prediction analysis tool called GeoPlan.
- GeoPlan is used for planning new cell sites as well as optimizing the existing network.
- The measurement of RSRP on the 4G LTE network, displayed on the maps, represents the receive signal strength of the UE, or cell device.
- The Green areas represent what we would consider a good robust signal where we would have optimal service; Yellow represents a generally useable indoor signal; Red would be considered more of an in-car level of service; while White represents more marginal areas where customers would be subject to weak signal, potential dropped calls, and poor call quality.

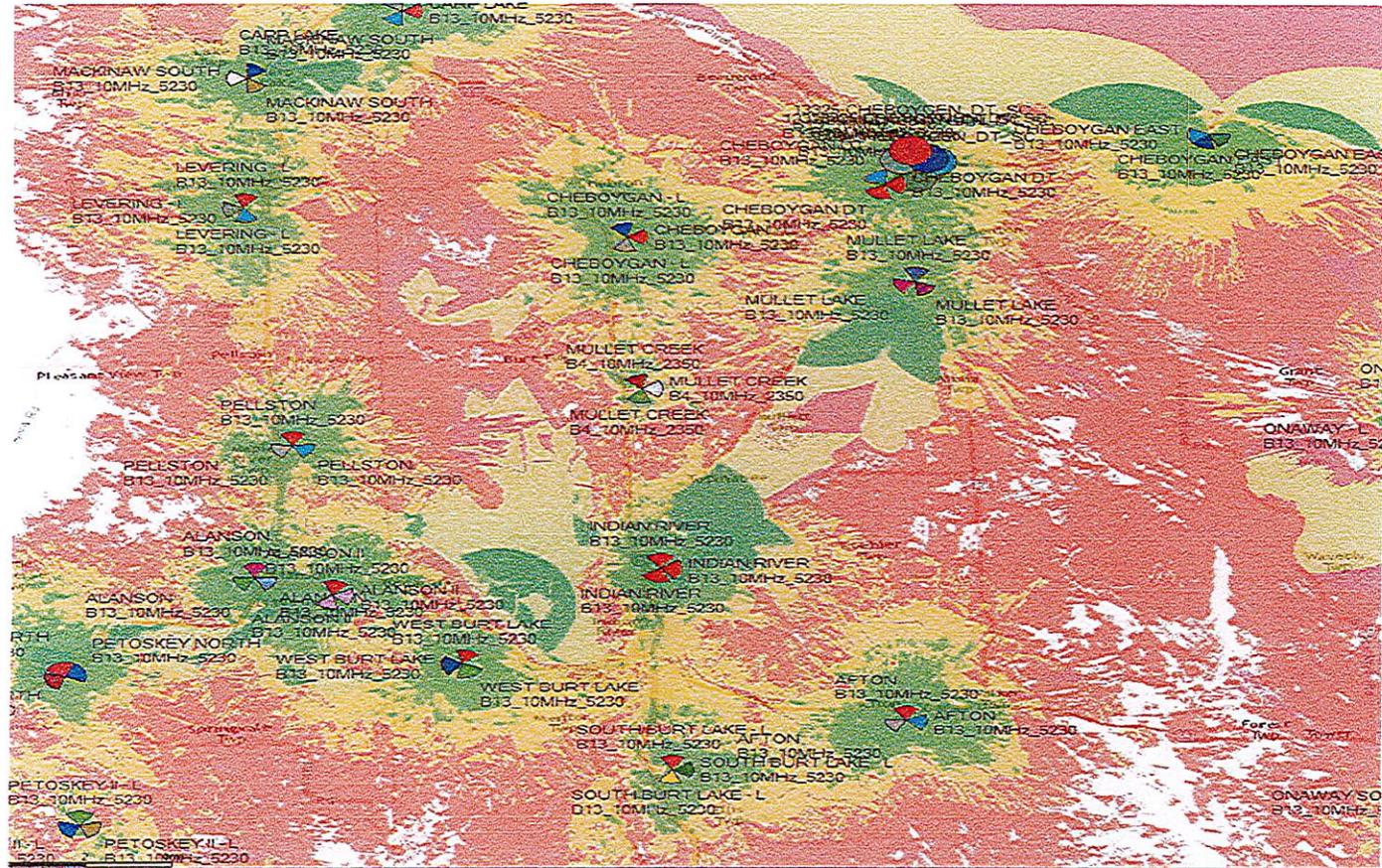
3155 Mullet Creek Candidate Current



Copy of LTE: RSRP - Coverage (0)

- RSRP Level (DL) (dBm) ≥ -35
- RSRP Level (DL) (dBm) ≥ -95
- RSRP Level (DL) (dBm) ≥ -110

3155 Mullet Creek Candidate 290' Proposed



Copy of LTE: RSRP - Coverage (0)

- RSRP Level (DL) (dBm) >= -85
- RSRP Level (DL) (dBm) >= -95
- RSRP Level (DL) (dBm) >= -110



STRUCTURES

January 19, 2017

Ers Telecom Properties

Attn: Steve Woody

SUBJECT: Valmont File # 358334
Type: 250' Guyed Tower
Site: # 3155
Site Name: Mullet Creek, MI

Thank you for your inquiry concerning tower design codes and practices as they relate to your requested tower designs.

Valmont Structures has been designing and building guyed and self-supporting towers and monopoles since the early 1950's. During this time, we have sold thousands of towers ranging in height from as little as 50' high to in excess of 1400'. These towers were individually engineered to accommodate the loading requirements imparted by the design wind speed, ice considerations, antenna loading, and other factors dictated by the national code requirements existing at the time the tower was built.

The ANSI/TIA-222-G-05 Standard represents the latest refinement of specific minimum requirements for tower engineers and manufacturers to follow to help assure that the tower structure and its foundations are designed to meet the most realistic conditions for local weather while assuring that the tower is designed to stringent factors of safety. This tower is designed to 90 MPH (no ice) and 40 MPH (1/2" ice) per ANSI/TIA-222-G-05 with Class II, Topographical category I, Exposure criteria C. The topographical and exposure category have been assumed, due to not having site specific information. The structure could change, once site specific information is provided.

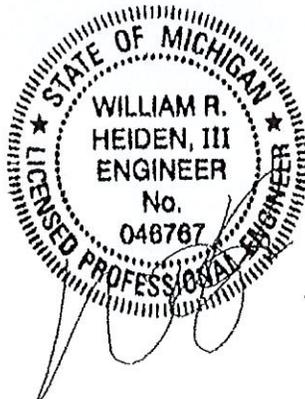
Guyed towers are typically designed to ensure failure of the tower column before failure of the wires. Structural failure would therefore be predicted to result in collapse of the tower like a "carpenter's rule" in the general area of the base of the tower. This would occur because the still-intact guy system would tend to hold the tower column in the vertical orientation during collapse. Therefore, based on this scenario this particular proposed structure will be designed with a theoretical 125 feet fall zone around the tower, containing the tower in the rare event of tower failure.

Our communications engineering group has licensed Professional Engineers covering a total of 48 states. Valmont Structures is an AISC certified manufacturing facility that employs both AWS and CWB certified welders. In addition, our design, engineering and build processes have been quality audited by our customers including public utilities, telephone companies, government agencies, and of course AISC.

We trust the above and the attached will be helpful to you. If you should need anything else, please let us know at your convenience.

Sincerely,

William R. Heiden III
Chief Engineer
574-936-4221- ext 5243



JAN 19 2017



Communications Division, Valmont Industries, Inc.
1545 Pidco Drive Plymouth, Indiana 46563-4005 USA
574-936-4221 Fax 574-936-6796 www.valmont.com

8



RECEIVED FOR RECORD
MARY ELLEN TRYBAN, CLERK/REGISTER
CHEBOYGAN COUNTY, MICHIGAN
02/24/2006 10:08:27 AM

RECEIPT # 15670, STATION 1
\$17.00 QUIT CLAIM DEED



LIBER 1022 PAGE 509

QUIT CLAIM DEED

The Grantor, **BERNARD JANKOVIAK**, a single man, survivor of himself and **ANGELINE JANKOVIAK**, (a/k/a **ANGELINE P. MacDONALD**) and **GEORGE JANKOVIAK**, a single man, (Certificates of Death recorded at Liber 1020 Page 858 and Liber 1020, Page 857, respectively) whose address is 4989 S. Extension Road, Cheboygan, Michigan, 49721;

Quitclaims to **HENRY L. JANKOVIAK**, a married man, whose address is 4795 Polish Line Road, Cheboygan, Michigan, 49721; as Tenants in Common;

The following described premises situated in the **Township of Mullett, County of Cheboygan**, and State of Michigan, to-wit:

North ½ of the Northwest frl ¼ Section 7, Town 36 North, Range 2 West

RESERVING TO THE GRANTOR A LIFE ESTATE COUPLED WITH AN UNRESTRICTED POWER TO SELL, CONVEY, MORTGAGE, LEASE, OR OTHERWISE DISPOSE OF THE PROPERTY DESCRIBED ABOVE IN FEE SIMPLE DURING THE LIFETIME OF THE GRANTOR WITHOUT JOINDER BY THE REMAINDERMEN, AND TO KEEP ANY AND ALL PROCEEDS DERIVED THEREFROM.

Subject to all applicable building and use restrictions and easements, if any, affecting the premises.

The above-described premises may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants to the Grantee the right to make all divisions under Section 109(3) of the Subdivision Control Act of 1967, as amended.

This Deed is exempt from the Michigan County Transfer Tax pursuant to MCLA 207.505(a) and from the Michigan State Transfer Tax pursuant to MCLA 207.526(a) because the value of consideration for said Deed is less than One Hundred Dollars.

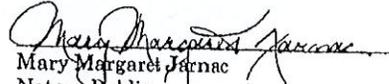
Dated this 22nd day of February 2006.

Bernard Jankoviak
BERNARD JANKOVIAK



STATE OF MICHIGAN)
) ss.
COUNTY OF CHEBOYGAN)

The foregoing instrument was acknowledged before me this 22nd day of February 2006, by **BERNARD JANKOVIAK**.


Mary Margaret Jarnac
Notary Public
Cheboygan County, State of Michigan
My commission expires: 07/30/07
Acting in Cheboygan County

3
When recorded return &
Send subsequent tax bills to:

Bernard Jankoviak
4989 S. Extension Road
Cheboygan, Michigan, 49721

Drafted by:

✓
Sharon R. Stack
520 North Main, Suite 305
Cheboygan, Michigan 49721

120-001-400-003-01
BOROWICZ, LOUIS W
14275 STONEY POINT RD
CHEBOYGAN, MI 49721

120-012-213-125-00
CANZE, GERALD R
9889 DITCH RD
CHESANING, MI 48616

120-012-213-121-01
REIMANN, SCOTT A
4707 S EXTENSION RD
CHEBOYGAN, MI 49721

120-012-200-003-01
JANKOVIAK, BERNARD L/EWPTS AND
4989 S EXTENSION RD
CHEBOYGAN, MI 49721

130-007-100-002-00
WEJROWSKI, EUGENE R, TTEE OF
1077 E STEWART RD
MIDLAND, MI 48640

130-007-100-001-00
JANKOVIAK, BERNARD L/E AND
4989 S EXTENSION RD
CHEBOYGAN, MI 49721

130-007-100-003-00
DRUSKINS, CRAIG D
PO BOX 1055
INDIAN RIVER, MI 49749

130-006-400-003-00
WEJROWSKI, EUGENE R, TTEE OF
1077 E STEWART RD
MIDLAND, MI 48640

130-006-300-002-00
LARSON, WILBER D
5651 BIRCHWOOD RD
CHEBOYGAN, MI 49721

130-006-300-003-00
VANDOORN, BRUCE & LILLIAN H/W
2401 BARRETT
ROYAL OAK, MI 48067

120-001-400-003-01
OCCUPANT
5075 S EXTENSION RD
CHEBOYGAN, MI 49749

120-012-213-125-00
OCCUPANT
4627 S EXTENSION RD
CHEBOYGAN, MI 49749

120-012-213-121-01
OCCUPANT
4707 S EXTENSION RD
CHEBOYGAN, MI 49749

120-012-200-003-01
OCCUPANT
4989 S EXTENSION RD
CHEBOYGAN, MI 49749

130-007-100-002-00
OCCUPANT
4576 S EXTENSION RD
CHEBOYGAN, MI 49749

130-006-300-002-00
OCCUPANT
5651 BIRCHWOOD RD
CHEBOYGAN, MI 49749

130-006-300-003-00
OCCUPANT
5102 S EXTENSION RD
CHEBOYGAN, MI 49749

SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE. THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON OCTOBER 11, 2016. NOT TO BE USED AS CONSTRUCTION DRAWINGS.

ELEVATION DATUM

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS. BM#1) ELEVATION: 640.96' RAILROAD SPIKE IN THE SOUTHEAST SIDE OF POWER POLE 30 FEET ± WEST OF THE WESTERLY LINE OF S. EXTENSION ROAD PAVEMENT.

ZONING DATA

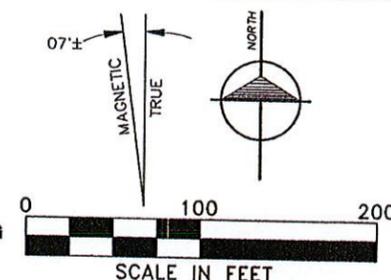
NO ZONING DATA PROVIDED AT TIME OF SURVEY. SETBACKS: FRONT: NOT PROVIDED REAR: NOT PROVIDED SIDE: NOT PROVIDED

PROPRIETOR

BERNARD JANKOVIAC
4989 S. EXTENSION ROAD
CHEBOYGAN, MI 49721



3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171



ECS TELECOM PROPERTIES

verizon wireless

3155 MULLET CREEK
N.T.S.

Survey Prepared for:
Mission 1 Communications
6355 Constitution Drive
Suite A
Fort Wayne, IN
(260) 438-3922
Project Manager: Mark J. Allen

| REVISIONS | | |
|-----------|-------------------|----------|
| NO. | DESCRIPTION | DATE |
| 1 | ADD TITLE COMMENT | 01/15/17 |
| | | |
| | | |
| | | |

williams&works
engineers | surveyors | planners

616.224.1500 phone
http://williams-works.com
549 Ottawa Ave NW | Grand Rapids, MI 49503

SURVEYED BY:

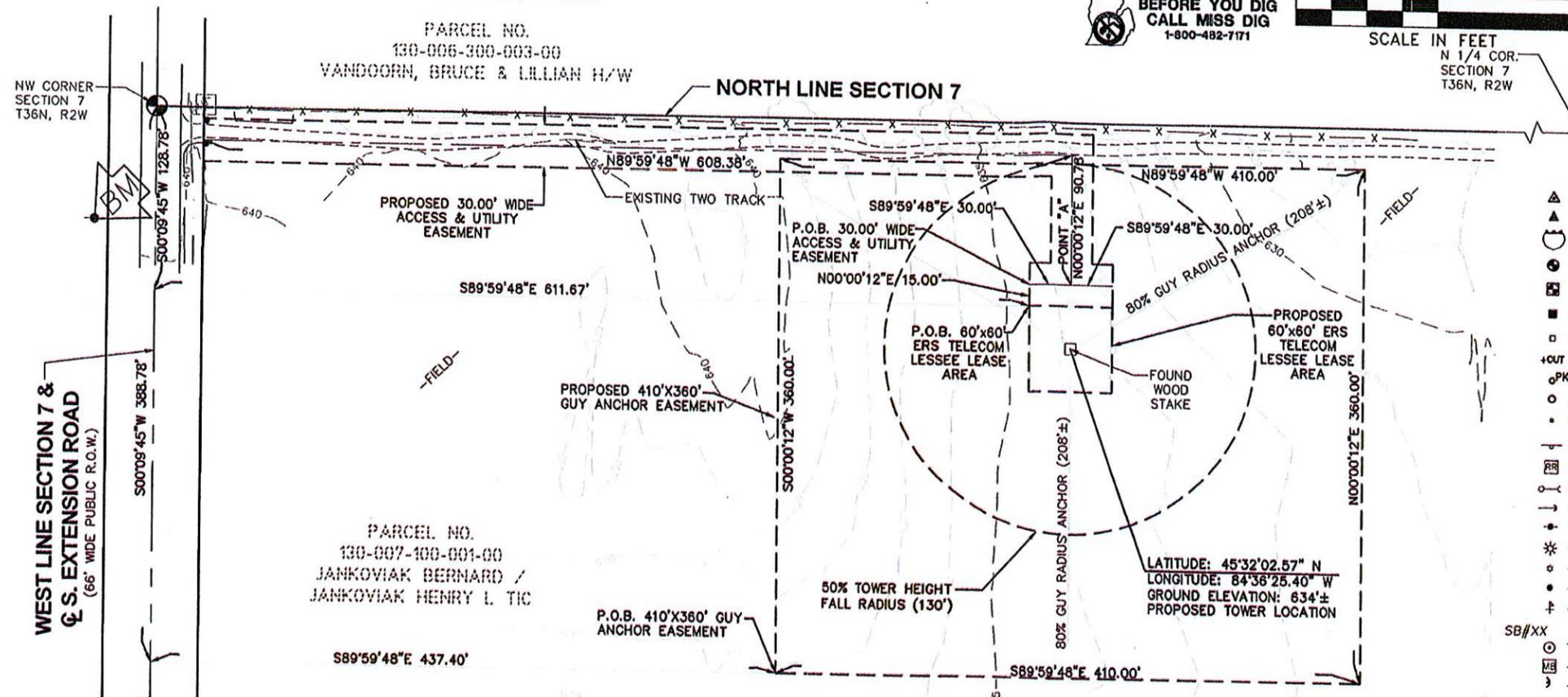
SITE NAME: **MULLET CREEK**

SITE NUMBER: **3115**

SITE ADDRESS: **9 EXTENSION RD. CHEBOYGAN, MI 49721**

SHEET TITLE: **S1**

SHEET 1 OF 2



LEGEND

- ▲ - TRAVERSE POINT
- ▲ - WELL
- - HIGHWAY
- ⊙ - MONUMENT
- ⊠ - MONUMENT BOX
- - RIGHT OF WAY MARKER
- - SET WOODSTAKE
- + - XCUT
- ⊙PK - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- - SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- * - LIGHT POLE
- - ORNAMENTAL LIGHT POLE
- - POST
- ⊕ - U.G. UTILITY MARKER
- SB#XX - SOIL BORING
- ⊠ - MAILBOX
- ⌋ - SATELLITE DISH
- ⊠ - HAND HOLE
- ⊠ - AC UNIT
- - U.G. UTILITY MARKER
- ⊙ - FIRE HYDRANT
- ⊙ PIV - POST INDICATOR VALVE
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- ⊙ - UST FILL PORT
- ⊙ - GAS PUMP
- ⊙ - GAS METER
- ⊙ - WATER METER
- ⊙ - TELEPHONE RISER
- ⊙ - ELECTRIC METER
- ⊙ - CABLE TV RISER
- ⊙ - CATCH BASIN
- ⊙ - ROUND CATCH BASIN
- ⊙ - UTILITY MANHOLE
- ⊙ - STORM MANHOLE
- ⊙ - SANITARY MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - WATER MANHOLE
- ⊙ - HANDICAP PARKING SPACE
- - SHRUB
- - TREE
- - PINE TREE
- - TELEPHONE UTILITY LINE
- - ELECTRIC UTILITY LINE
- - WATER UTILITY LINE
- - GAS UTILITY LINE
- - STEAM UTILITY LINE
- - STORM UTILITY LINE
- - SANITARY UTILITY LINE
- - FIBER OPTIC UTILITY LINE
- - OVERHEAD UTILITY LINE
- - FENCE LINE

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



Lawrence W. Albaugh
LAWRENCE W. ALBAUGH P.S. 30073

| | |
|-------------------------|-----------------|
| DATE: 10/11/16 | DWG. BY: J.M.F. |
| SCALE: 1"=100' | SURVEYED: C.Z. |
| UPDATE: WBM021517 | CHKD BY: R.J.K. |
| PROJECT NO.: 215249.006 | |

EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS

THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS FILE NO. NCS-815634-MICH, DATED SEPTEMBER 29, 2016 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B II - EXCEPTIONS":

NO EASEMENTS LISTED.

LEGAL DESCRIPTION

PARENT PARCEL
North 1/2 of the Northwest 1/4 Section 7, Township 36 North, Range 2 West.

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, encumbrances or differences in description.

LEGAL DESCRIPTION

PROPOSED 60'x60' ERS TELECOM LESSEE LEASE AREA
All that part of the Northwest 1/4 of Section 7, Township 36 North, Range 2 West, Mullet Township, Cheboygan County, Michigan, described as: Commencing at the Northwest corner of said Section 7; thence South 00°09'45" West 128.78 feet along the west line of said Section 7; thence South 89°59'48" East 611.67 feet TO THE PLACE OF BEGINNING THIS DESCRIPTION; thence South 89°59'48" East 60.00 feet; thence South 00°00'12" West 60.00 feet; thence North 89°59'48" West 60.00 feet; thence North 00°00'12" East 60.00 feet to the place of beginning of this description.

FLOOD PLAIN INFORMATION

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR THE CHEBOYGAN COUNTY, MICHIGAN, COMMUNITY PANEL NUMBER 26031C0225C DATED AUGUST 16, 2012, AND FIND THAT THE PROJECT SITE IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN).

BASIS OF BEARINGS

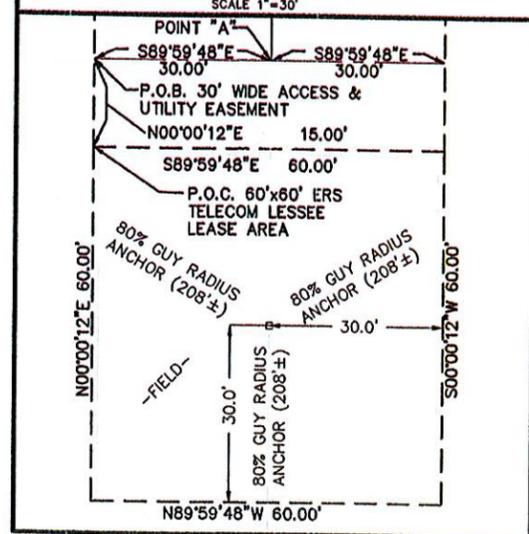
LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96) BEARINGS ARE BASED ON MICHIGAN STATE PLANE, CENTRAL 2112. TO ORIENT DRAWING TO TRUE NORTH, ROTATE COUNTERCLOCKWISE 00°10'12.45".

LEGAL DESCRIPTION

PROPOSED 30.00' WIDE ACCESS & UTILITY EASEMENT
A 30.00 foot wide easement for access and utilities in that part of the Northwest 1/4 of Section 7, Township 36 North, Range 2 West, Mullet Township, Cheboygan County, Michigan, the centerline of which is described as: Commencing at the Northwest corner of said Section 7; thence South 00°09'45" West 128.78 feet along the west line of said Section 7; thence South 89°59'48" East 611.67 feet; thence North 00°00'12" East 15.00 feet TO THE PLACE OF BEGINNING THIS CENTERLINE DESCRIPTION; thence South 89°59'48" East 30.00 feet to point "A"; thence North 00°00'12" East 90.78 feet; thence North 89°59'48" West 608.38 feet to the easterly right of way line of S. Extension Road (66' wide) for the place of ending of this centerline description; thence recommencing at the aforesaid point "A" FOR THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 89°59'48" East 30.00 feet to the place of ending of this centerline description. Sidelines should be lengthened or shortened to intersect at angle points and the easterly right of way line of S. Extension Road.

LEGAL DESCRIPTION

PROPOSED 410'x360' GUY ANCHOR EASEMENT
SEE SHEET 2 OF 2

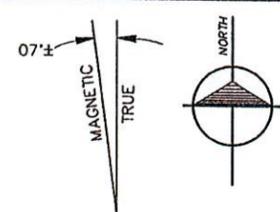
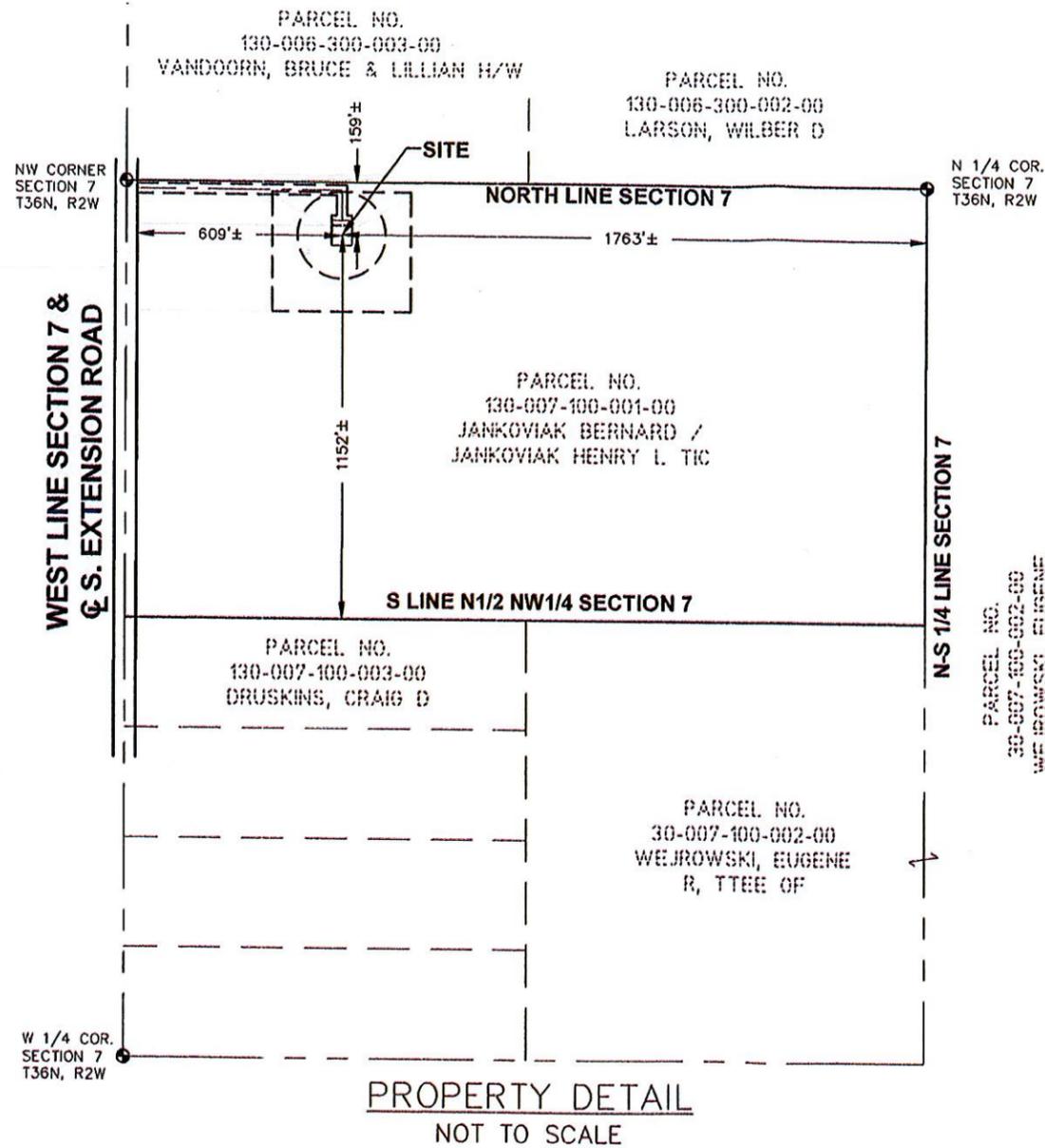


SURVEYOR'S NOTE

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE.

THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON OCTOBER 11, 2016.

NOT TO BE USED AS CONSTRUCTION DRAWINGS.



3155 MULLET CREEK

Survey Prepared for:
Mission 1 Communications
6355 Constitution Drive
Suite A
Fort Wayne, IN
(260) 436-3922
Project Manager: Mark J. Allen

| REVISIONS | | |
|-----------|------------------------|----------|
| NO. | DESCRIPTION | DATE |
| 1 | ADDED TITLE COMMITMENT | 02/15/17 |
| | | |
| | | |

LEGEND

| | |
|-------------------------|-----------------------------|
| ▲ - TRAVERSE POINT | AC - AC UNIT |
| △ - WELL | U - U.G. UTILITY MARKER |
| ⊖ - HIGHWAY | ⊕ - FIRE HYDRANT |
| ⊙ - MONUMENT | PIV - POST INDICATOR VALVE |
| ⊠ - MONUMENT BOX | ◇ - WATER VALVE |
| ■ - RIGHT OF WAY MARKER | ⊗ - GAS VALVE |
| □ - SET WOODSTAKE | ⊙ - UST FILL PORT |
| +CUT - XCUT | ⊞ - GAS PUMP |
| PK - PK NAIL | ⊠ - GAS METER |
| ○ - FOUND IRON STAKE | W - WATER METER |
| • - SET IRON STAKE | ⊠ - TELEPHONE RISER |
| - - SIGN | E - ELECTRIC METER |
| RR - RR SIGN | TV - CABLE TV RISER |
| GUY POLE | CB - CATCH BASIN |
| GUY ANCHOR | UM - ROUND CATCH BASIN |
| UTILITY POLE | UMH - UTILITY MANHOLE |
| LIGHT POLE | SMH - STORM MANHOLE |
| ORNAMENTAL LIGHT POLE | SMH - SANITARY MANHOLE |
| POST | EMH - ELECTRIC MANHOLE |
| U.G. UTILITY MARKER | TMH - TELEPHONE MANHOLE |
| SB/XX - SOIL BORING | WMH - WATER MANHOLE |
| MB - MAILBOX | HP - HANDICAP PARKING SPACE |
| S - SATELLITE DISH | SHRUB |
| HH - HAND HOLE | TREE |
| | PINE TREE |
| --- | TELEPHONE UTILITY LINE |
| --- | ELECTRIC UTILITY LINE |
| --- | WATER UTILITY LINE |
| --- | GAS UTILITY LINE |
| --- | STEAM UTILITY LINE |
| --- | STORM UTILITY LINE |
| --- | SANITARY UTILITY LINE |
| --- | FIBER OPTIC UTILITY LINE |
| --- | OVERHEAD UTILITY LINE |
| X - X - X | FENCE LINE |

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.

williams&works
engineers | surveyors | planners
616.224.1500 phone
http://williams-works.com
549 Ottawa Ave NW | Grand Rapids, MI 49503

SURVEYED BY:

SITE NAME: **MULLET CREEK**

SITE NUMBER: **3115**

SITE ADDRESS: **8 EXTENSION RD. CHEBOYGAN, MI 49721**

SHEET TITLE: **S2**

LEGAL DESCRIPTION

PARENT PARCEL
North 1/2 of the Northwest 1/4 Section 7, Town 36 North, Range 2 West.

This map was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.

LEGAL DESCRIPTION

PROPOSED 410'x360' GUY ANCHOR EASEMENT
All that part of the Northwest 1/4 of Section 7, Township 36 North, Range 2 West, Mullet Township, Cheboygan County, Michigan, described as; Commencing at the Northwest corner of said Section 7; thence South 00°09'45" West 388.78 feet along the west line of said Section 7; thence South 89°59'48" East 437.40 feet TO THE PLACE OF BEGINNING THIS DESCRIPTION; thence South 89°59'48" East 410.00 feet; thence North 00°00'12" East 360.00 feet; thence North 89°59'48" West 410.00 feet; thence South 00°00'12" West 360.00 feet to the place of beginning of this description.



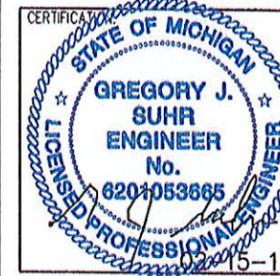
L. W. Albaugh
LAWRENCE W. ALBAUGH P.S. 30073

| | |
|-------------------------|-----------------|
| DATE: 10/11/16 | DWG. BY: J.M.F. |
| SCALE: 1"=100' | SURVEYED: C.Z. |
| UPDATE: WBM021517 | CHKD BY: R.J.K. |
| PROJECT NO.: 215249.006 | |

SHEET 2 OF 2



MISSION 1
COMMUNICATIONS
6355 Constitution Drive, Suite A
Fort Wayne, IN 46804



| RELEASE DATE | DESCRIPTION |
|--------------|-----------------------|
| 08-11-16 | PRELIMINARY SITE PLAN |
| 10-09-16 | PRELIMINARY SITE PLAN |
| 10-20-16 | PRELIMINARY SITE PLAN |
| 10-30-16 | 90% CD's |
| 02-15-17 | ZONING |

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DRAWN BY: MUM
CHECKED BY: MJA

SITE NAME: _____

MULLET CREEK CELL SITE

SITE ADDRESS: _____

S EXTENSION RD
CHEBOYGAN, MI 49721

SHEET TITLE: _____

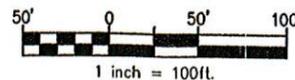
SITE LOCATION PLAN

A&E PROJECT NO.: _____

SHEET NO.: _____

C-1

Site Location Plan



13



MISSION 1
COMMUNICATIONS

6355 Constitution Drive, Suite A
Fort Wayne, IN 46804



| RELEASE | |
|----------|-----------------------|
| DATE | |
| 08-11-16 | PRELIMINARY SITE PLAN |
| 10-09-16 | PRELIMINARY SITE PLAN |
| 10-20-16 | PRELIMINARY SITE PLAN |
| 10-30-16 | 90% CD'S |
| 02-15-17 | ZONING |

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DRAWN BY: MLM
CHECKED BY: MJA

SITE NAME:

**MULLET CREEK
CELL SITE**

SITE ADDRESS:

S EXTENSION RD
CHEBOYGAN, MI 49721

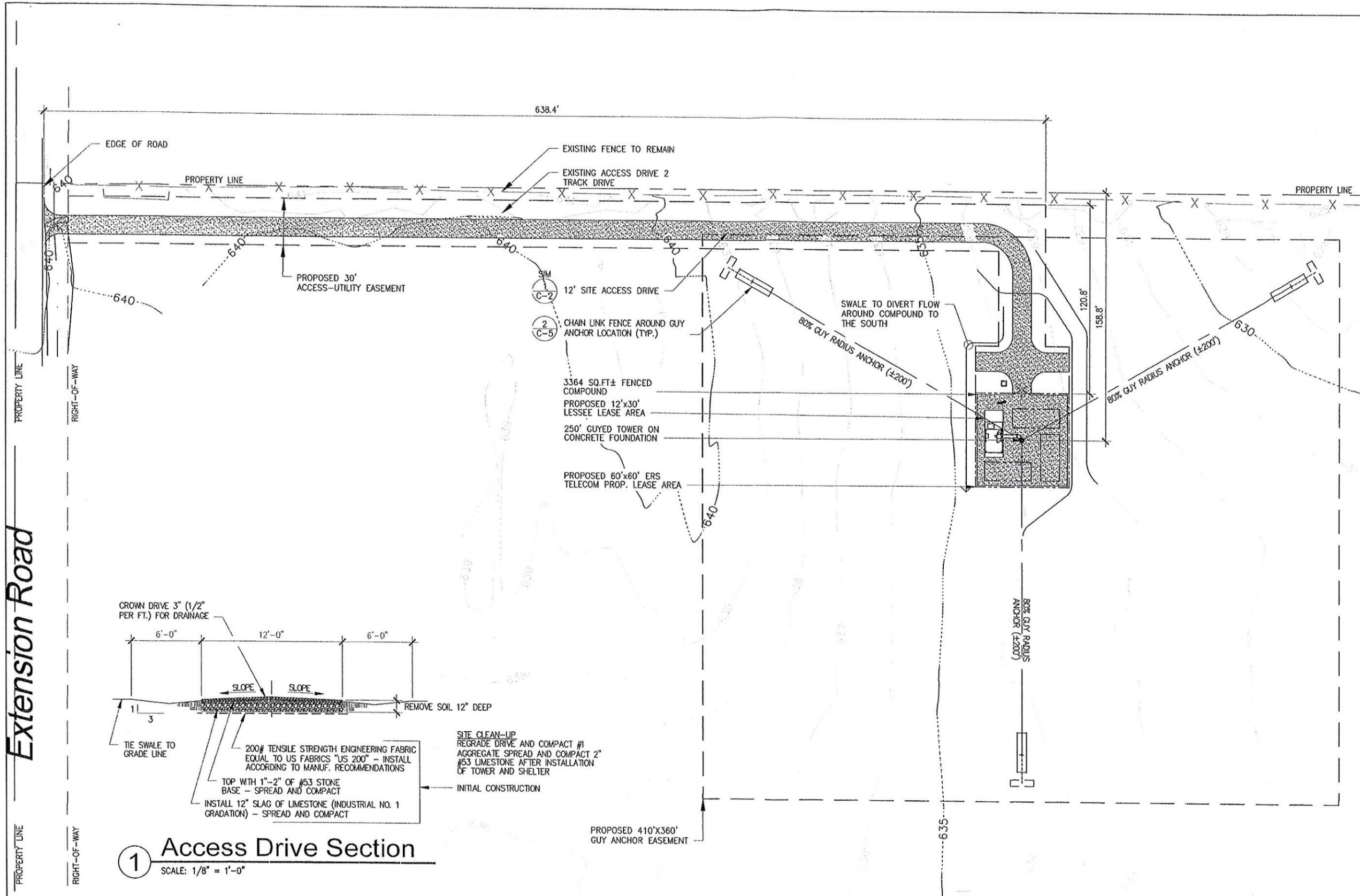
SHEET TITLE:

DEVELOPED SITE PLAN

A&E PROJECT NO.:

SHEET NO.:

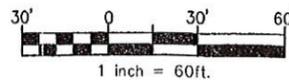
C-2



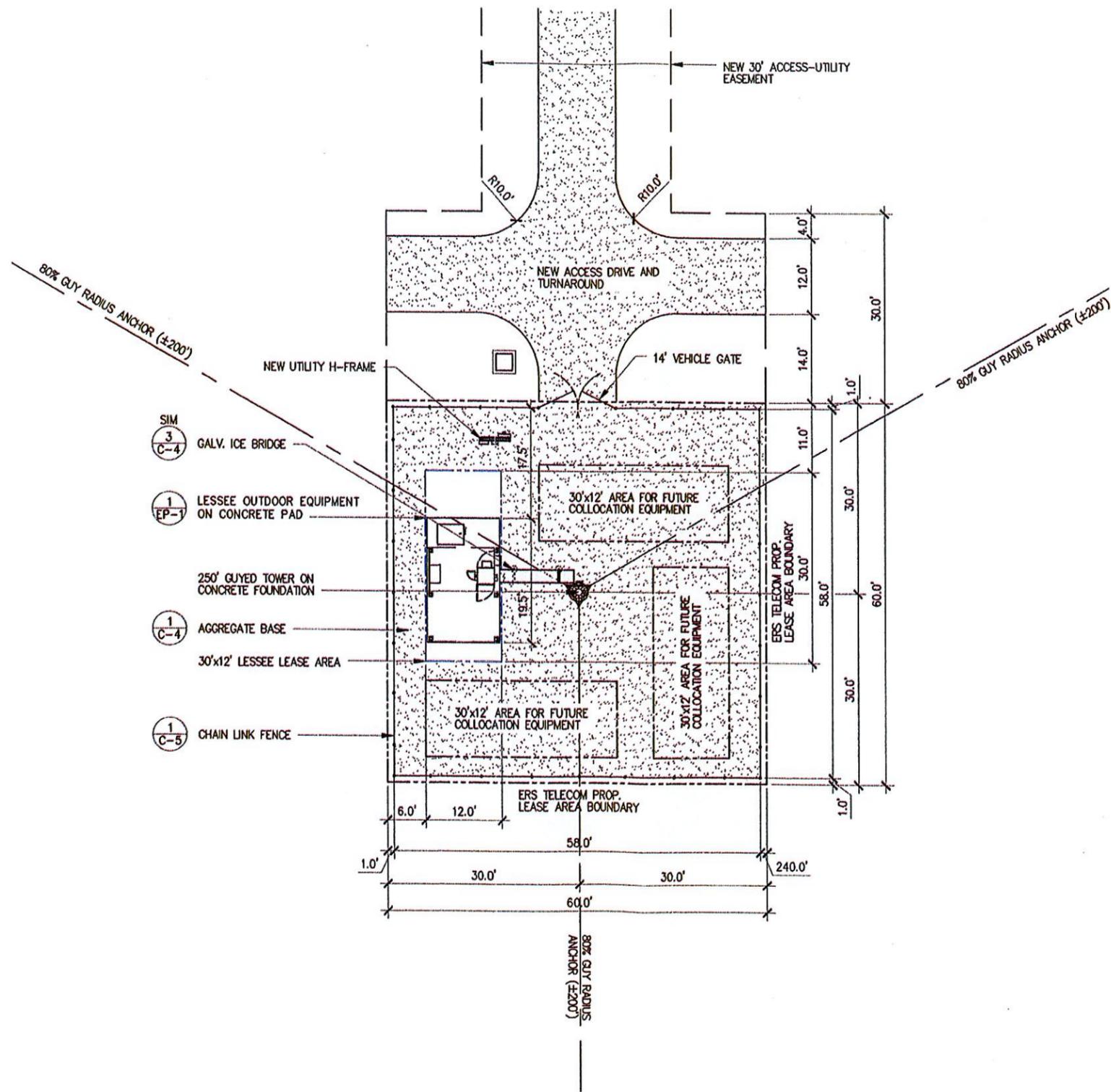
Contour Legend:

- +XXX.X SPOT ELEVATION - SUBGRADE (FINISH GRADE OF SITE = 0.67' ABOVE SUBGRADE)
- EXIST. CONTOUR - MINOR
- EXIST. CONTOUR - MAJOR
- NEW CONTOUR

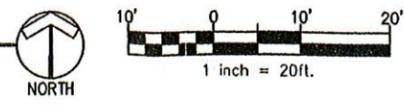
Developed Site Plan



14



Enlarged Site Plan



MISSION 1
COMMUNICATIONS
6355 Constitution Drive, Suite A
Fort Wayne, IN 46804



| RELEASE DATE | |
|--------------|-----------------------|
| 08-11-16 | PRELIMINARY SITE PLAN |
| 10-09-16 | PRELIMINARY SITE PLAN |
| 10-20-16 | PRELIMINARY SITE PLAN |
| 10-30-16 | 90% CD'S |
| 02-15-17 | ZONING |
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DRAWN BY: MLM
CHECKED BY: MJA

SITE NAME:

MULLET CREEK CELL SITE

SITE ADDRESS:

S EXTENSION RD
CHEBOYGAN, MI 49721

SHEET TITLE:

ENLARGED SITE PLAN

A&E PROJECT NO.:

SHEET NO.:



MISSION 1
COMMUNICATIONS

6355 Constitution Drive, Suite A
Fort Wayne, IN 46804



| RELEASE | |
|----------|-----------------------|
| DATE | |
| 08-11-16 | PRELIMINARY SITE PLAN |
| 10-09-16 | PRELIMINARY SITE PLAN |
| 10-20-16 | PRELIMINARY SITE PLAN |
| 10-30-16 | 90% CD's |
| 02-15-17 | ZONING |
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DRAWN BY: M/M
CHECKED BY: M/A

SITE NAME:

MULLET CREEK CELL SITE

SITE ADDRESS:

S EXTENSION RD
CHEBOYGAN, MI 49721

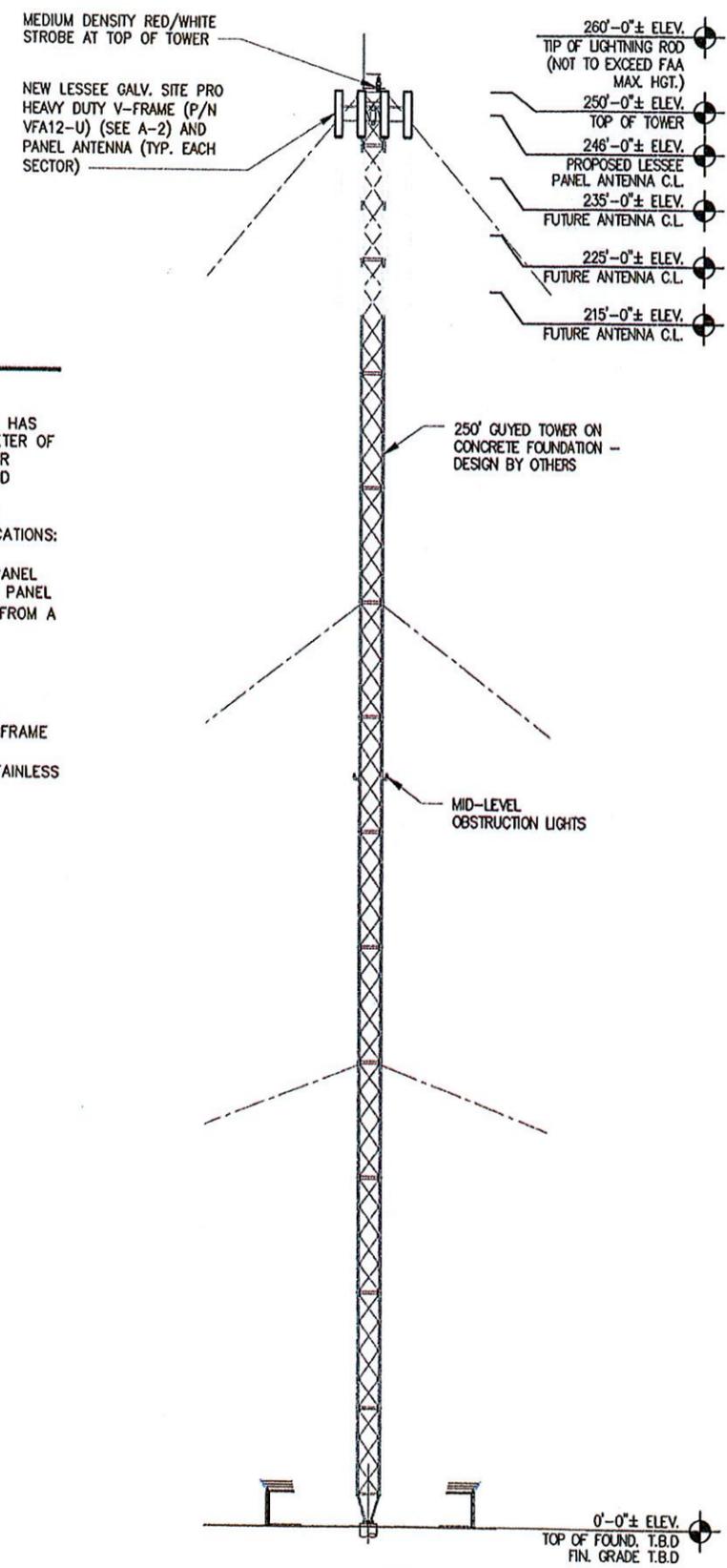
SHEET TITLE:

TOWER ELEVATION,
ANTENNA INFORMATION,
NOTES AND DETAILS

A&E PROJECT NO.:

SHEET NO.:

A-1



General Notes

1. VERIFY EACH COAXIAL CABLE LENGTH, ROUTING, AND ALL MOUNTING APPURTENANCES WITH OWNER PRIOR TO ORDERING.
2. THE MAXIMUM COAXIAL CABLE AND DC-FIBER HYBRID CABLE LENGTH HAS BEEN ESTIMATED AT 263 FEET WITH A CORRESPONDING CABLE DIAMETER OF 1 5/8". THIS CABLE LENGTH IS APPROXIMATE AND IS NOT USED FOR CONSTRUCTION. ACTUAL CABLE LENGTHS MAY VARY FROM ESTIMATED MAXIMUM LENGTH AND MUST BE VERIFIED.
3. COLOR CODE ALL MAIN CABLES, VERIFY COLOR CODES WITH VERIZON CONSTRUCTION MANAGER. CABLES TO BE TAGGED IN THREE (3) LOCATIONS:
 - A. TOP OF TOWER AT ANTENNA
 - B. INSIDE EQUIPMENT SHELTER NEAR THE COAX BUILDING ENTRY PANEL
 - C. OUTSIDE EQUIPMENT SHELTER NEAR THE COAX BUILDING ENTRY PANEL
4. EACH COAX CABLE SHALL BE SUPPORTED WITH COLUMN GRIP HUNG FROM A J-HOOK AT THE TOP OF THE TOWER.
5. EACH COAX CABLE SHALL BE GROUNDED AT THREE (3) LOCATIONS:
 - A. TOWER PLATFORM OR T-FRAME
 - B. TOWER BASE
 - C. OUTSIDE EQUIPMENT SHELTER AT COAX BUILDING ENTRY PANEL
6. COAX CABLE TO BE SUPPORTED EVERY 3' O.C. ON PLATFORM OR T-FRAME WITH STAINLESS STEEL HANGERS.
7. COAX CABLES TO BE SUPPORTED ON THE TOWER EVERY 18" WITH STAINLESS STEEL HANGERS.

**Lessee Antenna Equipment
Schedule Not Available at Time
of Publishment**

ECR

14

Tower Elevation
SCALE: N.T.S.

Scott McNeil

From: Austin Babich <ababich@pyramidns.com>
Sent: Friday, March 17, 2017 11:33 AM
To: Scott McNeil
Cc: 'Ben Varney '; Brent Doerr
Subject: Cheboygan County Special Use Permit _ Verizon/ERS site #3155 "Mullet Creek"
Attachments: SECTION 17.13. Wireless Communication Facilities.pdf; MI3155 Determination of No Hazard 11.30.17.pdf; MI-3155 ASR 1.29.17.pdf

Hello Scott,

It was a pleasure speaking with you today. As discussed please see below the answers to questions 1-6 of section 17.13.2 regarding wireless communication facilities.

- 1.) I have attached the FAA study that confirms that there is no hazard to air navigation and the FCC ASR that confirms we have registered with the FCC.
- 2.) We will have a 6' high chain link security fence with barbed wire surrounding the equipment at the base of the tower. The guy wire anchors will also be fenced.
- 3.) The tower will be of a galvanized grey color which has been found to be most aesthetically pleasing as it blends in the best. As far as landscaping, we worked with the land owner to reduce the compound size as much as possible in order to disrupt the lease amount of the land owners crop. Adding landscaping would take up more crop and is very difficult to maintain. It is also surrounded by forest. If the planning commission still deems in necessary to use some type of buffer I would like to propose a type of fenced webbing, if absolutely necessary.
- 4.) The proposed tower is designed for 3 additional co-locators antennae.
- 5.) Fencing is proposed around all guy wire anchor points.
- 6.) Check.

Let me know if you need any additional information or have any questions and I will be glad to help.

Have a great weekend.

Best regards,
Austin

Austin Babich
Site Acquisition Specialist
Phone: (989) 395-1518
Fax: (989) 872-3651
ababich@pyramidns.com



4202 E Gilford Rd. Deford, Michigan 48729
www.pyramidnetworkservices.com



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2016-AGL-14863-OE

Issued Date: 11/30/2016

JON SHULTZ
 ERS TELECOM PROPERTIES
 57678 CR 3
 ELKHART, IN 46517

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower Mullet Creek - Cheboygan
 Location: Cheboygan, MI
 Latitude: 45-32-02.60N NAD 83
 Longitude: 84-36-25.40W
 Heights: 634 feet site elevation (SE)
 275 feet above ground level (AGL)
 909 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 1, Obstruction Marking and Lighting, a med-dual system - Chapters 4,8(M-Dual),&12.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

This determination expires on 05/30/2018 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5932. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2016-AGL-14863-OE.

Signature Control No: 308143952-311343281

(DNE)

Joan Tengowski
Technician

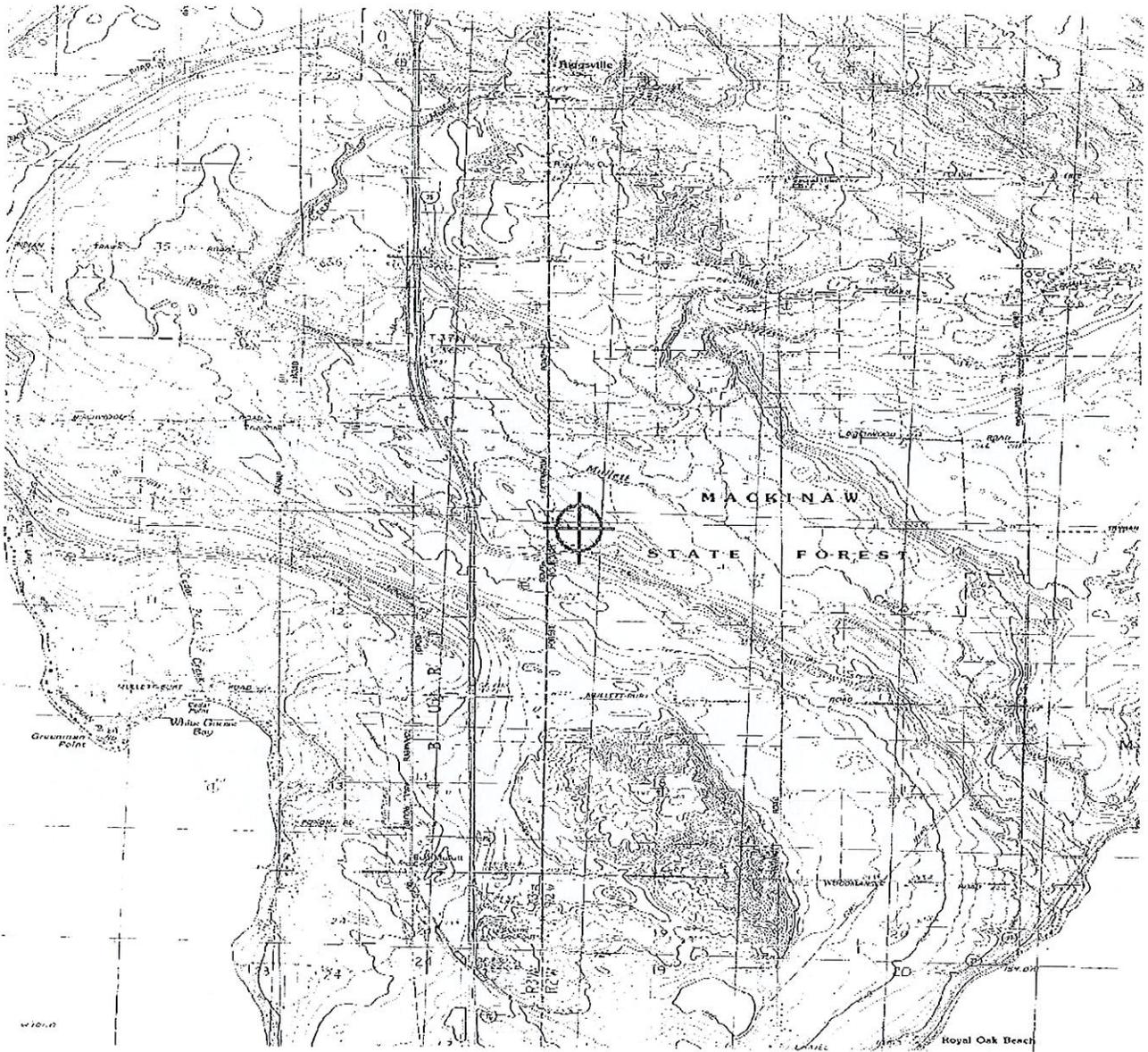
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2016-AGL-14863-OE

| LOW FREQUENCY | HIGH FREQUENCY | FREQUENCY UNIT | ERP | ERP UNIT |
|------------------|-------------------|-------------------|------|-------------|
| 698 | 806 | MHz | 1000 | W |
| 806 | 824 | MHz | 500 | W |
| 824 | 849 | MHz | 500 | W |
| 851 | 866 | MHz | 500 | W |
| 869 | 894 | MHz | 500 | W |
| 896 | 901 | MHz | 500 | W |
| 901 | 902 | MHz | 7 | W |
| 930 | 931 | MHz | 3500 | W |
| 931 | 932 | MHz | 3500 | W |
| 932 | 932.5 | MHz | 17 | dBW |
| 935 | 940 | MHz | 1000 | W |
| 940 | 941 | MHz | 3500 | W |
| 1850 | 1910 | MHz | 1640 | W |
| 1930 | 1990 | MHz | 1640 | W |
| 2305 | 2310 | MHz | 2000 | W |
| 2345 | 2360 | MHz | 2000 | W |

TOPO Map for ASN 2016-AGL-14863-OE





**UNITED STATES OF AMERICA
FEDERAL COMMUNICATIONS COMMISSION
ANTENNA STRUCTURE REGISTRATION**



OWNER: ERS Telecom Properties, LLC

FCC Registration Number (FRN): 0011158532

| | | | | | | | |
|--|---|------------------|--|----------------|-----------------|-------|---|
| ATTN: Steve Woody ERS Telecom Properties, LLC 497 Ridge Point Drive Heath, TX 75126 | Antenna Structure Registration Number 1301441 | | | | | | |
| | Issue Date 01-29-2017 | | | | | | |
| Location of Antenna Structure 2807 SE of Birchwood Road and S Extension Road Cheboygan, MI 49721 County: CHEBOYGAN | Ground Elevation (AMSL) 193.2 meters | | | | | | |
| | Overall Height Above Ground (AGL) 83.8 meters | | | | | | |
| <table border="0"> <tr> <td>Latitude</td> <td>Longitude</td> <td></td> </tr> <tr> <td>45- 32- 02.6 N</td> <td>084- 36- 25.4 W</td> <td>NAD83</td> </tr> </table> | Latitude | Longitude | | 45- 32- 02.6 N | 084- 36- 25.4 W | NAD83 | Overall Height Above Mean Sea Level (AMSL) 277.0 meters |
| Latitude | Longitude | | | | | | |
| 45- 32- 02.6 N | 084- 36- 25.4 W | NAD83 | | | | | |
| Center of Array Coordinates N/A | Type of Structure GTOWER Guyed Structure Used for Communication Purposes | | | | | | |
| FAA Chapters 4, 8, 12 Paint and Light in Accordance with FAA Circular Number 740/7460-1 | | | | | | | |

This registration is effective upon completion of the described antenna structure and notification to the Commission. **YOU MUST NOTIFY THE COMMISSION WITHIN 24 HOURS OF COMPLETION OF CONSTRUCTION OR CANCELLATION OF YOUR PROJECT**, please file FCC Form 854. To file electronically, connect to the antenna structure registration system by pointing your web browser to <http://wireless.fcc.gov/antenna>. Electronic filing is recommended. You may also file manually by submitting a paper copy of FCC Form 854. Use purpose code "NT" for notification of completion of construction; use purpose code "CA" to cancel your registration.

The Antenna Structure Registration is not an authorization to construct radio facilities or transmit radio signals. It is necessary that all radio equipment on this structure be covered by a valid FCC license or construction permit.

You must immediately provide a copy of this Registration to all tenant licensees and permittees sited on the structure described on this Registration (although not required, you may want to use Certified Mail to obtain proof of receipt), and *display* your Registration Number at the site. See reverse for important information about the Commission's Antenna Structure Registration rules.

FCC 854R
June 2012

You must comply with all applicable FCC obstruction marking and lighting requirements, as set forth in Part 17 of the Commission's Rules (47 C.F.R. Part 17). These rules include, but are not limited to:

- **Posting the Registration Number:** The Antenna Structure Registration Number must be displayed in a conspicuous place so that it is readily visible near the base of the antenna structure. Materials used to display the Registration Number must be weather-resistant and of sufficient size to be easily seen at the base of the antenna structure. Exceptions exist for certain historic structures. See 47 C.F.R. 17.4(g)-(h).
- **Inspecting lights and equipment:** The obstruction lighting must be observed at least every 24 hours in order to detect any outages or malfunctions. Lighting equipment, indicators, and associated devices must be inspected at least once every three months.
- **Reporting outages and malfunctions:** When any top steady-burning light or a flashing light (in any position) burns out or malfunctions, the outage must be reported to the nearest FAA Flight Service Station, unless corrected within 30 minutes. The FAA must again be notified when the light is restored. The owner must also maintain a log of these outages and malfunctions.
- **Maintaining assigned painting:** The antenna structure must be repainted as often as necessary to maintain good visibility.
- **Complying with environmental rules:** If you certified that grant of this registration would not have a significant environmental impact, you must nevertheless maintain all pertinent records and be ready to provide documentation supporting this certification and compliance with the rules, in the event that such information is requested by the Commission pursuant to 47 C.F.R. 1.1307(d).
- **Updating information:** The owner must notify the FCC of proposed modifications to this structure; of any change in ownership; or, within 30 days of dismantlement of the structure.

Copies of the Code of Federal Regulations (which contain the FCC's antenna structure registration rules, 47 C.F.R. Part 17) are available from the Government Printing Office (GPO). To purchase CFR volumes, call (202) 512-1800. For GPO Customer Service, call (202) 512-1803. For additional FCC information, consult the Antenna Homepage on the internet at <http://wireless.fcc.gov/antenna> or call (877) 480-3201 (Toll-free 1-877-338-2824).

Deborah Tomlinson

From: Brent Shank [<mailto:mgr@chcrc.com>]

Sent: Monday, April 03, 2017 11:00 AM

To: Deborah Tomlinson

Subject: Re: SUP Applications for ERS Telecom and Cherry Capital Communication

Debbie,

I have reviewed the applications for the 4/5 meeting. No comments from the Road Commission. Driveways on County Roads are all compliant to our standards.

Thank you,

Brent Shank

Engineer/Manager

Cheboygan County Road Commission

mgr@chcrc.com

(231) 238-7775

Scott McNeil

From: Lillian VanDoorn <lvandoorn113@gmail.com>
Sent: Tuesday, April 4, 2017 11:55 AM
To: Scott McNeil
Subject: cell tower

April 4, 2017

To Whom It May Concern,

I own property at 5102 S. Extension Rd., Cheboygan, MI, 49721.
Parcel code number 16-130-006-300-003-00.

This is in regards to the cell tower being built on the property adjoining mine. I am concerned with the proposed cell tower affecting my future plans to build. I plan on building on that side of my property because it is the highest point of my land. I am not disputing the proposed cell tower what I am concerned with is when I do build will there be any coding issues.

When building the cell tower I would appreciate that no apple trees on the property line be removed. Also, because I hunt on the land I would prefer that all construction not take place during the months of September thru December.

Thank you,

Bruce VanDoorn Sr.
2401 Barrett
Royal Oak, MI 48067



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

870 S. MAIN ST., #103 ■ PO Box 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ TDD: (800)649-3777

April 12, 2017

Brent Doerr
ERS Telecom Properties
4700 Hunt Street
Cass City, MI 48726

Dear Mr. Doerr,

Please be advised that the Planning Commission met on Wednesday, April 05, 2017 and took action on your request for a Special Use Permit for a wireless communication facility (section 17.13). The property is located on South Extension Road, Mullett Twp., section 7, parcel #130-007-100-001-00, and is zoned Agriculture and Forestry Management (M-AF).

The board voted to approve the special use permit based on the General Findings, Finding of Fact Under Section 17.13.1.a, Finding of Fact Under Section 17.13.2.b, Findings of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 subject to Department of Building Department Safety requirements.

Cheboygan County Zoning Ordinance # 200 requires a Zoning Certificate of Occupancy be issued before a permitted use of land or building begins. The Zoning Certificate of Occupancy ensures that the proposed use of the property and the site plan are in conformance with the special use permit or site plan review permit that was approved by the Planning Commission. There is no fee for the Certificate of Occupancy application or the Zoning Certificate of Occupancy.

Once your project is complete and before the building is occupied for the approved use, a Certificate of Occupancy must be issued. Please fill out the enclosed Zoning Certificate of Occupancy Application and return it with 2 as built site plans and 2 floor plans. Please note that the Zoning Certificate of Occupancy does not replace the Construction Code Certificate of Occupancy.

If you have any questions, please contact me at (231)627-8489.

Sincerely,

Scott McNeil
Community Development Planner
Cheboygan County Planning & Zoning Department

cc: Township Supervisor
Bernard Jankoviak

SM/dt



CHEBOYGAN COUNTY PLANNING COMMISSION

870 SOUTH MAIN ST., ROOM 103 ■ PO Box 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ TDD: (800)649-3777

CHEBOYGAN COUNTY PLANNING COMMISSION MEETING & PUBLIC HEARING WEDNESDAY, APRIL 5, 2017 AT 7:00 P.M. ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

PRESENT: Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk
ABSENT: Churchill
STAFF: Scott McNeil
GUESTS: Eric Boyd, Bob Lyon, John Moore, Cal Gouine, Carl Muscott, John F. Brown, Tim Maylone, Austin Babich, Rob LaBelle

The meeting was called to order by Chairperson Croft at 7:00pm.

PLEDGE OF ALLEGIANCE

Chairperson Croft led the Pledge of Allegiance.

Mr. Freese asked the Planning Commission for a moment of silence for Tony Matelski, Cheboygan County Board of Commissioners Chairman.

APPROVAL OF AGENDA

The meeting agenda was presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Freese, to approve the agenda as presented. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk), 0 Nays, 1 Absent (Churchill)

APPROVAL OF MINUTES

The March 15, 2017 Planning Commission minutes were presented. **Motion** by Mr. Kavanaugh, seconded by Mr. Jazdyk, to approve the meeting minutes as presented. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk), 0 Nays, 1 Absent (Churchill)

PUBLIC HEARING AND ACTION ON REQUESTS

Cherry Capital Connection and Robert and Patsy Knaffle

Requests a Special Use Permit for a wireless communication facility (section 17.13). The property is located at 3044 Gilpin Road, Benton Twp., section 10, parcel #104-010-100-002-01, and is zoned Agriculture and Forestry Management (M-AF).

Mr. McNeil stated there is a residential dwelling at the north of the property with an address on Gilpin Road. Mr. McNeil stated that the location of the proposed tower could be better identified as Wartella Road. Mr. McNeil stated that the tower is proposed to be 128 feet tall and meets the 1:1 ratio for setbacks from the lot lines. Mr. McNeil stated that the applicant has responded to the specific requirements under section 17.13 that the Planning Commission will review.

Mr. Maylone stated that he is the General Manager for Cherry Capital Connection. Mr. Maylone stated that they currently provide high-speed internet service and telephone service to 12 counties in Northern Michigan. Mr. Maylone stated that Cherry Capital Connection is a wireless internet service provider (WISP). Mr. Maylone stated that the wireless internet service provider (WISP) industry addresses telephone needs and internet needs in rural areas. Mr. Maylone stated that there are approximately 67 WISP's in Michigan and approximately 700 WISP's in the United States. Mr. Maylone stated that Cherry Capital Connection builds small 128 foot towers wherever there is a demand in their region. Mr. Maylone stated that they use licensed and unlicensed frequencies for the high-speed internet. Mr. Maylone explained that the towers are a distribution point for fiber to the home. Mr. Maylone stated that they received approval from Benton Township for a franchise agreement which is planned for 3-7 years in the future. Mr. Maylone stated that the location is suited to the demand. Mr. Maylone stated that they have 16 reservations on file for this neighborhood who are waiting for the tower to be erected. Mr. Maylone stated that this will be the first of 20-30 more towers that they plan to build in Cheboygan County over the next 4-5 years. Mr. Maylone stated this is an agricultural property that is no longer being used for agricultural purposes. Mr. Maylone stated that the tower will be located on Wartella Road and will be set back off of the road so it will not be in the direct line of sight. Mr.

Maylone stated that this is a relatively small tower with a triangular cross section 12 inches on a side and at ½ mile away the visual impact is reduced. Mr. Maylone stated that collocation is not an option because this will be a light weight tower and will only hold 7 square wind load at 100 miles per hour, which is a State of Michigan requirement. Mr. Maylone stated that they do not use commercial towers due to the cost factor. Mr. Maylone stated that generally, a lease on a commercial tower is \$500 - \$1000 per month. Mr. Maylone stated that these towers are built for under \$5,000. Mr. Maylone stated that he has not heard back from the FFA yet about this location. Mr. Maylone stated that the FFA is doing a survey which will also go to MDOT for approval. Mr. Maylone stated that the FFA has 45 days to make a determination. Mr. Maylone stated that Patsy Knaffle is attending this meeting. Mr. Maylone stated that Mrs. Knaffle and her husband own the property and they believe this tower is good for the neighborhood.

Mr. Ostwald asked how far will one tower will provide service. Mr. Maylone stated that they have a tower at the Grand Hotel on Mackinaw Island, which reaches 11-12 miles. Mr. Maylone stated that they are building a tower in Levering on Hare Road, which is a 13 mile link. Mr. Maylone stated that this tower is engineered for 6 miles (3 mile radius). Mr. Maylone stated that they have towers that go as far as 28 - 29 miles. Mr. Maylone stated that it depends on the terrain and tree coverage.

Ms. Croft asked for public comment. There were no public comments. Public comment closed.

The Planning Commission reviewed and approved the General Findings, Finding of Fact Under Section 17.13.1.a, Finding of Fact Under Section 17.13.2.b, Findings of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to approve the special use permit based on the General Findings, Finding of Fact Under Section 17.13.1.a, Finding of Fact Under Section 17.13.2.b, Findings of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 subject to FAA letter of approval is to be submitted to Planning & Zoning Department and Department of Building Department Safety requirements are to be met. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk), 0 Nays, 1 Absent (Churchill)

ERS Telecom Properties and Bernard Jankoviak

Requests a Special Use Permit for a wireless communication facility (section 17.13). The property is located on South Extension Road, Mullett Twp., section 7, parcel #130-007-100-001-00, and is zoned Agriculture and Forestry Management (M-AF).

Mr. McNeil stated that this is a request for a special use permit for a tower and this property is zoned Agriculture and Forestry Management. Mr. McNeil stated that the proposed height of this tower is 250 feet and it does not meet the isolation standard from the lot line. Mr. McNeil stated that section 17.3.1 does allow the Planning Commission to reduce the isolation standard up to 50% if they can show the structure is built to collapse within that 50% reduction. Mr. McNeil stated that the applicant has provided a letter from an engineer which would set the isolation standard at 60%. Mr. McNeil stated that the applicant has addressed section 17.13.

Ms. Croft referred to the application and noted that site plan standard d states that there will be a 6 foot tall chain link fence around the "sixty foot by sixty foot (6' x 6') compound". Ms. Croft asked if this is 60 foot x 60 foot or 6 foot x 6 foot. Mr. McNeil stated that this will be verified with the applicant.

Mr. Jazdyk asked Mr. McNeil to review the variances that the applicant can receive through use of a professional engineer. Mr. McNeil stated that the ordinance requires that the tower is set back from property lines the same distance as the height of the tower. Mr. McNeil stated that the ordinance also allows the Planning Commission to reduce that requirement up to 50% if they can show that the tower will collapse within the area provided for the setback. Mr. McNeil stated that the applicant has provided this information and based on his calculations it is approximately 60%. Mr. Kavanaugh asked if it could be reduced to 50%. Mr. McNeil stated that it can be reduced to 50%.

Mr. Babich stated that he is with Pyramid Network Services and he is representing ERS Telecom Properties. Mr. Babich introduced Rob LaBelle, who is with Williams, Williams, Rattner & Plunkett, PC. Mr. Babich stated that ERS Telecom Properties is requesting a special use permit for a wireless telecommunication facility in an Agriculture and Forestry Management Zoning District in Mullett Township on property that is owned by Bernard Jankoviak. Mr. Babich stated that the communication facility is designed for Verizon Wireless. Mr. Babich stated that ERS Telecom Properties will provide support for emergency services by providing wireless communications to paramedics, firefighters and law enforcement agencies. Mr. Babich stated that ERS Telecom Properties has determined this location based on thorough computerized studies. Mr. Babich stated the technical criteria for establishing cell sites is very exacting as to the height and location of the communications facility. Mr. Babich stated that based on computerized patterns and topography, engineers have identified the necessary location for this personal communication service. Mr. Babich referred to the propagation maps and explained the existing

coverage and the proposed coverage. Mr. Babich clarified that the barbed wire fence compound will be 60' x 60'. Mr. Babich stated that they will be utilizing an existing drive. Mr. Babich stated that this will be a 250 foot guyed tower. Mr. Babich stated that this tower is designed for collocation for three additional carriers. Mr. Babich stated that ERS Telecom Properties requests that the Planning Commission approve this special use permit and site plan.

Mr. LaBelle stated this tower will be owned by ERS Telecom Properties and the first entity on the tower will be Verizon Wireless. Mr. LaBelle stated that the data on the propagation map is Verizon Wireless data. Mr. LaBelle explained that Verizon Wireless has the biggest network in the state. Mr. LaBelle stated that this tower is being built to Verizon Wireless engineering specifications and as a result, the fall zone certificate is from an engineer that has been hired by Verizon Wireless. Mr. LaBelle stated that these towers are extremely stable and there are no Verizon Wireless towers that have ever collapsed. Mr. LaBelle stated that if the tower ever did fall it would collapse on itself. Mr. LaBelle stated that they already have FAA approval and a copy of the FAA letter is included in the Planning Commission packet. Mr. LaBelle explained that this tower will cover a 3 mile radius. Mr. LaBelle stated this tower will cover a coverage gap in the area and it will also help to off-load capacity or take up slack on existing Verizon Wireless towers as there is so much demand that it is exceeding the capacity of the antennas. Mr. LaBelle stated that they meet all of the requirements for the special use permit and request that the Planning Commission's approval for this request.

Ms. Croft asked for public comment. There was no public comment. Public comment closed.

Mr. Kavanaugh asked if the proposed tower will affect Mr. VanDoorn's plans to build in the future. Mr. McNeil stated that there are no concerns from a zoning stand point. Mr. McNeil stated that he forwarded the email to Mr. Babich so he is aware of Mr. VanDoorn's concerns. Mr. Babich stated that Mr. VanDoorn is concerned about apple trees being removed. Mr. Babich stated that the trees are on Mr. VanDoorn's property and will not be removed.

The Planning Commission reviewed and approved the General Findings, Finding of Fact Under Section 17.13.1.a, Finding of Fact Under Section 17.13.2.b, Findings of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, to approve the special use permit based on the General Findings, Finding of Fact Under Section 17.13.1.a, Finding of Fact Under Section 17.13.2.b, Findings of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 subject to Department of Building Department Safety requirements. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdzzyk), 0 Nays, 1 Absent (Churchill)

Toni Wilson

Requests a Site Plan Review Amendment for a change of use from Restaurant, Salon (Office) and Retail Use with outdoor seating and outdoor display to Bar Use with outdoor seating (Sections 13B.2.2). The property is located at 3499 South M-27, Tuscarora Township, section 24, parcel #161-024-200-006-00 and is zoned Village Center Indian River Overlay (VC-IR-O).

Mr. McNeil stated that it was brought to his attention yesterday that Ms. Wilson's site plan amendment approval could be approved as an administrative amendment which is approved by staff. Mr. McNeil provided a copy of section 20.14 that sets forth the provisions for administrative approval of site plan review amendments. Mr. McNeil stated that Ms. Wilson's site plan amendment application was approved under section 20.14.7. Mr. McNeil reviewed that the four conditions that must be met under this section when there is an administrative approval. Mr. McNeil stated that he notified Ms. Wilson that this application was approved administratively.

UNFINISHED BUSINESS

2018 Capital Improvement Program - Program Summary and Project Descriptions

Mr. McNeil stated that the Planning Commission has received the project descriptions and the summary sheet for their review. Mr. McNeil stated there is only one new project by the Road Commission relative to Levering Road. Mr. McNeil stated he was notified that there will probably be changes to the Cheboygan County Maintenance Department. Discussion was held. **Motion** by Mr. Freese, seconded by Mr. Kavanaugh, that the Cheboygan County Road Commission Levering Road project be classified as a needed project. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdzzyk), 0 Nays, 1 Absent (Churchill)

Draft Zoning Ordinance Amendment Relating To Assembly Halls

Mr. McNeil stated that he has reviewed private clubs and lodges and he recommends that those uses can also be placed under the Assembly, Educational or Social Event Facility definition. Mr. McNeil stated that the amendment document has been amended accordingly. The Planning Commission asked that Mr. McNeil forwards the proposed amendment to legal counsel for review.

NEW BUSINESS

No comments.

STAFF REPORT

Mr. McNeil stated that there are four special use permit applications, one site plan review application, a public hearing for the ordinance amendment on the dwellings and a rezoning application scheduled for the April 19, 2017 Planning Commission meeting. Discussion was held.

PLANNING COMMISSION COMMENTS

Mr. Freese provided an update on Commissioner Tony Matelski. Discussion was held.

PUBLIC COMMENTS

Mr. Muscott stated that he talked with Mr. McNeil regarding the boathouse amendment that was discussed last year. Mr. Muscott stated he does not know that it needs a survey or if it will just require being properly noticed that an amendment is being discussed. Mr. Muscott stated he would like to see this amendment moving forward in case someone would like to build a boat house before the end of summer.

Mr. Brown asked if the Capital Improvement Plan only includes 2018 or does it also include 2017. Ms. Croft stated that it is for the next year. Mr. Brown stated that the 2016 Capital Improvement Plan included money for the Humane Society expansion which was not done. Mr. Brown asked if this project should have been included in the 2017 Capital Improvement Plan. Mr. McNeil stated that the Capital Improvement Plan is a plan for the next year. Mr. McNeil stated that it is a forward proposed document. Mr. McNeil stated that many places use it as a budgeting document for the upcoming year. Mr. McNeil stated that the current year is not included in the document. Mr. McNeil stated that if the project was not completed it may be appropriated for the current year or it may be deemed complete. Mr. Kavanaugh asked if a project is automatically added to the next Capital Improvement Plan if it is not completed. Mr. McNeil stated no. Mr. McNeil stated that just because a project is included in the Capital Improvement Plan does not mean that it will be done. Discussion was held.

ADJOURN

Motion by Mr. Kavanaugh to adjourn. Motion carried. Meeting was adjourned at 7:51 pm.



Charles Freese
Planning Commission Secretary

CHEBOYGAN COUNTY PLANNING COMMISSION

SPECIAL USE PERMIT REQUEST Wednesday, April 5,

2017, 7:00 PM

Applicant

ERS Telecom Properties
4700 Hunt Street
Cass City, Mi. 48726

Property Owner

Bernard Jankoviak
4989 South Extension Rd.
Cheboygan, Mi. 49721

Parcel

South Extension Rd.
Mullett Township
130-007-100-001-00

GENERAL FINDINGS

1. The property is located in an Agriculture and Forestry management Zoning District (M-AF)
2. The Applicant is seeking approval of a special use permit for location of a wireless communications facility which includes tower up to 250 feet above ground level and an equipment facilities. to be located on leased land.
3. New Wireless Communication Facilities are allowed an M-AF zoning district pursuant to Section 17.13.2 by special use permit. (See Exhibit 1)

Findings of Fact under Section 17.13.1.a of the Zoning Ordinance

17.13.1. Radio and television towers, public utility microwaves and public utility T.V. transmitting towers.

a. May be permitted by the Planning commission after a Hearing, in D-CM, D-LI, D-GI and M-AF Districts provided said use shall be located centrally on a contiguous parcel of not less than one (1)times the height of the tower measured from the base of said tower to all points on each property line. The isolation standard may be reduced by up to fifty (50%) percent, if the construction plan, the tower, and its guying/anchoring systems are Certified by a Registered Professional Engineer as being safe from the hazard of falling onto public roads or adjoining properties. All guy wires/cables and anchors shall meet the zoning setback of the district.

- The applicant is seeking a reduction in the isolation standard. The tower is proposed to be 250 feet tall and located 158.8 feet from the closest property line. A reduction in the isolation standard of 63.5% requested.
- The Planning Commission finds that a letter dated 1/19/17 is provided from William R Heiden III, Chief Engineer for Valmont Industries Inc. stating that the proposed tower is designed with a theoretical 125 foot fall zone.
- The Planning Commission hereby allows a reduction in the isolation standard to 63.5%

Findings of Fact under Section 17.13.2.b of the Zoning Ordinance

Wireless Communication Facilities may be permitted by the Planning Commission, after a public hearing, by special use permit if it is found that there is no reasonable opportunity to locate per item 1 above. Information must be submitted to show efforts made to screen, co-locate or place such facilities on an existing structure. The proposed tower must also meet the following conditions and standards.

- The reference to item 1 in this section states as follows;
Wireless Communication Facilities may locate in any zoning district if located on an existing building or structure, or a new structure is built within fifty (50) feet of the base of an existing tower and the Wireless Communication Facility is located within the new structure, or is otherwise hidden from view by being incorporated in an existing building, or if it collocates on an existing tower, and the proposed does not require a change in lighting by FCC and/or FAA regulations.

1. The applicant is proposing a new communication tower.
2. The Planning Commission finds that the documentation has been submitted to show that there is no reasonable opportunity for collocation or placement of the proposed facility on an existing structure (See exhibits 5, 6 and 17)

Conditions and Standards under subsections 17.13.2.b.1. through 17.13.2.b.6

1. The proposed height meets FCC and/or FAA Regulations.
 - a. The applicant has received approvals from the FCC and FAA (see exhibits 17, 18 and 19)
 - b.
 - c. Standard has been met.

2. Towers must be equipped with devices to prevent unauthorized climbing.
 - a. A chain link fence is placed around the entire perimeter of the facilities and around the guy wire anchors. (see exhibits 13, 14 and 17)
 - b.
 - c. Standard has been met

3. All reasonable measures are taken to blend the tower into the landscape, including greenbelt planting and/or screening, painting, and/or concealing the tower in a “stealth design”.
 - a. The proposed facilities are to be placed into a field with a thin stealth design. (see exhibit 17)
 - b.
 - c. Standard has been met

4. New towers should be engineered as appropriate for co-location of other antennae.
 - a. The tower design provides for 3 additional co-located antennae. (see exhibit 17)
 - b.
 - c. Standard has been met.

5. Protective fencing and screening may be required to be placed around all guy wire anchor points as appropriate to the site.
 - a. Protective fencing is proposed to be placed around the tower facilities and guy wire anchor points. (see exhibits 13, 14 and 17)
 - b.
 - c. Standard has been met

6. All new towers must meet the applicable requirements for a commercial tower, per Article 17.13.1 of this Ordinance.
 1. See applicable findings above.
 2. Requirements have been met.

FINDINGS OF FACT UNDER SECTION 18.7 OF THE ZONING ORDINANCE

The Planning Commission makes the following findings of fact as required by section 18.7 of the Zoning Ordinance for each of the following standards listed in that section:

- a. The property subject to the application is located in a zoning district in which the proposed special land use is allowed.
 1. The property is located in an Agriculture and Forest Management District (M-AF) which allows Wireless Communication Facilities by special use permit per Section 17.13. (see exhibit 1)
 - 2.
 3. Standard has been met.

- b. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
 1. The proposed tower and related facilities are unmanned stand alone facilities and finds on evidence that proposed wireless communication facilities will cause the use of materials or involve processes that will create substantially negative impacts on county natural resources or the natural environment. This use is compatible with surrounding land uses. (see exhibit 4)
 - 2.
 3. Standard has been met.

- c. The proposed special land use will not involve uses, activities, processes, materials, or equipment, or hours of operation that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public or private highway or seen from any adjoining land owned by another person.
 1. The proposed tower and equipment shelter are unmanned standalone facilities and will not cause the use of materials or involve equipment or processes which would generate noise⁴ or traffic which is incompatible with the surrounding land uses. No smoke, glare, fumes or odors will be produced. (see exhibit 4)
 - 2.
 3. Standard has been met.

- d. The proposed special land use will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
 1. The proposed tower and facilities are to be placed 611ft. from South Extension Rd. right of way on a parcel of leased land measuring 360 ft. x 410. ft. and will not diminish the opportunity for surrounding properties to be used and developed as zoned.(see exhibit 12)
 - 2.
 3. Standard has been met.

- e. The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity nor increase hazards from fire or other dangers to the subject property or adjacent properties.
 1. The proposed use will not require public resources greater than current capacity nor increase hazards from fire or other dangers. The facilities are unmanned and secured by fencing. (see exhibits 4, 13 and 14)
 - 2.
 3. Standard has been met.

- f. The proposed special land use shall not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity. Adequate access to the site shall be furnished either by existing roads and highways or proposed roads and highways. Minor residential streets shall not be used to serve as access to uses having larger area-wide patronage. Signs, buildings, plantings, or other elements of the proposed project shall not interfere with driver visibility or safe vehicle operation. Entrance drives to the use and to off-street parking areas shall be no less than 25 feet from a street intersection (measured from the road right-of-way) or from the boundary of a different zoning district.
1. Adequate access to the site is provided via South Extension Rd. (see exhibit 4 and 11)
 2. The entrance roadway is not within 25 feet of an intersection. (see exhibit 11)
 - 3.
 4. Standard has been met.
- g. The proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
1. The proposed use is an unmanned stand alone wireless communication facility and will not require a water well, septic facilities or refuse collection. (see exhibit 3 and 9)
 - 2.
 3. Standard has been met.
- h. The proposed special land use will comply with all specific standards required under this Ordinance applicable to it.
1. The special use will comply with all relevant standards required under the ordinance. (see exhibit 1)
 - 2.
 3. Standard has been met.

SPECIFIC FINDINGS OF FACT UNDER SECTION 20.10 OF THE ZONING ORDINANCE The

Planning Commission makes the following findings of fact as required by section 20.10 of the Zoning Ordinance for each of the following standards listed in that section:

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 1. The leased area is relatively level. Changes to the overall natural features of the site will be minimal. (see exhibit 9) As a result the proposed construction will not impede normal and orderly development or improvement of the surrounding property.
 - 2.
 3. Standard has been met.
- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
 1. No changes are proposed that would affect the landscape or natural state of the site. (see exhibit 3)
 - 2.
 3. Standard has been met
- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
 1. No changes in drainage on the site are proposed. (See exhibit 3 & 9)
 - 2.
 3. Standard has been met.
- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
 1. Not applicable. No dwellings are proposed.
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
 1. Emergency vehicle access is provided via South Extension Rd. and connecting roadway to existing structures. (see exhibit 12)
 - 2.
 3. Standard has been met.
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
 1. Access to the structures is provided via South Extension Rd. (see exhibit 12)
 - 2.
 3. Standard has been met.
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
 1. Not applicable. No subdivision plats or subdivision condominiums are proposed.

- h. Exterior lighting shall be arranged as follows: a. It is deflected away from adjacent properties, b. It does not impede the vision of traffic along adjacent streets and c. It does not unnecessarily illuminate night skies.
 - 1. Lighting per FAA requirements are proposed for the tower and will not affect adjacent properties, impede vision of traffic and will not unnecessarily illuminate night skies. (See exhibit 16)
 - 2. No additional outdoor lighting is proposed. (see exhibit 4)
 - 3.
 - 4. Standard has been met

- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.
 - 1. Not applicable. No common ways are proposed.

- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits. The site plan will conform to state and federal statutes and the Cheboygan County Master Plan. (see exhibit 2)
 - 1. The site plan shall conform to all applicable requirements.
 - 2.
 - 3. Standard has been met

DECISION

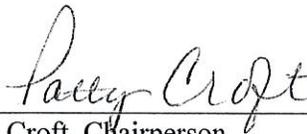
Motion by Mr. Freese, seconded by Mr. Kavanaugh, to approve the special use permit based on the General Findings, Finding of Fact Under Section 17.13.1.a, Finding of Fact Under Section 17.13.2.b, Findings of Fact Under Section 18.7 and the Specific Findings of Fact Under Section 20.10 subject to Department of Building Department Safety requirements. Motion carried. 8 Ayes (Bartlett, Freese, Kavanaugh, Borowicz, Croft, Ostwald, Lyon, Jazdyk), 0 Nays, 1 Absent (Churchill)

TIME PERIOD FOR JUDICIAL REVIEW

State law provides that a person having an interest affected by the zoning ordinance may appeal a decision of the Planning Commission to the Circuit Court. Pursuant to MCR 7.101 any appeal must be filed within twenty-one (21) days after this Decision and Order is adopted by the Planning Commission.

DATE DECISION AND ORDER ADOPTED

Wednesday, April 5, 2017



Patty Croft, Chairperson



Charles Freese, Secretary

Deborah Tomlinson

From: Brent Shank <mgr@chcrc.com>
Sent: Friday, April 06, 2018 12:09 PM
To: Deborah Tomlinson
Subject: Re: ERS Telecom - SUP Application

Debbie,

No additional comments from the Road Commission.

Thank you,

Brent Shank, P.E.
Engineer/Manager
Cheboygan County Road Commission
mgr@chcrc.com
(231) 238-7775

From: Deborah Tomlinson
Sent: Thursday, April 5, 2018 8:01 AM
To: manager
Subject: ERS Telecom - SUP Application

Hi Brent,

The following is a link to a special use permit application for a one year extension on a tower: <http://www.cheboygancounty.net/planning--zoning-31/#sect-1093>. You submitted comments last year (page 27 of the document). Please let me know if there are any additional comments that you would to the Planning Commission regarding this application.

Thank you!!

Deb

Debbie Tomlinson
Cheboygan County
Planning & Zoning Department
PO Box 70, 870 South Main Street
Cheboygan, MI 49721
(231)627-8489 phone
(231)627-3646 fax
debbiet@cheboygancounty.net



CHEBOYGAN COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING • 870 S. MAIN STREET, PO BOX 70 • CHEBOYGAN, MI 49721
PHONE: (231)627-8489 • FAX: (231)627-3646
www.cheboygancounty.net/planning/

STAFF REPORT

| | |
|---|--|
| Item: One Year Extension for a Special Use Permit for a wireless communication facility (Tower and related equipment. section 17.13.). | Prepared by: Jeff Lawson |
| Date: April 11, 2018 | Expected Meeting Date: April 18, 2018 |

GENERAL INFORMATION

Applicant: ERS Telecom Properties

Location: South Extension Road

Contact person: Brent Doerr

Phone: 989-289-7629

Requested Action: Approval for a one year extension of a Special Use Permit (approved by the Planning Commission on 04/05/17) per Section 17.13. for construction of a new Wireless Communication Tower and Facilities.

BACKGROUND INFORMATION

Introduction:

The applicant is seeking a one year extension for a special use permit (approved by the Planning Commission on 04/05/17) for construction of a new cellular tower 250 ft. in height with an additional 10 ft. in height for a lighting rod which include an equipment cabinet and generator to be located in a fenced area platform measuring 12 ft. wide, 19.5 ft. long. The tower and facilities are to be placed on a leased parcel of land measuring 360 ft. x 410 ft. with an access easement from South Extension Road in Mullett Township.

The subject parcel is zoned Agriculture and Forestry Management (M-AF). Wireless Communication Facilities are authorized by special use permit in M-AF district pursuant to Sections 17.13.1 and 17.13.2. of the Zoning Ordinance.

The applicant has provided a site plan indicating that the tower is proposed to be located 158.8 feet from the property line. An isolation standard required under section 17.13.1.a. and reads as follows;

- 17.13.1. Radio and television towers, public utility microwaves and public utility T.V. transmitting towers.
 - a. May be permitted by the Planning commission after a Hearing, in D-CM, D-LI, D-GI and M-AF Districts provided said use shall be located centrally on a contiguous parcel of not less than one (1)times the height of the tower measured from the base of said tower

to all points on each property line. The isolation standard may be reduced by up to fifty (50%) percent, if the construction plan, the tower, and its guying/anchoring systems are Certified by a Registered Professional Engineer as being safe from the hazard of falling onto public roads or adjoining properties. All guy wires/cables and anchors shall meet the zoning setback of the district.

The location of the tower will not meet the isolation standard of 1 times the height of the tower. The applicant has provided a letter from an engineer relative to reducing the isolation standard as required in the aforementioned section 17.13.1a.

The applicant has also provided a coverage map for the proposed site and other tower locations and information regarding colocation on existing towers in order to address co-location requirements under section 17.13.2.

Also you will find attached a map produced by the GIS department indicating the existing communication towers within the county. A location map is also included.

Please note that I have provided proposed findings relative to isolation, co-location and specific standards for communication facilities under sections 17.13.1.a., 17.13.2.b. and 17.13.2.b.1. through 17.13.2.b. in addition to standards for special use permits under section 18.7. and site plans under section. 20.7.

Current Zoning:

Agriculture and Forestry Management District (M-AF)

Surrounding Land Uses:

Parcels located to the south and west are zoned Agriculture Forestry Management District (M-AF). The parcel to the north and east is zoned M-AF and Lake and Stream Protection (P-LS) Environmentally Sensitive Areas (steep slopes, wetlands, woodlands, stream corridor, floodplain): There are no known environmentally sensitive areas.

Historic buildings/features:

There are no known historic buildings or historic features on this site.

Traffic Implications

This project will have minimal effect on current traffic conditions.

Parking

There are no parking requirements for this use.

Access and street design: (secondary access, pedestrian access, sidewalks, residential buffer, ROW width, access to adjacent properties)

Access to the site is provided via a driveway to the least area from South Extension Rd.

Signs

No signs are proposed for the site with the exception of emergency contact information, FCC registration number information and FCC call sign on the equipment shelter.

Fence/Hedge offer

A 6 ft. high fence is proposed to be located around the tower and facilities.

Lighting

A strobe light is proposed at the top of the tower. No other lighting is proposed.

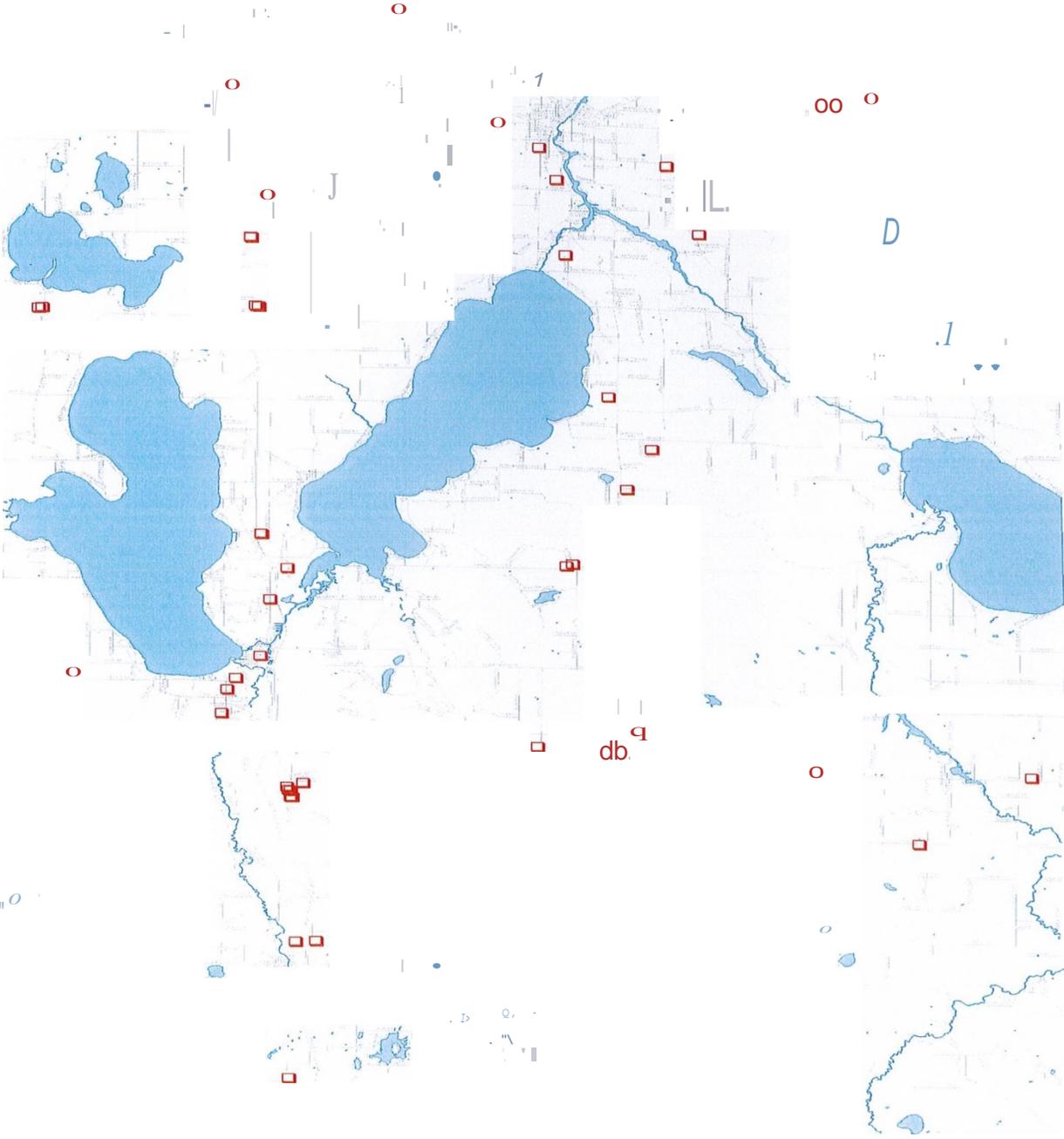
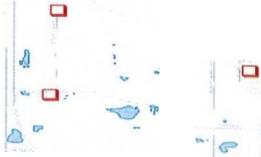
Stormwater management

There is no change to stormwater management.

Review or permits from other government entities:

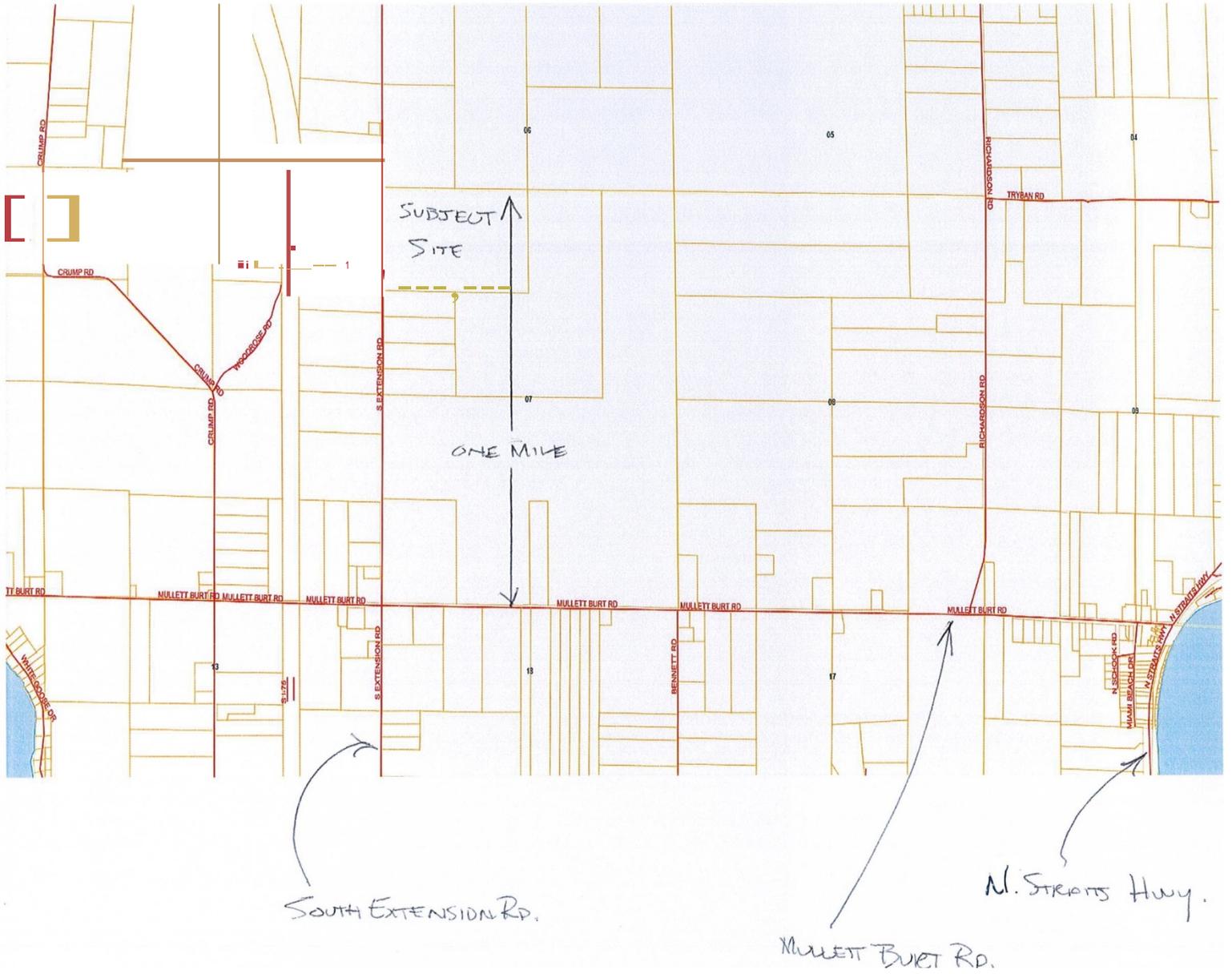
Applicable permits from the Department of Building Safety will be required.

Cheboygan County Tower Locations





Subject location



CHEBOYGAN COUNTY PLANNING COMMISSION

SPECIAL USE PERMIT REQUEST

Wednesday, April 18, 2018, 7:00 PM

Applicant

ERS Telecom Properties
4700 Hunt Street
Cass City, Mi. 48726

Property Owner

Bernard Jankoviak
4989 South Extension Rd.
Cheboygan, Mi. 49721

Parcel

South Extension Rd.
Mullett Township
130-007-100-001-00

GENERAL FINDINGS

1. The property is located in an Agriculture and Forestry management Zoning District (M-AF)
2. The Applicant is seeking approval for a one year extension of a special use permit (approved by the Planning Commission on 04/05/17) for location of a wireless communications facility which includes tower up to 250 feet above ground level and an equipment facilities. to be located on leased land.
3. New Wireless Communication Facilities are allowed an M-AF zoning district pursuant to Section 17.13.2 by special use permit. (See Exhibit 1)
- 4.
- 5.
- 6.
- 7.

Findings of Fact under Section 17.13.1.a of the Zoning Ordinance

17.13.1. Radio and television towers, public utility microwaves and public utility T.V. transmitting towers.
a. May be permitted by the Planning commission after a Hearing, in D-CM, D-LI, D-GI and M-AF Districts provided said use shall be located centrally on a contiguous parcel of not less than one (1)times the height of the tower measured from the base of said tower to all points on each property line. The isolation standard may be reduced by up to fifty (50%) percent, if the construction plan, the tower, and its guying/anchoring systems are Certified by a Registered Professional Engineer as being safe from the hazard of falling onto public roads or adjoining properties. All guy wires/cables and anchors shall meet the zoning setback of the district.

- The applicant is seeking a reduction in the isolation standard. The tower is proposed to be 250 feet tall and located 158.8 feet from the closest property line. A reduction in the isolation standard of 63.5% requested.
- The Planning Commission finds that a letter dated 1/19/17 is provided from William R Heiden III, Chief Engineer for Valmont Industries Inc. stating that the proposed tower is designed with a theoretical 125 foot fall zone.
- The Planning Commission hereby allows a reduction in the isolation standard to 63.5%

Or

-

Findings of Fact under Section 17.13.2.b of the Zoning Ordinance

Wireless Communication Facilities may be permitted by the Planning Commission, after a public hearing, by special use permit if it is found that there is no reasonable opportunity to locate per item 1 above. Information must be submitted to show efforts made to screen, co-locate or place such facilities on an existing structure. The proposed tower must also meet the following conditions and standards.

- The reference to item 1 in this section states as follows;
Wireless Communication Facilities may locate in any zoning district if located on an existing building or structure, or a new structure is built within fifty (50) feet of the base of an existing tower and the Wireless Communication Facility is located within the new structure, or is otherwise hidden from view by being incorporated in an existing building, or if it collocates on an existing tower, and the proposed does not require a change in lighting by FCC and/or FAA regulations.
1. The applicant is proposing a new communication tower.
 2. The Planning Commission finds that the documentation has been submitted to show that there is no reasonable opportunity for collocation or placement of the proposed facility on an existing structure (See exhibits 5, 6 and 17)

Or

- 1 The Planning Commission finds that the applicant has not submitted adequate documentation to show that there is no reasonable opportunity for collocation or placement of the proposed facility on an existing structure.

Conditions and Standards under subsections 17.13.2.b.1. through 17.13.2.b.6

1. The proposed height meets FCC and/or FAA Regulations.
 - a. The applicant has received approvals from the FCC and FAA (see exhibits 17, 18 and 19)
 - b.
 - c. Standard has been met.Or.
 - a. The applicant has not provided information regarding applicable FAA requirements
 - b.
 - c. Standard has not been met.
2. Towers must be equipped with devices to prevent unauthorized climbing.
 - a. A chain link fence is placed around the entire perimeter of the facilities and around the guy wire anchors. (see exhibits 13, 14 and 17)
 - b.
 - c. Standard has been metOr.
 - a.
 - b. Standard has not been met.
3. All reasonable measures are taken to blend the tower into the landscape, including greenbelt planting and/or screening, painting, and/or concealing the tower in a “stealth design”.
 - a. The proposed facilities are to be placed into a field with a thin stealth design. (see exhibit 17)
 - b.
 - c. Standard has been metOr.
 - a. The proposed facilities are proposed to be placed in a manner which will not blend with the landscape. (see exhibit 11)
 - b.
 - c. Standard has not been met.

4. New towers should be engineered as appropriate for co-location of other antennae.
 - a. The tower design provides for 3 additional co-located antennae. (see exhibit 17)
 - b.
 - c. Standard has been met.
 Or.
 - a. No information has been provided regarding future collocation.
 - b.
 - c. Standard has not been met.
5. Protective fencing and screening may be required to be placed around all guy wire anchor points as appropriate to the site.
 - a. Protective fencing is proposed to be placed around the tower facilities and guy wire anchor points. (see exhibits 13, 14 and 17)
 - b.
 - c. Standard has been met.
 Or.
 - a.
 - b. Standard has not been met.
6. All new towers must meet the applicable requirements for a commercial tower, per Article 17.13.1 of this Ordinance.
 1. See applicable findings above.
 2. Requirements have been met.
 Or.
 1. See applicable findings above
 2. Requirements have not been met.

FINDINGS OF FACT UNDER SECTION 18.7 OF THE ZONING ORDINANCE

The Planning Commission makes the following findings of fact as required by section 18.7 of the Zoning Ordinance for each of the following standards listed in that section:

- a. The property subject to the application is located in a zoning district in which the proposed special land use is allowed.
 1. The property is located in an Agriculture and Forest Management District (M-AF) which allows Wireless Communication Facilities by special use permit per Section 17.13. (see exhibit 1)
 - 2.
 3. Standard has been met.
 Or.
 - 1.
 2. Standard has not been met.
- b. The proposed special land use will not involve uses, activities, processes, materials, or equipment that will create a substantially negative impact on the natural resources of the County or the natural environment as a whole.
 1. The proposed tower and related facilities are unmanned stand alone facilities and finds on evidence that proposed wireless communication facilities will cause the use of materials or involve processes that will create substantially negative impacts on county natural resources or the natural environment. This use is compatible with surrounding land uses. (see exhibit 4)
 - 2.
 3. Standard has been met.
 Or.
 - 1.
 2. Standard has not been met.
 - 3.

- c. The proposed special land use will not involve uses, activities, processes, materials, or equipment, or hours of operation that will create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, odors, or the accumulation of scrap material that can be seen from any public or private highway or seen from any adjoining land owned by another person.
1. The proposed tower and equipment shelter are unmanned standalone facilities and will not cause the use of materials or involve equipment or processes which would generate noise⁴ or traffic which is incompatible with the surrounding land uses. No smoke, glare, fumes or odors will be produced. (see exhibit 4)
 - 2.
 3. Standard has been met.
- Or.
- 1.
 2. Standard has not been met
- d. The proposed special land use will be designed, constructed, operated, and maintained so as not to diminish the opportunity for surrounding properties to be used and developed as zoned.
1. The proposed tower and facilities are to be placed 611ft. from South Extension Rd. right of way on a parcel of leased land measuring 360 ft. x 410. ft. and will not diminish the opportunity for surrounding properties to be used and developed as zoned.(see exhibit 12)
 - 2.
 3. Standard has been met.
- Or.
- 1.
 2. Standard has not been met.
- e. The proposed special land use will not place demands on fire, police, or other public resources in excess of current capacity nor increase hazards from fire or other dangers to the subject property or adjacent properties.
1. The proposed use will not require public resources greater than current capacity nor increase hazards from fire or other dangers. The facilities are unmanned and secured by fencing. (see exhibits 4, 13 and 14)
 - 2.
 3. Standard has been met.
- Or.
- 1.
 2. Standard has not been met.
- f. The proposed special land use shall not increase traffic hazards or cause congestion on the public or private highways and streets of the area in excess of current capacity. Adequate access to the site shall be furnished either by existing roads and highways or proposed roads and highways. Minor residential streets shall not be used to serve as access to uses having larger area-wide patronage. Signs, buildings, plantings, or other elements of the proposed project shall not interfere with driver visibility or safe vehicle operation. Entrance drives to the use and to off-street parking areas shall be no less than 25 feet from a street intersection (measured from the road right-of-way) or from the boundary of a different zoning district.
1. Adequate access to the site is provided via South Extension Rd. (see exhibit 4 and 11)
 2. The entrance roadway is not within 25 feet of an intersection. (see exhibit 11)
 - 3.
 4. Standard has been met.
- Or.
- 1.
 2. Standard has not been met.

- g. The proposed special land use will be adequately served by water and sewer facilities, and refuse collection and disposal services.
 - 1. The proposed use is an unmanned stand alone wireless communication facility and will not require a water well, septic facilities or refuse collection. (see exhibit 3 and 9)
 - 2.
 - 3. Standard has been met.
 Or.
 - 1.
 - 2. Standard has not been met.

- h. The proposed special land use will comply with all specific standards required under this Ordinance applicable to it.
 - 1. The special use will comply with all relevant standards required under the ordinance. (see exhibit 1)
 - 2.
 - 3. Standard has been met.
 Or.
 - 1. Standard has not been met.

SPECIFIC FINDINGS OF FACT UNDER SECTION 20.10 OF THE ZONING ORDINANCE

The Planning Commission makes the following findings of fact as required by section 20.10 of the Zoning Ordinance for each of the following standards listed in that section:

- a. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
 - 1. The leased area is relatively level. Changes to the overall natural features of the site will be minimal. (see exhibit 9) As a result the proposed construction will not impede normal and orderly development or improvement of the surrounding property.
 - 2.
 - 3. Standard has been met.
 Or.
 - 1.
 - 2. Standard has not been met.

- b. The landscape shall be preserved in its natural state, insofar as practical, by minimizing tree and soil removal, and by topographic modifications which result in smooth natural appearing slopes as opposed to abrupt changes in grade between the project and adjacent areas.
 - 1. No changes are proposed that would affect the landscape or natural state of the site. (see exhibit 3)
 - 2.
 - 3. Standard has been met
 Or.
 - 1.
 - 2. Standard has not been met.

- c. Special attention shall be given to proper site drainage so that removal of storm waters will not adversely affect neighboring properties.
 - 1. No changes in drainage on the site are proposed. (See exhibit 3 & 9)
 - 2.
 - 3. Standard has been met.
 Or.
 - 1.
 - 2. Standard has not been met.

- d. The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walls, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.
 - 1. Not applicable. No dwellings are proposed.
- e. All buildings or groups of buildings should be so arranged as to permit emergency vehicle access by some practical means.
 - 1. Emergency vehicle access is provided via South Extension Rd. and connecting roadway to existing structures. (see exhibit 12)
 - 2.
 - 3. Standard has been met.Or.
 - 1.
 - 2. Standard has not been met.
- f. Every structure or dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
 - 1. Access to the structures is provided via South Extension Rd. (see exhibit 12)
 - 2.
 - 3. Standard has been met.Or.
 - 1.
 - 2. Standard has not been met.
- g. For subdivision plats and subdivision condominiums, there shall be a pedestrian circulation system as approved by the Planning Commission.
 - 1. Not applicable. No subdivision plats or subdivision condominiums are proposed.
- h. Exterior lighting shall be arranged as follows: a. It is deflected away from adjacent properties, b. It does not impede the vision of traffic along adjacent streets and c. It does not unnecessarily illuminate night skies.
 - 1. Lighting per FAA requirements are proposed for the tower and will not affect adjacent properties, impede vision of traffic and will not unnecessarily illuminate night skies. (See exhibit 16)
 - 2. No additional outdoor lighting is proposed. (see exhibit 4)
 - 3.
 - 4. Standard has been metOr.
 - 1.
 - 2. Standard has not been met.
- i. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives which are part of an existing or planned street pattern which serves adjacent development shall be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the Master Plan.
 - 1. Not applicable. No common ways are proposed.
- j. Site plans shall conform to all applicable requirements of state and federal statutes and the Cheboygan County Master Plan, and approval may be conditioned on the applicant receiving necessary state and federal permits. The site plan will conform to state and federal statutes and the Cheboygan County Master Plan. (see exhibit 2)
 - 1. The site plan shall conform to all applicable requirements.
 - 2.
 - 3. Standard has been metOr.
 - 1.
 - 2. Standard has not been met.

DECISION

TIME PERIOD FOR JUDICIAL REVIEW

State law provides that a person having an interest affected by the zoning ordinance may appeal a decision of the Planning Commission to the Circuit Court. Pursuant to MCR 7.101 any appeal must be filed within twenty-one (21) days after this Decision and Order is adopted by the Planning Commission.

DATE DECISION AND ORDER ADOPTED

Wednesday, April 18, 2018

Patty Croft, Chairperson

Charles Freese, Secretary



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

PO Box 70 ▪ 870 S. MAIN STREET, #103 ▪ CHEBOYGAN, MI 49721
PHONE: (231)627-8789 ▪ FAX: (231)627-3646

To: Cheboygan County Planning Commission
From: Jeffery Lawson, County Administrator
Subject: Continued discussion of Planned Unit Development draft language
Date: April 12, 2018

Please find attached in your packet the revised draft PUD language (specifically Section 19.3 regarding Permitted Uses) based on continued discussion at the March 21, 2018 Planning Commission Meeting. Commissioner Freese has been working with staff to update the use matrix for the PUD (Section 19.3) and is included in the packet.

Staff has also reattached legal counsel's February 23, 2018 memo for reference.

Draft 04/11/18

AN ORDINANCE TO AMEND THE CHEBOYGAN COUNTY ZONING
ORDINANCE #200 TO PROVIDE STANDARDS AND APPROVAL
REQUIREMENTS FOR PLANNED UNIT DEVELOPMENT (PUD).

Section 1. Amendment of Article 19.

Article 19 of the Cheboygan County Zoning Ordinance No. 200 is hereby amended to read in its entirety as follows:

ARTICLE 19. PLANNED UNIT DEVELOPMENT (PUD)

SECTION 19.1. Purpose The purpose of these provisions is to permit and encourage design flexibility, encourage innovation in land development and variety in design, layout, and type of structures constructed, achieve economy and efficiency with uses of land, natural resources, energy, and the provision of public services and utilities, encourage useful open space, and provide better housing, employment and shopping opportunities. This ordinance will enable both developers and Cheboygan County officials to propose and review site plans which integrate housing, circulation networks, commercial facilities, open space and recreational areas which are compatible with the surrounding area and natural environment.

SECTION 19.2. Eligibility Requirements. To be eligible for a PUD, a parcel shall meet all of the following:

1. A PUD may be applied for in any zoning district except Resource Protection (P-RC) and Natural Rivers Protection (P-NR).
2. **Except as provided herein**, the minimum lot size for a PUD shall be five (5) acres with a minimum of 350 lineal feet measured along the front property line. Any PUD with proposed industrial use shall contain a minimum of ten (10) acres with a minimum of 500 lineal feet measured along the front property line. The Planning Commission may waive the size requirement if deemed warranted due to unusual site conditions or the unique character of the proposed development.
3. The entire lot being considered for a PUD must be under single or unified ownership.
4. The site submitted for a PUD shall be developed as a single integrated design entity even though it may be developed in phases and contains a variety of uses. A PUD proposed to be developed in phases shall require approval of each phase by the Planning Commission. A PUD proposed to be developed in phases shall include development phase descriptions indicating phases in which the project is proposed to be built with events and/or estimated time frames for beginning and completion of each phase. **The phase descriptions shall also include specific details about the items constructed at the completion of each phase, including but limited to, the buildings to be built, the amount of parking to be constructed, the site amenities that will be completed, any open space, and any fencing and/or greenbelt to be installed. Each phase of the PUD shall be designed and constructed in a logical sequence so that upon completion, each phase shall be capable of functioning on its own regarding adequate access, services, utilities, circulation, and facilities and not depend upon any subsequent phase or phases. However, any newly developed phase may connect roads, utilities, and other**

infrastructure to existing roads, utilities, and other infrastructure within a previously developed phase with Planning Commission approval. In addition, each phase of a PUD shall be designed and constructed to provide at a minimum the proportional share of the common open space and recreational facilities required for the entire project.

5. Adequate public streets, sewer, water, utilities and drainage shall serve the site and shall be provided in accordance with all applicable policies, regulations, specifications and ordinances as required by this zoning ordinance and other agency or agencies with applicable jurisdiction.

SECTION 19.3. Permitted Uses. Except as provided herein, the permitted uses within a PUD may consist of any use authorized in any zoning district. Also, only common open space, water access facilities, single family, two family and multi-family dwelling uses shall be allowed within three hundred and fifty (350) feet of the highwater mark of any lake, river or perineal stream for a PUD proposed in a Lake and Stream Protection (P-LS) zoning district. *(This language is under development.)*

SECTION 19.4. Development standards for Planned Unit Development (PUD) In addition to eligibility standards under Section 19.2. and general requirements under Section 19.3., the site submitted for PUD shall adhere to the following standards:

1. The development standards for the uses proposed in the PUD shall be consistent with the corresponding standards within this ordinance for those uses except as provided in this section.

2. Minimum lot size, minimum yard setbacks and minimum structure height based on use type:

| USES | Min. Lot Size | | Min. Yard Setbacks (ft.) | | | Max. Structure Height (ft.) |
|---|------------------------------------|-----------------|-----------------------------|-----------------|-----------------|--------------------------------|
| | Area (sq. ft.) | Width (ft.) | Front (ft.) | Sides (ft.) | Rear (ft.) | |
| Single Family or Two Family Residential | 9,900 ^b per dwelling | 70 ^b | 25 ^b | 8 ^b | 10 ^b | 35 |
| Multi-Family Residential and/or Non-Residential | Submit with plan | | 25 ^b | 10 ^b | 15 ^b | 35 |
| Industrial | Submit with plan | | 40 ^a | 25 ^a | 25 ^a | 35 |

a. Buildings with industrial uses shall be setback from buildings with other uses a minimum of seventy five (75) feet.

b. Uses proposed in a Lake and Stream Protection (P-LS) zoning district shall comply with all applicable minimum yard setbacks and minimum lot size per dwelling as required under section 17.1. and Shared Waterfront Access provisions as required in section 10.4.4.

3. Any portion of a PUD with a non-residential or industrial use shall maintain a perimeter setback of not less than fifty (50) feet from any adjoining or abutting property which contains a residential use.

4. A minimum of fifteen (15) percent of the land developed on any PUD shall be reserved for common open space and recreational facilities for the residents or users of the area being developed. Any required perimeter setback area shall not be used to compute area for required open space. The required amount of open space shall be held in common ownership by each owner of property with the development. The responsibility of the maintenance of all open space shall be specified by the developer before approval of the final plan. Common open space provided along a lake or river shall contain a minimum average depth from the high water mark of fifty (50) feet.

SECTION 19.5. Application and approval standards. The following procedures shall be used for the review and approval of a Planned Unit Development (PUD)

19.5.1. Pre-application Conference. A pre-application conference shall be held with the Planning Commission. The goals of the pre-application conference are to acquaint the Planning Commission with the applicant's proposed development, assist the applicant in understanding new or additional information which the Planning Commission will need to effectively consider the application, confirm that the application and all supporting documentation is ready for a public hearing, and to acquaint the applicant with the Planning Commission's initial, but unofficial reaction to the application. In no case shall any representations made by the Planning Commission, or its representative, at the pre-application conference be construed as an endorsement, approval, or denial of the PUD.

2. A request for a pre-application conference shall be made to the zoning administrator who shall schedule a date and time for the pre-application conference. As part of the pre-application conference, the applicant shall submit a copy of a conceptual plan which shows the property location, boundaries, significant natural features, vehicular and pedestrian circulation, and proposed land use(s) for the entire site.

3. The liaison representative to the Planning Commission from the Board of Commissioners shall be invited to the pre-application conference to present any relevant input on behalf of the Board of Commissioners.

19.5.2. Submission of Application and PUD Plan. Following a pre-application conference, if the applicant desires to proceed, they must submit a complete PUD application which shall include an explanation of the PUD, proposed phases of development, PUD site plans, and application fee to the Zoning Administrator.

1. The PUD site plans shall include:

- a. Site plan of existing conditions which shall include the following:
 1. Existing buildings.
 2. Existing parcel boundaries with tax parcel identification numbers.
 3. Existing streets.
 4. Existing woodlands.

5. Topography with minimum 5-foot contours.
 6. Bodies of water and other significant natural features.
 7. Surrounding land uses and zoning.
 8. Existing utilities, wells and septic systems.
 9. Other information as may be requested by staff or the Planning Commission **that is relevant to the standards for PUD approval specified in Section 19.7.**
- b. Site plan for the proposed development which shall include the following:
1. Boundary of the proposed PUD with legal description.
 2. Footprint, dimensions and elevations of proposed buildings.
 3. Proposed uses and their general locations.
 4. Layout of streets, drives, parking areas and pedestrian paths.
 5. Proposed parcel boundaries.
 6. Minimum setbacks for district perimeters and individual buildings within the development.
 7. Proposed perimeter buffer zones and screening.
 8. Conceptual landscape plan.
 9. Development phases.
 10. Type, estimated number and density range for residential uses within the development.
 11. Proposed open space and acreage thereof.
 12. Table of required and provided parking for all proposed uses.
 13. Proposed location of water and sewer/septic system facilities including easements.
 14. Proposed streets within and adjacent to the development including dimensioned right of way and pavement widths.
 15. Drainage plan and final topography plan with minimum 5 foot contours.
 16. Location of all public utilities including easements.
 17. Signage plan.
 18. A tabulation of the number of acres in the proposed development for various uses including open space, the number of housing units proposed by type.
 19. Other information as may be requested by staff or the Planning Commission.

2. The Zoning Administrator shall review the PUD application and PUD site plans to determine if all required information was supplied. If the Zoning Administrator determines that all required information was not supplied, he or she shall send written notification to the Applicant of the deficiencies. The application for the PUD cannot proceed until all required information has been supplied. Once all required information is submitted, the Zoning Administrator shall present the final plan to the Planning Commission for its review under the procedures of this Article at the next regular Planning Commission meeting which occurs at least thirty (30) days after the date of submission of a complete PUD application and PUD site plan.

SECTION 19.6. Review by the Planning Commission. The Planning Commission shall hold a public hearing on the PUD application and PUD site plans **within a reasonable time** of the regular meeting

at which it is first reviewed. Notice of the public hearing shall be provided as required in Section 24.2. The Planning Commission shall make findings of fact on the standards for approval and shall approve, approve with conditions or deny the PUD.

19.7. Standards for PUD approval; Conditions; Waiver of PUD Standards; Reapplication of a denied PUD.

1. In addition to standards and requirements under Sections 19.2., 19.3. and 19.4., the application and site plans for a PUD shall comply with the following standards:

- a. The PUD shall be consistent with master plan.
- b. The PUD is designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area.
- c. The PUD will not be hazardous to adjacent property, or involve uses, activities, materials or equipment which will be detrimental to the health, safety or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, ground vibration, water runoff odors, light, glare or other nuisance.
- d. The PUD will provide that vehicular and pedestrian traffic within the site shall be safe and convenient and that parking layout will not adversely interfere with the flow of traffic within the site or to and from the adjacent streets.
- e. The PUD will have safe and adequate access for emergency vehicles to or within the development and adequate space for turning around at street ends shall be provided. Motorized and non-motorized traffic within the PUD shall be consistent with existing traffic patterns on public rights of way adjacent to the PUD.
- f. The PUD will not result in any greater storm water runoff to adjacent property after development, than before. The open space shall be provided with ground cover suitable to control erosion, and vegetation which no longer provides erosion control shall be replaced
- g. The design of the PUD will ensure that outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties.
- h. The PUD will be designed such that phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility services, drainage or erosion control.
- i. The PUD shall meet the standards of other governmental agencies, where applicable.
- j. Proposed section 19.7.1.j. is recommended to be deleted**

2. The Planning Commission may impose reasonable conditions to insure that public services and facilities affected by a PUD will be capable of accommodating increased service and facility loads, protect the natural environment, conserve natural resources and energy and insure compatibility with adjacent uses of land and promote the use of land in a socially and economically desirable manner. Conditions imposed shall meet all of the following requirements:

- a. Be designed to protect natural resources, the health, safety, and welfare, as well as the social well-being of those who will use the PUD under consideration, residents and landowners immediately adjacent to the proposed PUD and the community as a whole.
 - b. Be related to the valid exercise of the police power and purposes which are affected by the PUD.
 - c. Be necessary to meet the intent and purpose of the requirements and standards established for the PUD under consideration and be necessary to insure compliance with those standards.
3. The Planning Commission may waive any standard for approval, with the exception of minimum lot size and minimum floor area, upon a finding that all of the following exist:
- a. Presence of limiting conditions related to soils, topography, unusual shape or dimension of the site, or other natural conditions that would inhibit good design.
 - b. No good public purpose will be achieved by requiring conformance with the standard(s) to be waived.
 - c. The spirit and intent of the PUD provisions will still be achieved.
 - d. No nuisance will be created.
 - e. Not located in the Lake and Stream Protection Zoning District
4. The Planning Commission may modify minimum dwelling size requirements in all zoning districts except the Lake and Stream Protection district (P-LS), if it can be shown that the design of the dwellings and/or the layout of the lot are either adequately isolated by greenbelts, distance, or topography from neighboring dwelling units or shown to be architecturally similar to neighboring dwelling units.
5. The Planning Commission may modify minimum lot size requirements in all zoning districts except the Lake and Stream Protection district (P-LS), if it can be shown that the design and/or the layout of the lots are either augmented by and/or adequately isolated by greenbelts, distance, additional open space, topography or other buffers from neighboring conforming lots.
6. Modifications shall not be granted if they are found to be contrary to the spirit and intent of the zoning ordinance or would be contrary to the County's Future Land Use goals.
7. No application for a PUD which has been denied, wholly or in part, by the Planning Commission shall be re-submitted for a period of one (1) year from the date of such denial, except on grounds of new evidence or proof of changed conditions found by the Planning Commission to be valid or if the county's civil counsel by a written opinion states that in the attorney's professional opinion the decision made by the Planning Commission or the procedures used in the matter were clearly erroneous. A reapplication shall be processed in the same manner as the original application.

SECTION 19.8. Performance Guarantee.

In connection with the approval of a PUD, the Planning Commission may require the Applicant to furnish Cheboygan County with a performance guarantee in the form of a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the County in an amount equal to the estimated costs associated with the construction of public and site improvements. Public improvements mean by way of example and not limitation roads, parking lots, and water and sewer systems which are located within the site on which the PUD will be located or which the Applicant has agreed to construct even though located outside the site. Site improvements mean landscaping, buffering, and the

completion of conditions imposed by the Planning Commission which are located within the site on which the special land use will be located. For purposes of this subsection, the costs covered by the performance guarantee shall include all of the following: (1) the purchase, construction, and/or installation of the improvements, (2) architectural and engineering design and testing fees and related professional costs, and (3) an amount for contingencies consistent with generally accepted engineering and/or planning practice. The performance guarantee shall be deposited with the County Treasurer at or before the time the PUD is issued. The performance guarantee shall ensure completion of the public and site improvements in accordance with the PUD approved by the Planning Commission. Any cash deposit or certified funds shall be refunded in the following manner:

- a. One-third of the cash deposit after completion of one-third of the public and site improvements;
- b. Two-thirds of the cash deposit after completion of two-thirds of the public and site improvements; and
- c. The balance at the completion of the public and site improvements.

Any irrevocable bank letter of credit or surety bond shall be returned to the applicant upon completion of the public and site improvements. If an Applicant has contracted with a third-party to construct the public and site improvements and the third-party has provided a bond meeting the requirements described above and the bond also names the County as a third-party beneficiary of the bond, then the Planning Commission may accept that bond as meeting all or a portion of the performance guarantee required by this section.

SECTION 19.9. Expiration, Development and Maintenance of approved PUD.

1. An approved PUD application and site plans shall expire two (2) years following the date of approval by the Planning Commission, unless construction has begun on the development, or the property owner applies to the Planning Commission for an extension of the approved PUD prior to the expiration of the PUD. The Planning Commission may grant no more than two (2) extensions of an approved PUD for additional one (1) year periods each if it finds both of the following:

- a. The property owner presents reasonable evidence that the development has encountered unforeseen difficulties beyond the control of the property owner.
- b. The requirements and standards for PUD approval that are reasonably related to the development have not changed.

2. If the PUD expires pursuant to subsection 1 above, no work may be undertaken until a new PUD approval is obtained following the procedures for a new PUD.

3. Any property owner who fails to develop and maintain an approved PUD according to the approved PUD application, site plan and conditions, if any, shall be deemed in violation of the provisions of this Ordinance and shall be subject to the penalties provided in this Ordinance.

SECTION 19.10. Amendments to Approved PUD site Plan. Amendments to an approved PUD site plan shall be permitted only under the following circumstances:

1. The owner of property for which a PUD site plan has been approved shall notify the zoning administrator of any desired change. Minor changes may be approved by the zoning administrator upon determining that the proposed revision(s) will not alter the basic design and character of the final plan,

nor any specified conditions imposed as part of the original approval. Minor changes shall include the following:

- a. Reduction of the size of any building and/or sign.
- b. Movement of buildings by no more than twenty (20) feet. Movement of signs shall be reviewed according to the requirements for a zoning permit as per Section 21.3, provided all applicable provisions of this ordinance are met.
- c. Landscaping approved in the final plan that is replaced by similar landscaping to an equal or greater extent.
- d. Any change in the building footprint of a building that does not exceed ten percent (10%) of the building footprint of that building as originally approved by the Planning Commission, provided that the proposed addition does not alter the character of the use or increase the amount of required parking more than ten (10%) percent. No more than two (2) approvals shall be granted by the zoning administrator under this subsection after approval of the final plan.
- e. Internal re-arrangement of a parking lot which does not affect the number of parking spaces or alter access locations or design.
- f. Changes related to items (a) through (e) above, required or requested by Cheboygan County, or other state or federal regulatory agencies in order to conform with other laws or regulations; provided the extent of such changes does not alter the basic design and character of the special land use, nor any specified conditions imposed as part of the original approval.
- g. All amendments to final plan by the zoning administrator shall be in writing. After approval by the zoning administrator, the Applicant shall prepare a revised site plan showing the approved amendment. The revised plan shall contain a list of all approved amendments and a place for the zoning administrator to sign and date all approved amendments.

2. An amendment to an approved final plan that cannot be processed by the zoning administrator under subsection 1 above shall be processed in the same manner as the original PUD application by the Planning Commission as required under section 19.7.

Section 2. Severability.

If any section, clause, or provision of this Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the validity of the remainder of the Ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 3. Effective Date.

This Ordinance shall become effective eight (8) days after being published in a newspaper of general circulation within the County.

CHEBOYGAN COUNTY

By:

John B. Wallace

Its: Chairperson

By:

Karen L. Brewster
Its: Clerk

YOUNG, GRAHAM & WENDLING, P.C.

Attorneys at Law
104 E. Forest Home Ave., P.O. Box 398
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Facsimile (231) 533-6225
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Bryan E. Graham
Peter R. Wendling
Nicole E. Essad

Eugene W. Smith
James G. Young, *Of Counsel*

MEMORANDUM

TO: Jeffery B. Lawson, Administrator
Cheboygan County **VIA EMAIL**

FROM: Bryan E. Graham *BEG*

DATE: February 23, 2018

SUBJECT: Review of proposed PUD zoning ordinance amendment

Scott sent to me for review the proposed PUD zoning ordinance amendment. Scott requested that I responded to you concerning the results of my review, since today was his last day prior to his retirement.

The following are my comments concerning this proposed amendment.

1. Concerning Section 19.2.2, the phrase "Except as provided herein, the minimum . . ." should added at the beginning of the subsection.
2. Concerning Section 19.2.4, there needs to be language added that requires each phase of the PUD to be self-sufficient and not reliant on other phases of the development. It is always theoretically possible that a developer will propose a multi-phased development, but not followed through on subsequent phases. If you would like me to assist in developing this type of language, please let me know.
3. Concerning Section 19.3, I have concerns that the provision as written allows within a PUD uses authorized "in any zoning district," as opposed to limiting the uses within the PUD to the uses authorized in the zoning district in which the PUD will be located. The current language attempts to place restrictions on these permitted uses based on the county master plan. A master plan is used to provide guidance concerning land uses. Typically, a master plan is not specific as to permitted uses. Relying on the general nature of the county master plan to limit proposed uses in a PUD invites litigation concerning what uses are in fact authorized within the PUD.

4. Concerning Section 19.5.2.1.a.9, the phrase “that is relevant to the standards for PUD approval specified in Section 19.7” should be added at the end of the subsection. Zoning staff and the planning commission should not have uncontrolled discretion to require any information. The information required to be submitted should relate to the approval standards.
5. Concerning Section 19.5.2.2, this subsection should be rewritten as follows:

The Zoning Administrator shall review the PUD application and PUD site plans to determine if all required information was supplied. If the Zoning Administrator determines that all required information was not supplied, he or she shall send written notification to the Applicant of the deficiencies. The application for the PUD cannot proceed until all required information has been supplied. Once all required information is submitted, the Zoning Administrator shall present the final plan to the Planning Commission for its review under the procedures of this Article at the next regular Planning Commission meeting which occurs at least thirty (30) days after the date of submission of a complete PUD application and PUD site plan.
6. Concerning Section 19.6, the phrase “30 days” should be replaced with the phrase “a reasonable time.” It is not advisable to place an artificial deadline on the planning commission. A complex PUD may require additional time to hold the public hearing. While it is a good idea to attempt to hold a public hearing within 30 days, that requirement should not be included in the ordinance itself.
7. Concerning Section 19.7.1.j, this standard requires that the function and design of a proposed PUD be consistent with the purpose set forth in Section 19.1. It has been my experience that standards that relate to the intent and purpose of a zoning regulation is difficult for a planning commission to apply. As a result, it is my recommendation that this standard be deleted.

If you have questions concerning any of my comments, please do not hesitate to contact.

BEG

cc: Scott McNeil, Planner (via email)

| Footnotes | Use | Definitions | D-RS | D-CM | D-LI | D-GI | M-AF | P-LS | P-NR | P-RC | D-VC | VC-IR | VC-IR-O | VC-T | VC-T-O | VC-T-RO | D-RC |
|-----------|--|-------------|------|------|------|------|------|------|------|------|------|-------|---------|------|--------|---------|------|
| 5 | Office or studio of a physician, dentist or other professional person residing on the premises. | c | P | P | P | P | | | | | | | | | | P | |
| 5 | Offices | b | | P | P | P | | | | | P | P | P | P | S | | S |
| 6 | Open space subdivision. Article 16 | | | | | | | | | | | | | | | | |
| 7 | Outdoor Commercial Recreation Activities | c | | s | s | s | | | | | | | | | | | |
| 7 | Outdoor Recreational Activities | c | | | | | | | | | s | S | | S | | | |
| 13 | Outdoor Storage Facility | b | | | S | S | | | | | | | | | | | |
| 7 | Outdoor, drive-in theaters. | c | | S | S | S | | | | | | | | | | | |
| 7 | Park | a | | | | | | | | | | | | | | | |
| 12 | Parking Area | a | | | | | | | | | | | | | | | |
| 12 | Parking Lots and Garages | b | | | | | | | | | P | | | | | | |
| 12 | Parking lots, buildings and garages | b | | P | P | P | | | | | | | | | | | |
| 7 | Parks, playgrounds, golf courses, and other recreational facilities. | c | s | | | | | | | | | | | | | s | |
| 6 | Patio Houses, Townhouses, apartment building and condominiums | c | S | | | | | | | | | | | | | S | |
| 5 | Personal Service Center | b | | P | P | P | | | | | | P | P | | | | |
| 5 | Pet Grooming | b | | P | P | P | | | | | | P | | | | | |
| 5 | Pet Shops | b | | S | S | S | | | | | | | | | | | |
| 9 | Petroleum, gas a flammable liquid storage when accessory to a use permitted in the district, excluding tank farms or bulk storage. | c | | | S | S | | | | | | | | | | | |
| | Planned Projects subject to provisions of Section 17.28 | | S | S | s | s | S | | | | | | | | | | S |
| | Planned Unit Developments in Accordance with Article 19 | d | P | P | P | P | P | P | | P | P | P | P | P | P | P | P |
| 19 | Portable sawmill subject to provisions of Section 14.4.2. | b | | | | | | | | | | | | | | | P |
| 3 | Private Aircraft landing strips | c | | | | | P | | | | | | | | | | |
| 1 | Private greenhouses and nurseries | c | | | | | | | | | | | | | | | S |
| 7 | Private hunting and fishing cabins. | c | | | | | P | | | | | | | | | | |
| 7 | Private non-commercial recreation camps. | c | s | | | | | | | | | | | | | s | |
| 13 | Private Storage Building subject to requirements of Section 17.23 | b | P | P | P | P | P | P | P | | P | P | P | P | P | P | P |

| | |
|----|---|
| 1 | Agricultural Activities and Buildings |
| 2 | Wind Generation and Anemometer Towers |
| 3 | Transportation |
| 4 | Essential Services, Building & Equipment |
| 5 | Retail Sales and Service Establishments small to medium scale |
| 6 | Lodging facilities, Temporary or Long Term |
| 7 | Outdoor Recreational Facilities including Building and Activities |
| 8 | Retail Sales and Service Establishments - Large scale parcel size |
| 9 | Heavy Industrial Uses |
| 10 | Medical Marijuana Activities |
| 11 | Mineral Extraction |
| 12 | Parking Facilities |
| 13 | Storage facilities |
| 14 | Roadside sales Agricultural and Non-Agricultural |
| 15 | Entertainment Facilities |
| 16 | Small To Medium sized manufacturing |
| 17 | Food and Beverage Sales |
| 18 | Human Care Facilities |
| 19 | Forestry Activities |

| | |
|---|---|
| A | See Sec 9.3.20. for special restrictions Contractors Yard M-AF |
| B | See Sec 11.3 for special restrictions Single Family Dwelling P-NR and 11.4.3 for home occupations and small retail cabins in P-NR |
| C | See Sec 11.8.7 and 11.9 for special restrictions Agricultural Uses and 11.9.2 Mineral Extraction and P-NR |
| D | See Sec 10.A.3 for special restrictions for Overlay District Boat Shelter |
| E | See Section 11.7.1 for special restrictions Signs P-NR |
| P | Indicates a permitted use by right |
| S | Indicates the use requires approved of a special use permit |

- a Use defined in Article 2 Definitions
- b Use defined in Article 2 but not used to date
- c Use Authorized in a district but having no formal definition
- d Use Authorized in Article 3 - General Provision, or Article 17 - Supplemental Regulations and Standards
- e Use proposed in an amendment, not yet approved

Note: General Category, Sexually Oriented Businesses 17.22 Contains a listing with definitions of each specific use 17.22.1. Definitions which are not individually ;listed in this matrix

Note 2: The General Category Signs 17.19 is the section listing all types of signs. The determination of which type of sign is allowed in each district must be determined by reading sec 17.19 as amended by Amendment #142.

| Footnotes | Use | Definitions | D-RS | D-CM | D-LI | D-GI | M-AF | P-LS | P-NR | P-RC | D-VC | VC-IR | VC-IR-O | VC-T | VC-T-O | VC-T-RO | D-RC |
|-----------|--|-------------|------|------|------|------|------|------|------|------|------|-------|---------|------|--------|---------|------|
| 9 | Manufacturing, production, processing and fabrication when the operational effects are determined to be no greater than the other uses permitted in this district with respect to noise, glare, radiation, vibration, smoke, odor and/or dust. | c | | S | S | S | | | | | | | | | | | |
| 9 | Meat packing plants and slaughter houses. | c | | | | S | S | | | | | | | | | | |
| 9 | Metal plating, buffing and polishing. | c | | | | S | | | | | | | | | | | |
| 9 | Petroleum, gas a flammable liquid storage when accessory to a use permitted in the district, excluding tank farms or bulk storage. | c | | | S | S | | | | | | | | | | | |
| 9 | Research laboratories and experimental operations not permitted in the Light Industrial Development District. | c | | | | S | | | | | | | | | | | |
| 9 | Smelting of Metals and Foundaries | c | | | | S | | | | | | | | | | | |
| 9 | Storage facility for building materials, sand, gravel stone, lumber, storage of contractor's equipment and supplies | c | | | S | S | | | | | | | | | | | |
| 9 | Tool, die, gauge and machine shops. | c | | | S | S | | | | | | | | | | | |
| 9 | Vehicle and equipment repair and maintenance, engine overhaul, vehicle body repair, undercoating and rustproofing. | c | | | S | S | | | | | | | | | | | |
| 9 | Water treatment plants and reservoirs, recycling operations and sewage treatment plants. | c | | | S | S | | | | | | | | | | | |
| 10 | Marijuana Law Section 17.25, | b | P | P | P | P | P | P | P | | P | P | P | P | P | P | P |
| 10 | Marijuana Primary Caregiver Sec 17.25 | b | P | P | P | P | P | P | P | | P | P | P | P | P | P | P |
| 10 | Medical Marijuana or Medical Use of Marijuana primary caregiver. As Authorized in Sec 17.25 | b | P | P | P | P | P | P | P | | P | P | P | P | P | P | P |

| Footnotes | Use | Definitions | D-RS | D-CM | D-LI | D-GI | M-AF | P-LS | P-NR | P-RC | D-VC | VC-IR | VC-IR-O | VC-T | VC-T-O | VC-T-RO | D-RC |
|-----------|--|-------------|------|------|------|------|------|------|----------------|------|------|-------|---------|------|--------|---------|------|
| 11 | Earth removal, quarrying, gravel processing, mining and related mineral extraction businesses. | c | | | | | S | | | | | | | | | | |
| 11 | Gravel and mineral extraction, mining and quarrying. | c | | | | S | | | | | | | | | | | |
| 11 | Mineral Extraction | c | | | | | | | P ^c | S | | | | | | | |
| 11 | Minerals, Commercial Extra | b | | | | | | | | | | | | | | | |
| 12 | Garage Private | a | | | | | | | | | | | | | | | |
| 12 | Off street Parking Lot | a | | | | | | | | | | | | | | | |
| 12 | Parking Area | a | | | | | | | | | | | | | | | |
| 12 | Parking Lots and Garages | b | | | | | | | | | P | | | | | | |
| 12 | Parking lots, buildings and garages | b | | P | P | P | | | | | | | | | | | |
| 13 | Boat Storage | b | | S | S | S | | | | | | | | | | | |
| 13 | Indoor Storage Facility | b | | S | S | S | S | | | | | | | | | | |
| 13 | Outdoor Storage Facility | b | | | S | S | | | | | | | | | | | |
| 13 | Private Storage Building subject to requirements of Section 17.23 | b | P | P | P | P | P | P | P | | P | P | P | P | P | P | P |
| 13 | Private Storage Buildings, Private Storage/ Workshop Buildings and Agricultural/Private Storage/Workshop Buildings | c | | | | | P | | | | | | | | | | |
| 13 | Private Storage/Workshop Building | a | | | | | | | | | | | | | | | |
| 13 | Storage of travel trailers, campers and recreational vehicle. Section 17.7.A | d | P | P | P | P | P | P | P | | P | P | P | P | P | P | P |
| 13 | Use of a tent, travel trailer camper or recreational vehicle for vacation and hunting stays in M-AF. Section 17.7.4 | | | | | | | | | | | | | | | | |
| 13 | Use of a tent, travel trailer camper or recreational vehicle for vacation and hunting stays in all districts except M-AF. Section 17.7.5 | | | | | | | | | | | | | | | | |
| 13 | Warehouse | a | | | | | | | | | | | | | | | |
| 13 | Wholesale sales and storage when in completely enclosed buildings | c | | P | P | P | | | | | | | | | | | |
| 14 | Farm product stands | c | | P | P | P | | | | | P | | | | | | |
| 14 | Farm product stands, farmers markets | c | | | | | | | | | | P | S | P | | | |

| Footnotes | Use | Definitions | D-RS | D-CM | D-LI | D-GI | M-AF | P-LS | P-NR | P-RC | D-VC | VC-IR | VC-IR-O | VC-T | VC-T-O | VC-T-RO | D-RC |
|-----------|--|-------------|------|------|------|------|------|------|----------------|------|------|-------|---------|------|--------|---------|------|
| | Municipal Uses | c | | | | | | | | | | | | | S | | |
| | Planned Projects subject to provisions of Section 17.28 | | S | S | s | s | S | | | | | | | | | | S |
| | Planned Unit Developments in Accordance with Article 19 | d | P | P | P | P | P | P | | P | P | P | P | P | P | P | P |
| | Seawalls Section 10A.3.2 | b | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| | Signs Sec 17.19 | c | P | P | P | P | P | P | P ^E | P | P | P | P | P | P | P | P |
| | Structures serving educational or scientific purposes. | c | | | | | | | | S | | | | | | | |
| | Temporary Building Use | | | | | | | | | | | | | | | | |
| | Use of an undersized mobile home as an office for a contractor or watchman in accordance with Sec. 17.7.2. | d | | | | | | | | | | | | | | | |
| | Uses which are not expressly authorized in any zoning district, either by right or by special use permit, or uses which have not been previously authorized by the Planning Commission pursuant to this subsection or corresponding subsections in other zoning districts may be allowed in this zoning district by special use permit if the Planning Commission determines that the proposed use is of the same general character as the other uses allowed in this zoning district, either by right or by special use permit, and the proposed use is in compliance with the applicable requirements of the Cheboygan County Comprehensive Plan for this zoning district. | c | | s | S | S | s | | | S | S | | | | | | s |

| | |
|----|---|
| 1 | Agricultural Activities and Buildings |
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- a Use defined in Article 2 Definitions
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CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

MEMO

Date: April 18, 2018

To: Planning Commissioners

From: Jeffery Lawson, Cheboygan County Administrator

Re: Escrow account recommendation for Heritage Cove Farm

The County has received information from Heritage Cove Farm to review information submitted by law enforcement and emergency service organization related to their review on impact to their services. Staff recommends an escrow of \$1,000 be set and determined by the Planning Commission according to the zoning ordinance section 21.8.2. Staff recommends this due to the need for and expense of legal counsel review.

Once the escrow is set a public hearing and review of the impact information submitted by law enforcement and emergency service agencies will be scheduled for the May 18, 2018 Planning Commission meeting.

The section of the zoning ordinance relative to escrow accounts is Section 21.8.2 as follows:

21.8.2. If the Planning Commission or Zoning Board of Appeals determines that the basic zoning fees will not cover the actual costs of the application review or appeal, or if the Planning Commission or Zoning Board of Appeals determines that review of the application and/or participation in the review process or appeal by qualified professional planners, engineers, attorneys, or other professionals is necessary, then the applicant shall deposit with the County Treasurer such additional zoning fees in an amount determined by the Planning Commission or Zoning Board of Appeals equal to the estimated additional costs. The additional zoning fees shall be held in escrow in the applicant's name and shall be used solely to pay these additional costs. If the amount held in escrow becomes less than ten percent (10%) of the initial escrow deposit or less than ten percent (10%) of the latest additional escrow deposit and review of the application or decision on the appeal is not completed, then the Planning Commission or Zoning Board of Appeals may require the applicant to deposit additional fees into escrow in an amount

determined by the Planning Commission or Zoning Board of Appeals to be equal to the estimated costs to complete the review or decide the appeal. Failure of the applicant to make any escrow deposit required under this Ordinance shall be deemed to make the application incomplete or the appeal procedurally defective thereby justifying the denial of the application or the dismissal of the appeal. Any unexpended funds held in escrow shall be returned to the applicant following final action on the application or the final decision on the appeal. Any actual costs incurred by the County in excess of the amount held in escrow shall be billed to the applicant and shall be paid by the applicant prior to the issuance of any permit or the release of a final decision on an appeal.



CHEBOYGAN COUNTY PLANNING & ZONING DEPARTMENT

PO Box 70 ▪ 870 S. MAIN STREET, #103 ▪ CHEBOYGAN, MI 49721
PHONE: (231)627-8789 ▪ FAX: (231)627-3646

MEMO

Date: April 18, 2018

To: Planning Commissioners

From: Jeffery Lawson, Cheboygan County Administrator

Re: Solar Energy

The County has been contacted by members of the Grant Township Board concerning property owners in the township discussing future land leases for solar arrays on properties with a lease company. We have also been contacted by a representative of the company pursuing leases. MSU Extension recently held a four hour online session "Shining a Light on Agricultural Solar Development". Solar development in Michigan is beginning to be pursued due to the Michigan PSC setting new avoided cost calculations for solar development in Michigan. Staff would like to begin discussion with Planning Commission on Solar Energy land use within the County.

Deborah Tomlinson

From: Rick Deuell <rdeuell52@gmail.com>
Sent: Thursday, April 05, 2018 4:23 PM
To: Deborah Tomlinson; simgr@lighthouse.net; Mike Couture; Fred Thompson Jr.; Patrick Wyman
Subject: Village of Mackinaw City 2018 Master Plan
Attachments: Mackinaw City 2018 MASTER PLAN-S.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Village of Mackinaw City has completed its Master Plan update. As required by the Michigan Planning Enabling Act, the adopted 2018 Master Plan is being transmitted for your records.

If you have any questions, please contact Patrick C. Wyman, Village Manager

Village of Mackinaw City

102 South Huron Avenue

PO Box 580

Mackinaw City, Michigan 49701-0580

231-436-5351

FAX: 231-436-4166

pwyman@mackinawcity.org

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Richard Deuell
Resource & Community Planner
3545 Camp Sherwood Road
Boyne City, Michigan 49712
231-499-0640
... .. ><(((°> .` `).

Village of Mackinaw City 2018 Master Plan



Village of Mackinaw City

102 South Huron

PO Box 580

Mackinaw City, MI 49701

<http://www.mackinawcity.org/>

Adopted: February 22, 2018

DISCOVER
Northeast Michigan
EAST OF EXPECTED

Northeast Michigan Council of Governments



VILLAGE OF MACKINAW CITY 2018 MASTER PLAN

Village of Mackinaw City Planning Commission

John Lemanski, Chairman
Ron Dye, Vice Chairman
Matt Cooley, Secretary
Earl Taylor, Commissioner
Dan Ranville, Commissioner
Mitch Montgomery, Commissioner
Paul Allers, Commissioner

Village of Mackinaw City Council

Robert Heilman, President
Paul Michalak, ProTem
Scott Newman, Trustee
Robert Glenn, Trustee
Mario Rodriguez, Trustee
Belinda Mollen, Trustee
Tom Chastain, Trustee

Assisted by:

Northeast Michigan Council of Governments
P. O. Box 457
Gaylord, Michigan 49734
www.discovernortheastmichigan.org

Acknowledgements

Fred Thompson, Village Zoning Administrator

Adopted on: February 22, 2018

Table of Contents

- Chapter 1 Location and History 1-1
 - Location 1-1
 - History 1-1
 - Important Historic Sites 1-5
 - Fort Michilimackinac 1-5
 - Mackinac Bridge 1-5
 - Old Mackinac Point Light 1-5
 - McGulpin Point Light..... 1-5
 - Railroad Depot..... 1-5
 - Archaeological Sites 1-6

- Chapter 2 Social and Economic Characteristics 2-1
 - Year-Round Population 2-1
 - Seasonal Population 2-1
 - Age Distribution and Racial Make-Up 2-2
 - Households and Disability Status 2-3
 - Income, Education and Employment..... 2-3
 - Labor Force 2-6
 - Housing Stock and Property Values..... 2-6
 - Village of Mackinaw City Finances 2-9
 - Revenue and Expenditures 2-9
 - Financial Stress 2-10

- Chapter 3 Natural Resources 3-1
 - Climate 3-1
 - Geology 3-1
 - Topography 3-2
 - Soils..... 3-2
 - Hydric Soils..... 3-2
 - Septic Systems 3-2
 - Water Resources..... 3-3
 - Wetlands and Woodlands 3-4
 - Fish and Wildlife 3-7
 - Scenic Features 3-7
 - Surface Water Discharge Permits 3-7
 - Sites of Environmental Contamination 3-7
 - Air Quality 3-9
 - Summary 3-9

- Chapter 4 Community Services, Facilities, and Organizations 4-1
 - Municipal Government 4-1
 - Administration..... 4-1
 - Police, Fire, Ambulance 4-2
 - Marinas..... 4-2
 - Department of Public Works..... 4-2
 - Water and Sewer Department..... 4-2
 - Water and Sewer System..... 4-3
 - Stormwater and Drainage Network 4-6
 - Solid Waste 4-6

| | |
|---|------|
| Public Utilities | 4-8 |
| Municipal, State and Federal Facilities | 4-8 |
| Schools and Library | 4-8 |
| Social Services | 4-9 |
| Health Care | 4-10 |
| Shopping, Dining, Entertainment and Lodging | 4-2 |
| Religious Institutions | 4-12 |
| Civic Organizations | 4-12 |
| | |
| Chapter 5 Transportation | 5-1 |
| Public Road Functional Classification Designation | 5-1 |
| Eisenhower Interstates/Freeway System | 5-1 |
| Principle Arterial | 5-1 |
| Minor Arterial | 5-2 |
| Collector Streets | 5-2 |
| Local Streets | 5-2 |
| Complete Streets | 5-2 |
| Asset Management Plan | 5-2 |
| Non-motorized Transportation | 5-3 |
| Sidewalks | 5-4 |
| Transit Services | 5-6 |
| Marine Transportation | 5-6 |
| Airport | 5-7 |
| Parking | 5-7 |
| Traffic Safety | 5-8 |
| | |
| Chapter 6 Parks, Recreation and Greenways | 6-1 |
| Administrative Structure | 6-1 |
| Recreation Facilities Inventory | 6-2 |
| Five Year Goal Summary | 6-4 |
| Hike and Bike Plan 2015 | 6-5 |
| | |
| Chapter 7 Existing Land Use | 7-1 |
| Pattern of Land Divisions | 7-1 |
| Existing Land Use Statistics and Characteristics | 7-1 |
| Streets/Rights of Way | 7-3 |
| Residential | 7-4 |
| Commercial | 7-4 |
| Public Recreation | 7-4 |
| Ferry Docks and Associated Parking | 7-5 |
| Governmental / Institutional | 7-5 |
| Open | 7-5 |
| Wetlands | 7-5 |
| Forest | 7-5 |
| Agriculture | 7-6 |
| Water | 7-6 |
| | |
| Chapter 8 Economic Development | 8-1 |
| | |
| Chapter 9 Community Sustainability | 9-1 |
| Community Driven Strategic Planning | 9-2 |

| | |
|--|-------|
| Collaborative Regional Planning | 9-2 |
| Building Design and Rehabilitation..... | 9-2 |
| Community Design | 9-2 |
| Community Growth Management..... | 9-3 |
| Creation of Strong, Diverse Economies | 9-3 |
| Training and Lifelong Learning..... | 9-4 |
| Environmental Economic Development | 9-4 |
| Redevelopment of Brownfields..... | 9-4 |
| | |
| Chapter 10 Community Character / Sense of Place | 10-1 |
| Introduction..... | 10-1 |
| | |
| Chapter 11 Community Goals and Policies | 11-1 |
| Preserve Village Character | 11-1 |
| Residential Development | 11-2 |
| Business and Commercial Development | 11-3 |
| Industrial Development..... | 11-4 |
| Parks and Recreation..... | 11-4 |
| Natural Resources..... | 11-5 |
| Public Utilities and Services | 11-6 |
| Intergovernmental and Public/Private Collaboration | 11-6 |
| Transportation | 11-7 |
| Government..... | 11-8 |
| | |
| Chapter 12 Future Land Use Recommendations | 12-1 |
| Introduction..... | 12-1 |
| Existing Land Use | 12-1 |
| Natural and Historic Resources..... | 12-1 |
| Existing Zoning..... | 12-2 |
| Existing Incompatible Uses | 12-2 |
| Current Utility Availability..... | 12-2 |
| Goals of the Community..... | 12-3 |
| Future Land Use..... | 12-3 |
| 1 Residential Protection Area | 12-3 |
| 2 Lakefront Residential | 12-4 |
| 3 Residential – Large Lot..... | 12-4 |
| 4 Residential – Neighborhood | 12-5 |
| 5 Residential Buffer | 12-5 |
| 6 Residential – Multi-family..... | 12-5 |
| 7 Residential – Open Space/Clustering/Agriculture..... | 12-6 |
| 8 Mixed Commercial Residential | 12-6 |
| 9 General Commercial..... | 12-7 |
| 10 Commercial – Tourism Lodging..... | 12-7 |
| 11 Commercial – Downtown Tourism..... | 12-8 |
| 12 Lakefront Commercial Viewshed Protection..... | 12-8 |
| 13 Natural Resources Protection..... | 12-9 |
| 14 Commercial – Mixed Office/Tourism Service..... | 12-9 |
| 15 Institutional/Business Incubation | 12-9 |
| 16 Public/Recreation/Municipal Use | 12-10 |
| 17 High Tech Research/Very Light Industry | 12-10 |

| | |
|---|------|
| Chapter 13 Zoning Plan | 13-1 |
| Introduction..... | 13-1 |
| Overview of Future Land Use/Zoning District Changes | 13-1 |
| Future Land Use Classifications/Zoning – Detailed Recommendations..... | 13-3 |
| 1 Residential Protection Area | 13-3 |
| 2 Lakefront Residential | 13-4 |
| 3 Residential – Large Lot..... | 13-4 |
| 4 Residential – Neighborhood | 13-4 |
| 6 Residential – Multi-family | 13-4 |
| 7 Residential – Open Space/Clustering/Agriculture..... | 13-5 |
| 8 Mixed Commercial Residential | 13-5 |
| 9 General Commercial..... | 13-5 |
| 10 Commercial – Tourism Lodging | 13-5 |
| 11 Commercial – Downtown Tourism..... | 13-6 |
| 12 Lakefront Commercial Viewshed Protection..... | 13-6 |
| 13 Natural Resources Protection..... | 13-6 |
| 14 Commercial – Mixed Office/Tourism Service..... | 13-6 |
| 15 Institutional/Business Incubation | 13-6 |
| 16 Public/Recreation/Municipal Use | 13-7 |
| 17 High Tech Research/Very Light Industry | 13-7 |
| Chapter 14 Plan Adoption and Implementation | 14-1 |
| Plan Adoption | 14-1 |
| Plan Coordination and Review | 14-1 |
| Public Hearing | 14-1 |
| Plan Adoption | 14-1 |
| Implementation Table..... | 14-1 |
| The goals, action items and subtasks in the table are based on the following information: | 14-1 |
| Zoning/Other Ordinances | 14-1 |
| Master Plan Maintenance..... | 14-2 |
| Changes in Current and Projected Conditions | 14-2 |
| Reviewing the Master Plan Goals and Policies | 14-3 |
| Five Year Review..... | 14-4 |
| Using the Master Plan for Zoning Ordinance Amendment Review | 14-4 |
| Consistency with the Master Plan..... | 14-5 |
| Oversight | 14-5 |
| Changes in Conditions..... | 14-5 |
| Change in Policy..... | 14-5 |
| Additional Considerations Related to Text Amendments | 14-5 |
| Chapter 15 Appendix | 15-1 |
| Open Meetings for 2012 and 2018 Master Plan..... | 15-1 |
| Figures, Surveys, Diagrams and Charts | 15-2 |
| Tables..... | 15-3 |
| Research Information | 15-3 |
| Updates to the Master Plan..... | 15-6 |
| Adoption Documents for Master Plan..... | 15-6 |

LIST OF TABLES

| | |
|---|------|
| Table 2-1 Population Trends Village of Mackinaw City, 1970 –2010..... | 2-1 |
| Table 2-2 Age Distribution Village of Mackinaw City, Townships, Counties, State - 2010..... | 2-2 |
| Table 2-3 Household (HH) and Per Capita (PC) Income..... | 2-4 |
| Table 2-4 Income Sources in Mackinaw City, Cheboygan and Emmet Counties..... | 2-4 |
| Table 2-5 Educational Attainment | 2-4 |
| Table 2-6 Annual Employment Information | 2-5 |
| Table 2-7 Total Establishments by Number of Employees (2017) | 2-6 |
| Table 2-8 Employees by Major SIC Code in Village of Mackinaw City (2017)..... | 2-6 |
| Table 2-9 Mackinaw Township State Equalized Valuation by Property Class..... | 2-8 |
| Table 2-10 Wawatam Township State Equalized Valuation by Property Class..... | 2-8 |
| Table 2-11 Total State Equalized Valuation Comparisons | 2-9 |
| Table 2-12 Multi -Year General Fund Data for Mackinaw City | 2-11 |
| Table 2-13 Dashboard for Village of Mackinaw City | 2-11 |
| Table 3-1 Average Annual Weather Statistics Cheboygan and Emmet Counties | 3-1 |
| Table 3-2 Part 201 and Part 213 Sites of P.A. 451 | 3-9 |
| Table 5-1 Streetscape Improvements..... | 5-3 |
| Table 5-2 Public Parking..... | 5-7 |
| Table 5-3 Parking Counts | 5-8 |
| Table 6-1 Recreation Administration..... | 6-3 |
| Table 7-1 Existing Land Use Statistics Village of Mackinaw City | 7-3 |
| Table 13-1 Future Land Use/Zoning Comparison Table..... | 13-1 |
| Table 14-1 Implementation Table..... | 14-9 |

LIST OF FIGURES

| | |
|---|-------|
| Figure 1-1 Location Map, Mackinaw City..... | 1-2 |
| Figure 1-2 Ownership Base Map, Mackinaw City | 1-3 |
| Figure 2-1: Unemployment Rates 2006-2016..... | 2-7 |
| Figure 2-2 Seasonal Housing Characteristics –2010..... | 2-7 |
| Figure 2-3 Village of Mackinaw City Revenue Breakdown | 2-7 |
| Figure 2-4: Expenditures..... | 2-7 |
| Figure 3-1 Village of Mackinaw City Soils Map..... | 3-5 |
| Figure 3-2 Village of Mackinaw City Soils Constraints Map..... | 3-6 |
| Figure 3-3 Village of Mackinaw City Wetlands Inventory | 3-8 |
| Figure 4-1 Water Consumption, measured quarterly | 4-3 |
| Figure 4-2 Properties within 100' of water lines | 4-4 |
| Figure 4-3 Properties within 200' of sewer lines | 4-5 |
| Figure 4-4 Village of Mackinaw City Stormwater Collection Map | 4-57 |
| Figure 5-1 Sidewalk Map | 5-5 |
| Figure 5-2 Traffic Crashes | 5-9 |
| Figure 6-1 Mackinaw City's Public Parks..... | 6-3 |
| Figure 6-2 Conkling Heritage Park Performance Shell | 6-4 |
| Figure 6-3 Parkland Acquisition Priorities | 6-4 |
| Figure 6-4 Cross Town Loop | 6-5 |
| Figure 6-5 Downtown Loop..... | 6-6 |
| Figure 7-1 Existing Land Use Map Mackinaw City, 2010 | 7-2 |
| Figure 7-2 Existing Land Use Mackinaw City, 2010 | 7-3 |
| Figure 12-1 Future Land Use Map..... | 12-11 |
| Figure 14-1 Decision Tree for Planning Commission Review..... | 14-7 |
| Figure 14-2 Decision Tree for Planning Commission Review of a Proposed Rezoning | 14-8 |

Chapter 1 Location and History

Location

The Village of Mackinaw City is at the extreme tip of Michigan's Lower Peninsula. The Village encompasses 3.2 square miles, and the land area is divided between two geographic townships. The eastern portion is 0.6 square miles in size and consists of Sections 7 and 18 of T39N-R3W (Mackinaw Township in Cheboygan County). The western portion is 2.6 square miles in size and is made up of Sections 11, 12, 13 and 14 of T39N-R4W (Wawatam Township in Emmet County).

The northern and eastern Village boundaries extend to an imaginary line half the width of the Straits of Mackinac, where Lake Michigan and Lake Huron meet. Wilderness Park Drive is the Village's western boundary. Trail's End Road generally defines the southern Village limits, with the exception of two annexed areas which are south of that line. **Figure 1-1** illustrates the location of Mackinaw City in relation to the State of Michigan, and **Figure 1-2** shows a base map of the Village.

History

The Village of Mackinaw City is a resort community whose rich historical past enlivens the present. The business of Mackinaw City is tourism. And some of the foremost tourist attractions in the Mackinaw City area are historical.

Founded by the French in 1714 and called Fort Michilimackinac, a Native American word for "Land of the Great Turtle", the area served as a center for developing trade with the Ottawa, Chippewa, Sauk, Fox, Menominee and Huron Tribes. In the late 1600s, Frenchmen arrived in the Straits area. The first white man settled on what would become Mackinaw City in 1714. The site of Fort Michilimackinac was established as a mission and small fur-trading compound by the French at this time. For most of the 17th century, Mackinaw was a military trading post.

At the end of the French and Indian War in 1761, the British took control of Fort Michilimackinac. Native Tribes resented the strict British regulations and behaviors and plotted to capture the fort. In 1763 a tribe of Ojibways played a game of lacrosse in front of the fort and surprised the British when the ball went over the wall. The Indians rushed into the fort to retrieve the ball, killed many of the British troops and claimed the fort. However, the British reclaimed the fort the following year.

The British abandoned and burned the fort and Village in 1781 and relocated on Mackinac Island. Two years later under the Treaty of Paris, Michilimackinac, part of the Northwest Territory, became part of the United States. However, it wasn't until 1796 that American troops occupied the Straits of Mackinac.

Modern Mackinaw City dates from the mid-1800s, when Edgar Conkling purchased the land in 1854 and platted the Village in 1857. The first permanent white settlers, George Stimpson and his family, arrived in Mackinaw City in 1870. A public school system commenced in 1871, followed shortly thereafter by organized church services. Lumbering was important to the development of the Mackinaw City area, with the first large lumber operation beginning in 1878. Lumbering came to an end in the region when a large forest fire burned most of the remaining forest land in 1919.

Figure 1-2 Ownership Base Map, Mackinaw City

PLOTTED BY: JEFFREY.GUERRERO 02/07/2011 04:14 PM
S:\2010\10100036.GA.MackinawCity.GIS.Maps_Drawings\GIS\ParcelMap.mxd



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VILLAGE PARCEL MAP

VILLAGE OF MACKINAW CITY
CHEBOYGAN COUNTY, EMMET COUNTY, MICHIGAN

SCALE: AS SHOWN
PROJ #: 100006
DATE: 2/7/2011
SHEET
1

McGulpin Point Light, located at the extreme northwest corner of the Village, was completed in 1869. Because this light could not be seen from all points in the Straits, Old Mackinac Point Light was constructed in 1892. This beacon was visible for 16 miles. When the Mackinac Bridge opened in 1957, the bridge lights guided mariners, making the old lighthouse obsolete. Charles T. Dagwell established a weather reporting station in 1893 and later established the Marine Reporting Service. The station furnished reports (vessel name, direction of passage and weather conditions) of vessel passages through the Straits of Mackinac to newspapers and vessel agents. The station remained in operation for 62 years, closing in 1960. The Marine Station and the railroad helped establish the Western Union business in the area.

The New York Central and Pennsylvania Railroads arrived in the early 1880s, transported across the Straits of Mackinac first by barge and later by ferry. The ship, *Algomah*, was built with a pointed bow which flattened near the water line and enabled her to ride on the ice and break it up with her weight. This ship is the first known ice breaker of its kind. The railroads brought in new families, and new stores and businesses opened up. The ferry boats also boosted the area's economy. Mackinaw City was incorporated as a village in 1882. Two disastrous fires, one in 1900 and the other in 1916, destroyed many businesses in Mackinaw City.

The Fort Michilimackinac site became a State Park in 1902, but until automobile travel developed and good roads were established, the site was little more than a campground of minimum significance and had relatively small tourism impact. In 1913, state trunk lines were mapped out by the newly created Michigan Highway Department. Two of these roads, one from the east side of the state, East Michigan Pike (US 23), and one from the west side of the state (West Michigan Pike) terminated at Mackinaw City where a monument was erected. Dixie Highway (US 27), running through the center of the state and tying into the East Michigan Pike at Cheboygan, was also part of the early state highway system.

Auto travel was given a boost in 1923 with the creation of the Michigan Department of Transportation ferry service across the Straits. The State built a ferry dock in Mackinaw City at that time and later expanded and improved it several times.

With the opening of the Mackinac Bridge in 1957, the State Ferry System closed, tourism greatly increased, and restoration of Fort Michilimackinac State Park began. Around the same time, the Old Mackinac Point Lighthouse ceased operation after 65 years of service, and was converted into a marine museum.

While the area primarily served as a fur trading and lumbering center in its early days, its recreation potential was quickly realized. Tourism has grown steadily over the past several decades with significant increase in the number of motel rooms, gift shops and restaurants.

Besides the restoration of historic Fort Michilimackinac, the Village is surrounded with countless recreational opportunities: miles of broad, clean, sand beaches; fishing; boating; camping; hike and bike trails, hunting; sailing; swimming; skiing; and touring the unsurpassed scenery of the area. A visit to Mackinaw City is often included when visitors tour Mackinac Island and nearby Old Mill Creek, both of which are Michigan State Historic Parks. Finally, Mackinaw City serves as a gateway to the many scenic wonders of Michigan's Upper Peninsula, via the mighty, majestic Mackinac Bridge. Said to be the world's most beautiful bridge, the "Big Mac" is approximately five miles long.

Important Historic Sites

Fort Michilimackinac

This site was established around 1714 by French-Canadians as a mission and small fur-trading compound. British forces occupied Michilimackinac in 1761 after the French and Indian War ended. By 1765 many fur-trading activities were moved outside the fort which created a new village around the fort. The new settlement contained over 100 houses by the late 1770s. This site is currently located within Michilimackinac State Park and is listed on both the State and National Registers of Historic Places.

Mackinac Bridge

This five mile long bridge connects the Upper and Lower peninsulas of Michigan. It is one of the longest suspension bridges in the world. Depending on the method of measurement, some say it is the longest bridge of its type. The Mackinac Bridge Authority, established in 1950, retained David B. Steinman to design the Mackinac Bridge. This four-lane bridge cost nearly \$100 million and was built over a four-year time span. It opened to traffic in November of 1957. There is over 150 feet of clearance at the center of the bridge to allow for safe passage of all the ships that sail the Great Lakes.

Old Mackinac Point Light

In 1890 a fog signal was built at Mackinaw Point and in October of 1892 the present lighthouse was completed. The light was visible for 16 miles. This was valuable to car ferries shuttling between Mackinaw City and St. Ignace. When the Mackinac Bridge opened in 1957, the bridge lights guided the water traffic and made the lighthouse obsolete. The Mackinac Island State Park Commission acquired the property in 1960. Still existing is the round light tower which is 13' 4" feet in diameter and 45 feet in height and the attached two-story rectangular brick keeper's dwelling. It is listed on both the State and National Registers. The Mackinac Island State Park Commission renovated the lighthouse and Park grounds. The facility is now a premier attraction drawing over 50,000 visitors per season.

McGulpin Point Light

In 1854, Congress approved money "for a lighthouse and fog bell at the south point of the harbor of Michilimackinac". Nothing was done until 1866 when Congress approved more money to build a new lighthouse. It was completed in 1869 and is still intact at the present time. The station was taken out of service in 1906. It was a private residence for many decades until purchased by Emmet County in 2008. The facility has been renovated and is open to the public drawing over 25,000 visitors per year.

Railroad Depot

The first railroad came to Mackinaw City in 1881 when construction of the Michigan Central Railroad line was completed providing service from Detroit, Jackson, Owosso and Saginaw. The line was later absorbed by the New York Central system. In 1882, the Grand Rapids and Indiana became the second railroad into Mackinaw City, transporting passengers and freight from Fort Wayne, Indiana through Grand Rapids, Traverse City and Petoskey. The line later became part of the Pennsylvania Railroad system. The railroad depot built to service these lines is still in existence and has been preserved in conjunction with the "Crossings" development. Michigan State Historic Preservation Office (SHPO) has identified the railroad depot as potentially eligible for the National Register of Historic Places.

Archaeological Sites

According to SHPO, four archaeological sites have been recorded for Mackinaw City. However, all areas of the Village near the fort and adjacent shoreline should be considered highly sensitive for archaeological resources.

Chapter 2 Social and Economic Characteristics

Year-Round Population

The Village of Mackinaw City's year-round population has changed little over the past several decades. **Table 2-1** below demonstrates population trends from 1970 to 2010. Over that period, the year-round population has remained relatively steady. However, the U.S. Bureau of the Census' 2011-2015 American Community Survey indicates a population of 702 persons (372 male - 330 female), broken down to include 161 in the Mackinaw Township sector and 535 in the Wawatam Township sector. This population estimate, compared to the 2010 census data, represents a 12.9% decrease in population.

Table 2-1 Population Trends Village of Mackinaw City, 1970 –2010

| 1970 | % Change | 1980 | % Change | 1990 | % Change | 2000 | % Change | 2010 | % Change |
|------|-------------|------|-------------|------|-------------|------|-------------|------|-------------|
| 810 | N/A | 820 | +1.2% | 875 | +6.7% | 859 | -1.8% | 806 | -6.2% |

Source: U.S. Bureau of the Census

Seasonal Population

For most communities, a discussion of the year-round population would be sufficient when planning for community needs. The Village of Mackinaw City, however, is different from most communities in that respect. Because of the nature of the Village's major industry, tourism, and because of the attractiveness of the natural surroundings, the community experiences a large influx of visitors during the summer months.

Without an actual census count, it is difficult to calculate persons residing or lodging in the Village per night between June and September. The population during the "shoulder" months of May and October has notably increased over the past 15 years. Modest estimates suggest anywhere from 7,000 to 10,000 persons. Some factors to consider when trying to determine the seasonal population are: vacation homes, available motel rooms, Mackinac Bridge crossings, local State Park attendance, and ferry service to Mackinac Island.

For some visitors, the Straits area provides the perfect setting for a seasonal or vacation home. At the time of the 2010 Census, 230 or 28.3% housing units were listed as seasonal, recreational or occasional use dwellings. Visitors in this category may stay for as long as the entire summer, while others may only stay for a few weeks.

The Village of Mackinaw City has a thriving lodging business. The Mackinaw Area Visitors Bureau was organized in 1981 to promote and advertise the Mackinaw City area to potential tourists. The Bureau is funded by an innkeeper's tax collected by the local lodging industry. Each lodging facility within a four mile radius of the Village is assessed a fee of two percent on room charges. Revenues from this innkeeper's tax fund the Visitors Bureau and are used for promotion. The Bureau's revenues derived from hotels and motels have risen steadily since 1981. Increased innkeeper tax revenue can be attributed to increased room rates and the increase in the number of rooms, currently at approximately 2,700 rooms. In addition to lodging facilities, there two bed and breakfast facilities in the Village and five campgrounds in or within close proximity to the Village, providing more than 1,000 campsites.

Another indicator when estimating the number of summer visitors is the analysis of traffic over the Mackinac Bridge. The number of visitors per day in the Village during the summer months

and select holidays can exceed 50,000 persons per day. The Mackinac Bridge Authority recorded 4,069,572 trips in 2016. The significance of these numbers is the amount of tourism business which the Village realizes. Bridge traffic helps local motels, restaurants, gift shops and gas stations.

Another determinant in estimating the summer population is to review attendance figures from the Mackinac State Park Commission's major historic attractions: Colonial Michilimackinac, Fort Mackinac, Mill Creek Discovery Park, the Mackinac Art Museum and Old Mackinac Point Lighthouse. Nearly 1 million visitors toured the Mackinac State Historic Parks in 2015. These attractions play an important role in the attraction of visitors to the region.

Finally, it is important to look at the number of tourists who use the ferry service to visit Mackinac Island. Mackinaw City is happy to serve as one of the springboards to the Island. Combined, the two Island ferry boat services handle more than 850,000 passengers per year. all of these factors still cannot accurately calculate the Village's exact seasonal population, it is important to remember that the figure increases many times over the year-round population. Mackinaw City must consider this special population, in addition to year-round population, during the process of planning for the community.

Age Distribution and Racial Make-Up

Information on age distribution within a population can assist the community in matching public services to community characteristics and in determining what, if any, special needs specific resident groups might have.

Age distribution of the Village of Mackinaw City's year-round residents is presented in table form below, with comparisons being made to Wawatam and Mackinaw Townships, Emmet and Cheboygan Counties, and the State as a whole. As **Table 2-2** demonstrates, residents of Mackinaw City, the two Townships and two Counties are older than the State and are part of a regional trend toward "the graying of the North" caused by an influx of retired persons.

Table 2-2 Age Distribution Village of Mackinaw City, Townships, Counties, State - 2010

| Age Range | Mackinaw City | % | Wawatam Twp. | % | Mackinaw Twp. | % | Emmet County | % | Cheboygan County | % | State % |
|-----------|---------------|------|--------------|------|---------------|------|--------------|------|------------------|------|---------|
| Under 5 | 34 | 4.2 | 32 | 4.8 | 17 | 3.2 | 1705 | 5.2 | 1229 | 5.0 | 6.0 |
| 5-19 | 117 | 14.5 | 111 | 16.8 | 64 | 11.9 | 6446 | 19.7 | 4640 | 17.7 | 20.6 |
| 20-24 | 15 | 1.8 | 13 | 2.0 | 11 | 2.0 | 1680 | 5.1 | 1082 | 4.1 | 6.7 |
| 25-44 | 190 | 23.6 | 134 | 20.3 | 122 | 22.6 | 7296 | 22.3 | 5378 | 20.6 | 24.5 |
| 45-54 | 110 | 13.6 | 98 | 14.8 | 72 | 13.4 | 5180 | 15.8 | 4012 | 15.3 | 15.1 |
| 55-59 | 74 | 9.2 | 57 | 8.6 | 50 | 9.3 | 2685 | 8.2 | 2147 | 8.2 | 6.8 |
| 60-64 | 66 | 8.9 | 52 | 7.9 | 56 | 10.4 | 2265 | 6.9 | 2043 | 7.8 | 5.7 |
| 65 + | 200 | 24.8 | 164 | 24.8 | 147 | 27.3 | 5437 | 16.6 | 5621 | 21.5 | 13.6 |
| TOTAL | 806 | 100 | 661 | 100 | 539 | 100 | 32694 | 100 | 26152 | 100 | 100 |

Note: Due to rounding, percent totals may not equal 100%
 Source: American Fact Finder, U.S. Bureau of the Census

At the time of the 2010 Census, median age for residents of the Village of Mackinaw City was 49.5. This median age is similar to Wawatam Township as a whole at 49.3, but Mackinaw

Township was somewhat higher at 52.8. Emmet County's median age was somewhat younger at 43.1 years, but Cheboygan County was similar to Mackinaw City with a median age of 47.1 years. The median age of the State is younger than all these at 35.5 years.

Mackinaw City's year-round population is relatively homogeneous. Of the 806 residents in 2010, 708 were white. Native Americans are an important resident minority group numbering 35 persons or 4.3 percent of the Village population. The Native American percentage is slightly higher than Cheboygan County, and slightly lower than Emmet County as a whole.

Households and Disability Status

U.S. Census data for 2010 shows a total of 413 households in the Village of Mackinaw City, of which 206 are family households and 207 are non-family households (one person living alone or two or more unrelated persons who share living arrangements). Thirty of the family households are headed by females with no husband present. There are no persons in the Village of Mackinaw City that live in group quarters. There are 1.95 persons per household in the Village compared with 2.14 persons per household in 2010. The 2010 numbers are lower than those of Emmet and Cheboygan Counties and the State; 2.31 persons per household in Cheboygan County and 2.37 in Emmet County and 2.49 persons for the State.

The 2011-2015 American Community Survey 5-Year Estimates provides an indication of disabled people who reside in the Village. Persons with disabilities include those with a hearing difficulty, a vision difficulty, a cognitive difficulty, an ambulatory difficulty, a self-care difficulty and an independent living difficulty. Total civilian noninstitutionalized population with a disability was found to be 19.5 percent. A breakdown into age groups found 13.3 percent of the population under 18 years; 16.2 percent of the population 18 to 64 years; and 37.9 percent of the population 65 years and older have some type of disability.

Income, Education and Employment

Income statistics from the 2015 American Community Survey, which has taken the place of the decennial for much of the detailed social economic and housing data concerning communities, reflect the average of data gathered in 2011 through 2015. Median household incomes and per capita incomes for Mackinaw City, the two adjacent townships and Cheboygan County were below those found in the State as a whole. For Emmet County, both of the income statistics were higher than State of Michigan. **Table 2-3** compares income statistics for the Village of Mackinaw City, Mackinaw and Wawatam Townships, Cheboygan and Emmet Counties, and State of Michigan. **Table 2-4** show a breakdown of income sources within the Village and the Counties from the 2011-2015 American Community Survey 5-Year Estimates. The estimates show 71.4 percent received earnings from employment, 37.6 percent received Social Security income, and 16.3 percent received retirement income. The information shows a high percentage of people receiving Social Security income and that people receive income from more than one source.

Education is one important factor in analyzing the capabilities of the local work force. Educational attainment is tracked by the U.S. Census Bureau. Statistics from the 2011-2015 American Community Survey indicate that a lower percentage of residents in the Village of Mackinaw, Wawatam Township and Cheboygan County hold bachelor's degrees or higher as compared to Mackinaw Township, Emmet County, the State of Michigan. This is shown in **Table 2-5**.

Table 2-3 Household (HH) and Per Capita (PC) Income Village, Townships, Counties, and State

| Age Range | Mackinaw City | Wawatam Twp. | Mackinaw Twp. | Emmet County | Cheboygan County | State |
|--------------------------|---------------|--------------|---------------|--------------|------------------|----------|
| Median House-hold Income | \$31,989 | \$37,895 | \$40,833 | \$51,018 | \$40,219 | \$49,576 |
| Per Capita Income | \$21,877 | \$24,649 | \$25,952 | \$31,109 | \$23,631 | \$26,607 |

Source: 2011-2015 American Community Survey 5-Year Estimates, U.S. Bureau of the Census

Table 2-4 Income Sources in Mackinaw City, Cheboygan and Emmet Counties

| Income Sources | Mackinaw City | | Cheboygan County | | Emmet County | |
|--|---------------|---------|------------------|---------|--------------|---------|
| | Estimate | Percent | Estimate | Percent | Estimate | Percent |
| With earnings | 245 | 71.4% | 7,305 | 65.1% | 10,485 | 75.20% |
| Mean earnings | \$41,949 | | \$46,653 | | \$66,906 | |
| With Social Security | 129 | 37.6% | 5,158 | 46.0% | 5,111 | 36.60% |
| Mean Social Security income | \$16,957 | | \$18,853 | | \$19,275 | |
| With retirement income | 56 | 16.3% | 3,112 | 27.7% | 3,082 | 22.10% |
| Mean retirement income | \$19,593 | | \$22,031 | | \$25,470 | |
| With Supplemental Security Income | 2 | 0.6% | 814 | 7.3% | 664 | 4.80% |
| Mean Supplemental Security Income | | | \$8,707 | | \$8,998 | |
| With cash public assistance income | 0 | 0.0% | 458 | 4.1% | 330 | 2.40% |
| Mean cash public assistance income | - | | \$2,103 | | \$2,255 | |
| With Food Stamp/SNAP benefits in the past 12 months | 24 | 7.0% | 2,003 | 17.8% | 1,632 | 11.70% |

Source: 2011-2015 American Community Survey 5-Year Estimates

The Michigan Department of Technology, Management and Budget (BTMB) publishes annual employment data (not seasonally adjusted). The unemployment rate for Cheboygan and Emmet Counties has traditionally been somewhat higher than that of the State. **Figure 2-1** compares the unemployment rates for Cheboygan and Emmet Counties, and the State for the past eleven years. The data show an increase in unemployment rates associated with the 2008 Recession. By 2015, the economy improved and unemployment rates had even dropped below 2006 rates.

Table 2-5 Educational Attainment Village, Townships, Counties, and State

| Unit of Government | High School Graduate or Higher | Bachelor's Degree or Higher |
|--------------------|--------------------------------|-----------------------------|
| Mackinaw City | 91.5% | 20.8% |
| Mackinaw Township | 92.9% | 26.1% |
| Wawatam Township | 93.2% | 22.2% |
| Cheboygan County | 89.1% | 18.1% |
| Emmet County | 93.7% | 33.2% |
| State of MI | 89.6% | 26.9% |

Source: 2011-2015 American Community Survey 5-Year Estimates, U.S. Bureau of the Census

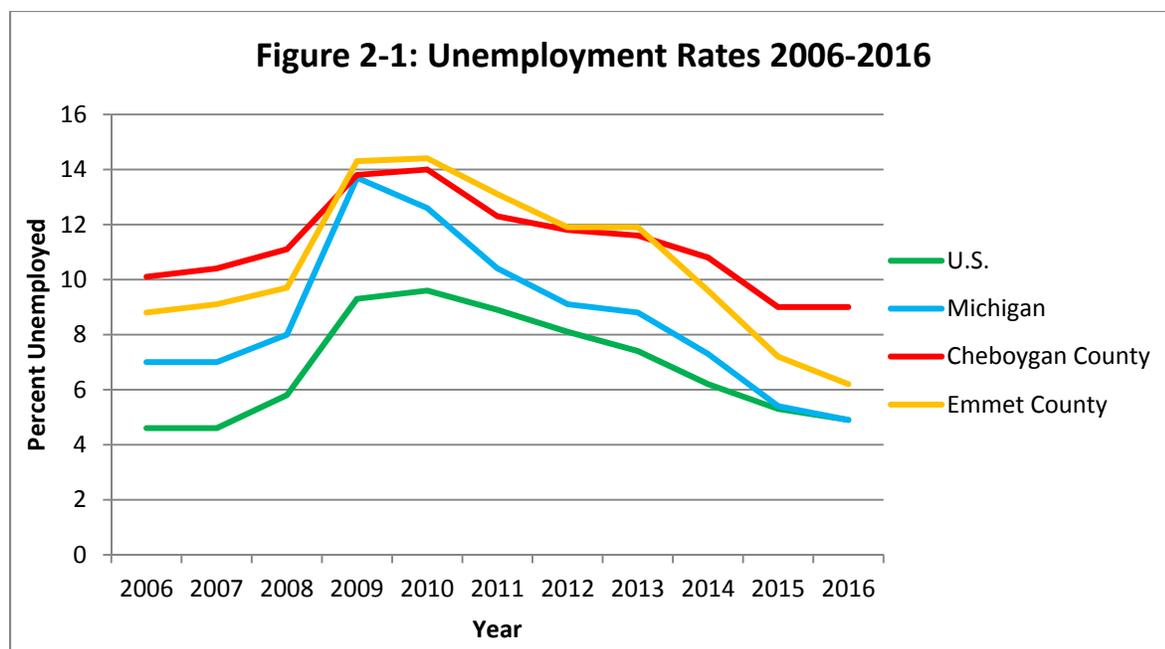


Table 2-6 shows the civilian labor force, employed, unemployed and unemployment rates for Cheboygan and Emmet Counties. While unemployment rates are better than in 2007, both counties have experienced losses in the total number of people in the Civilian Labor Force. Another characteristic of the local labor market is that unemployment rates are higher during the winter months and lower during the summer months, reflecting the nature of tourism's seasonal work. Because of the area's tourism character, the majority of employment is in service producing industries rather than in goods producing industries. **Table 2-7**, shows the economy is tourism based with 92 percent of the jobs in Mackinaw City being in the retail, service and transportation sectors.

Table 2-6 Annual Employment Information Emmet and Cheboygan Counties -- 2006-2016

| Year | Civilian Labor Force | | Number Employed | | Number Unemployed | | Unemployment Rate | |
|------|----------------------|------------------|-----------------|------------------|-------------------|------------------|-------------------|------------------|
| | Emmet County | Cheboygan County | Emmet County | Cheboygan County | Emmet County | Cheboygan County | Emmet County | Cheboygan County |
| 2007 | 19,810 | 12,466 | 18,013 | 11,172 | 1,797 | 1,294 | 9.1 | 10.4 |
| 2008 | 19,796 | 12,174 | 17,874 | 10,825 | 1,922 | 1,349 | 9.7 | 11.1 |
| 2009 | 19,586 | 11,907 | 16,791 | 10,260 | 2,795 | 1,647 | 14.3 | 13.8 |
| 2010 | 18,512 | 11,358 | 15,839 | 9,772 | 2,673 | 1,586 | 14.4 | 14 |
| 2011 | 18,043 | 10,839 | 15,684 | 9,507 | 2,359 | 1,332 | 13.1 | 12.3 |
| 2012 | 17,792 | 10,499 | 15,666 | 9,255 | 2,126 | 1,244 | 11.9 | 11.8 |
| 2013 | 18,182 | 10,534 | 16,015 | 9,313 | 2,167 | 1,221 | 11.9 | 11.6 |
| 2014 | 17,920 | 10,662 | 16,200 | 9,514 | 1,720 | 1,148 | 9.6 | 10.8 |
| 2015 | 17,622 | 10,672 | 16,359 | 9,707 | 1,263 | 965 | 7.2 | 9 |
| 2016 | 17,673 | 10,850 | 16,570 | 9,871 | 1,103 | 979 | 6.2 | 9 |

Source: MEDC

Labor Force

The MEDC provides annual Labor Force Reports for all communities in the state. In 2017 there were 237 establishments in the Village employing 2,207 people. As noted in **Table 2-7**, small businesses dominate the business landscape with over 55 percent of the establishments having 1-4 employees. Slightly over four percent of establishments (10 in total) have 50 or more employees. The 2017 report for Mackinaw City clearly shows most of the jobs in the Village are tourism based with 38 percent in retail, 36 percent in services and 18 percent in transportation/communications. See **Table 2-8**.

Table 2-7 Total Establishments by Number of Employees (2017)

| Establishment Size | Total | Percent |
|--------------------|-------|---------|
| 1-4 Employees | 131 | 55.27 |
| 5-9 Employees | 42 | 17.72 |
| 10-19 Employees | 37 | 15.61 |
| 20-49 Employees | 17 | 7.17 |
| 50-99 Employees | 8 | 3.38 |
| 100-249 Employees | 2 | 0.84 |
| 250-499 Employees | 0 | 0.00 |
| 500-999 Employees | 0 | 0.00 |
| 1000+ Employees | 0 | 0.00 |
| Source: MEDC | | |

Table 2-8 Employees by Major SIC Code in Village of Mackinaw City (2017)

| Major Category | Total | Percent |
|---|-------|---------|
| Agricultural, Forestry, Fishing (SIC Range 01-09) | 2 | 0.09 |
| Mining (SIC 10-14) | 2 | 0.09 |
| Construction (SIC 15-17), | 13 | 0.59 |
| Manufacturing (SIC 20-39), | 21 | 0.95 |
| Transportation and Communications (SIC 40-49) | 391 | 17.72 |
| Wholesale Trade (SIC 50-51) | 12 | 0.54 |
| Retail Trade (SIC 52-59) | 839 | 38.02 |
| Finance, Insurance And Real Estate (SIC 60-69) | 54 | 2.45 |
| Services (SIC 70-89) | 793 | 35.93 |
| Public Administration (SIC 90-98) | 74 | 3.35 |
| Unclassified (SIC 99) | 5 | 0.23 |
| Source: MEDC | | |

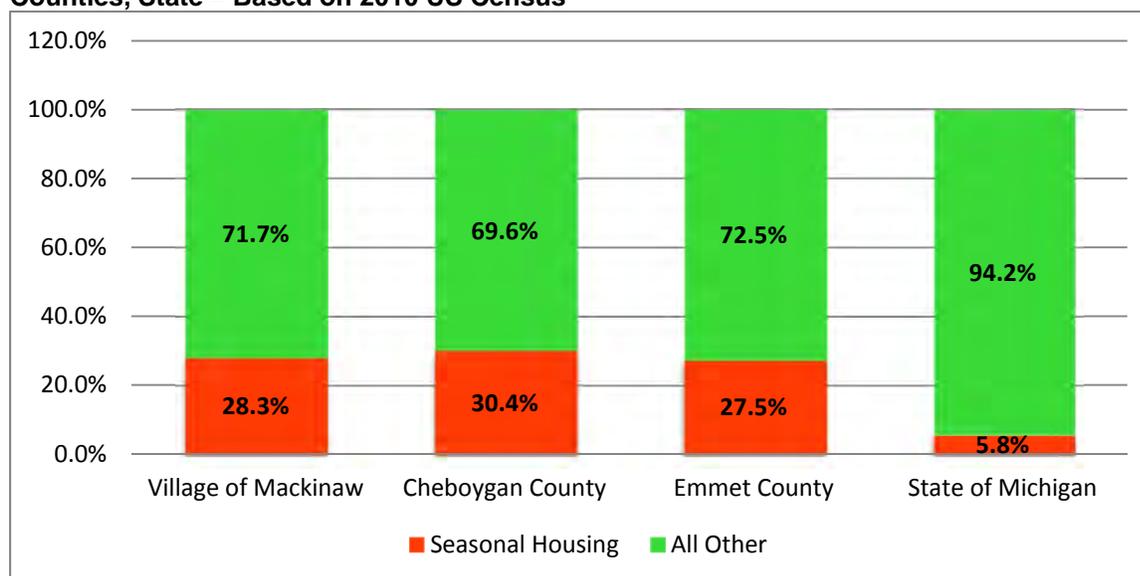
Housing Stock and Property Values

It should be noted that discussion on housing stock in this section is derived from the 2011-2015 American Community Survey (ACS) Estimates, US Census Bureau. Thorough field work, conducted as part of the Existing Land Use section (Chapter 5), included a housing inventory and is detailed in that chapter. Additionally, the estimates from the 2010 US Census and the 2011-2015 American Community Survey were obtained at different times and with different

methods. Therefore numbers are expected to differ somewhat from each of the three sources. Data from the ACS shows a total of 662 housing units in the Village of Mackinaw City: 493 single-family units, 141 multiple-family units, and 28 mobile homes. The Census Bureau's measure of possible overcrowding is more than 1.01 persons per room. Ten housing units fall into the 1.01 to 1.50 occupants per room category.

As mentioned in the discussion on population, housing characteristics for the Village of Mackinaw City suggest an increased summer population. The lure of waterfront living, along with the abundant recreation opportunities, has attracted people to the area, many of whom reside in the Village only during the summer months. According to the 2010 US Census, the Village's percentage of seasonal housing is similar to that of Cheboygan and Emmet Counties, but significantly greater than the State. **Figure 2-2** compares the Village of Mackinaw City, Cheboygan County, Emmet County, and the State, contrasting the total housing units with those designated as seasonal units.

Figure 2-2 Seasonal Housing Characteristics Village of Mackinaw City, Cheboygan and Emmet Counties, State – Based on 2010 US Census



Source: U.S. Bureau of the Census

According to the 2015 American Community Survey 5-year estimate, renter-occupied housing makes up 38.2 percent of the total occupied housing units in Mackinaw City. The ACS estimated the median monthly rent in the Village was \$613 per dwelling unit. This compares with \$592 in Cheboygan County, \$773 in Emmet County and \$783 in the State as a whole. Comments received from the business community indicate that there is a shortage of rental units for the large influx of summer employees.

One comparative measure of the local housing stock is housing value. The 2015 American Community Survey estimated the median value of owner-occupied year-round housing units in the Village was \$141,100 compared with the median housing value for the State as a whole at \$122,400. The same data source found 47.6 percent of the owner-occupied housing units had a mortgage in the Village compared to 62.6 percent statewide.

Other characteristics of property value can be obtained by analysis of State Equalized Value (SEV) figures. By law, the SEV, which constitutes a community's tax base, is equal to approximately one-half of the true market value of real property and certain taxable personal properties. SEV information obtained from Equalization Departments in Cheboygan and Emmet Counties include Village SEV figures (by property class) with the adjacent townships.

Tables 2-9 and 2-10 illustrate SEV by property class for Mackinaw and Wawatam Townships for selected years between 2008 and 2017. The data shows economic impacts associated with the “Great Recession of 2008” when real and personal property values fell. Additionally, the tables show a very obvious pattern of commercial development for the Mackinaw Township portion (east) of the Village, while residential development is prevalent in the Wawatam Township (west) sector. It is also important to note how much of the Townships combined SEV is made up of property within the Village limits. Data from the four years shows that Village SEV amounts to roughly two-thirds of the total SEV for the two townships combined. Those comparisons are demonstrated in **Table 2-11**.

Table 2-9 Mackinaw Township State Equalized Valuation by Property Class

| Property Class | 2008 SEV | % | 2010 SEV | % | 2014 SEV | | 2017 SEV | % |
|-----------------------|----------------------|--------------|----------------------|--------------|---------------------|--------------|----------------------|--------------|
| Real Property: | | | | | | | | |
| Agriculture | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Commercial | \$90,293,648 | 63.3 | \$71,493,500 | 62.0 | \$58,826,600 | 61.2 | \$63,022,300 | 61.3 |
| Industrial | \$25,800 | 0.0 | \$25,100 | 0.0 | \$25,100 | 0.0 | \$25,100 | 0.0 |
| Residential | \$48,223,150 | 33.8 | \$39,277,200 | 34.1 | \$32,969,400 | 34.3 | \$35,075,400 | 34.1 |
| Timber Cutover | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Developmental | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Total Real | \$138,542,598 | 97.2 | \$110,795,800 | 96.1 | \$91,821,100 | 95.5 | \$98,122,800 | 95.5 |
| Personal | \$4,017,200 | 2.8 | \$4,500,450 | 3.9 | \$4,324,550 | 4.5 | \$4,673,100 | 4.5 |
| TOTAL SEV | \$142,559,798 | 100.0 | \$115,296,250 | 100.0 | \$96,145,650 | 100.0 | \$102,795,900 | 100.0 |

Source: Cheboygan County Equalization Department

Table 2-10 Wawatam Township State Equalized Valuation by Property Class

| Property Class | 2008 SEV | % | 2010 SEV | % | 2014 SEV | % | 2017 SEV | % |
|-----------------------|---------------------|--------------|---------------------|--------------|---------------------|--------------|---------------------|--------------|
| Real Property: | | | | | | | | |
| Agriculture | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Commercial | \$14,307,800 | 16.1 | \$13,035,100 | 15.8 | \$9,757,500 | 13.4 | \$9,581,600 | 10.5 |
| Industrial | \$545,205 | 0.6 | \$592,200 | 0.7 | \$541,800 | 0.7 | \$583,300 | 0.6 |
| Residential | \$65,299,400 | 73.3 | \$57,478,850 | 69.8 | \$47,351,770 | 64.8 | \$55,019,600 | 60.2 |
| Timber Cutover | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Developmental | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Total Real | \$80,152,405 | 90.0 | \$71,106,150 | 86.4 | \$57,651,070 | 79.0 | \$65,184,500 | 71.4 |
| Personal | \$8,932,137 | 10.0 | \$11,226,500 | 13.6 | \$15,366,600 | 21.0 | \$26,136,450 | 28.6 |
| TOTAL SEV | \$89,084,542 | 100.0 | \$82,332,650 | 100.0 | \$73,017,670 | 100.0 | \$91,320,950 | 100.0 |

Source: Emmet County Equalization Department

Table 2-11 Total State Equalized Valuation Comparisons Village of Mackinaw City and Combined Township Totals

| | 2008 SEV | 2010 SEV | 2014 SEV | 2017 SEV |
|-----------|---------------|---------------|---------------|---------------|
| Village | \$157,042,226 | \$130,445,150 | \$103,124,250 | \$113,330,550 |
| Townships | \$231,644,340 | \$197,628,900 | \$169,163,320 | \$194,116,850 |

Source: Village of Mackinaw City, Cheboygan and Emmet County Equalization Departments

Village of Mackinaw City Finances

Information contained in this section was generated from F65 forms filed with the State of Michigan each year. The data is available through Munetrix LLC because the Northeast Michigan Council of Governments is a Munetrix subscriber. This section is intended to give a summary of the financial health of the Village of Mackinaw City.

Revenue and Expenditures

Revenue is generated from tax dollars received from residents and businesses which are generated from the millage rate multiplied by property valuations. Revenue is also generated from other sources such as State and Federal grants, permits, and fees. **Figure 2-3** shows the sources of revenue for Mackinaw City. The largest revenue source has historically been property taxes. However in recent years in reaction to the 2008 Recession and loss of property values the Village has looked to other sources for revenue. **Figure 2-4** shows percentage of expenses in the Village.

Figure 2-3: Village of Mackinaw City Revenue Breakdown

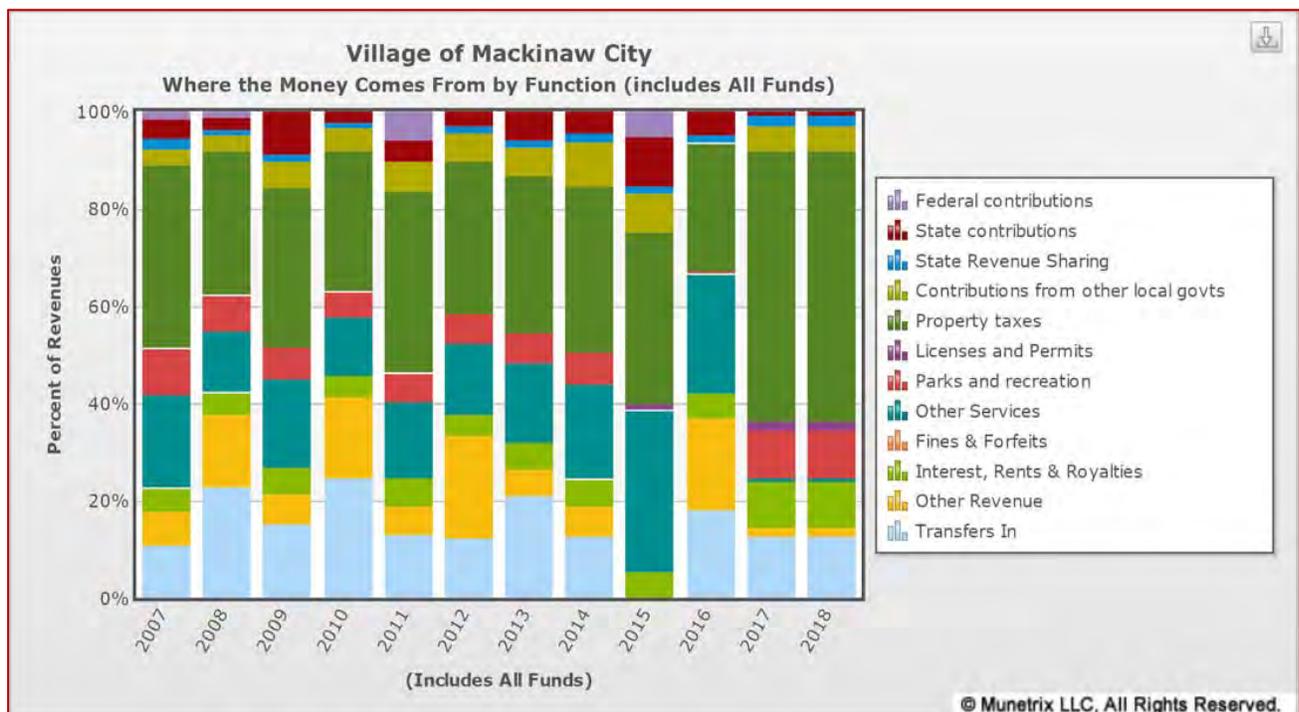
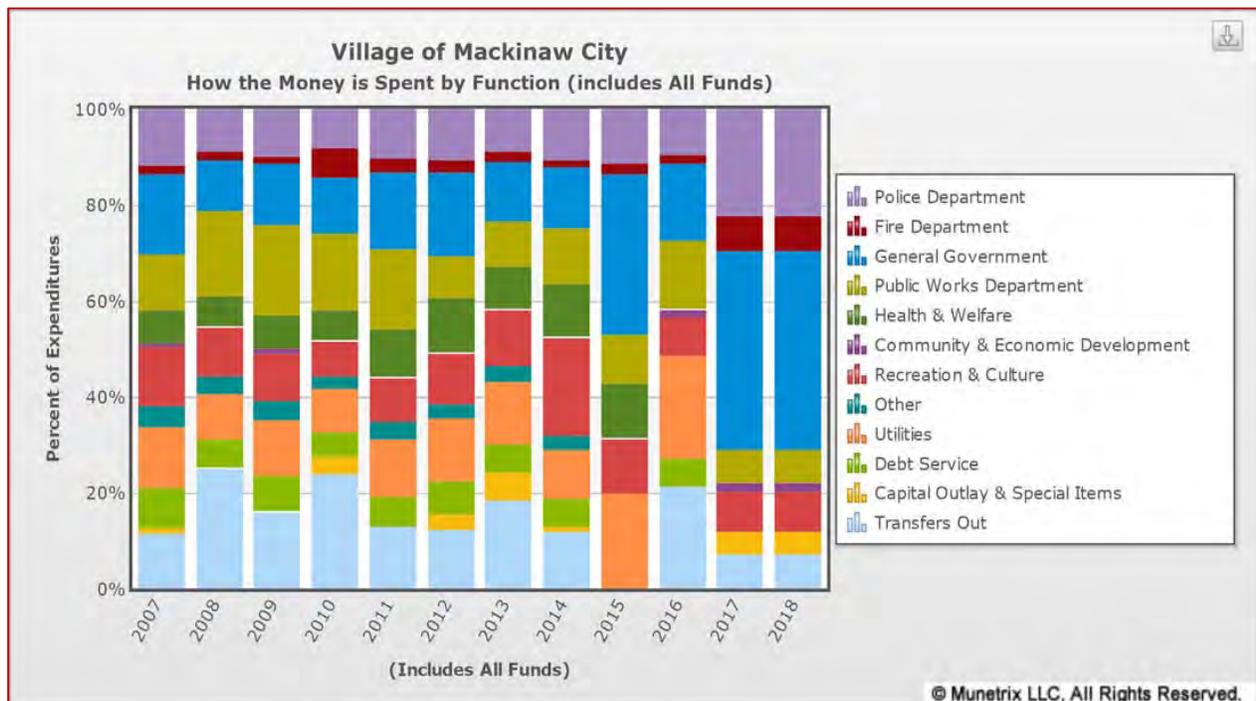


Figure 2-4: Expenditures



Financial Stress

The "Stress Meter" provides an overview of Indicator Scores used by the State of Michigan to calculate the financial stress of a municipality. The Indicator Score gives an overall picture of the soundness of local governments, the trend of stability over time, and allows the identification of local units that are most in need of help. Scores are generated based on the criteria of population growth, real taxable value growth, large real taxable value growth, general fund expenditures as a percent of taxable value, general fund operating deficit, prior general fund operating deficit, size of general fund balance, fund deficits in current or previous year, and general long-term debt as a percent of taxable value. The lower the number the more fiscally sound a local unit is determined to be. There are three categories of scores: Fiscally Neutral (Stress Score of 0-4), Fiscal Watch (Stress score of 5-7) and Fiscal Stress (Stress score of 8-10). **Table 2-12** lists the Fiscal Stress Indicators and Stress Score for the Village from 2006 to 2018. Mackinaw City has been in the Fiscally Neutral category for past 11 years.

Table 2-12 Multi -Year General Fund Data for Mackinaw City

| Multi-year General Fund Data for Mackinaw City | | | | | | | | |
|--|-------------|-----------------|------------|-------------|--------------|--------------|----------------|---------------|
| Year | Data Status | Indicator Score | Population | Revenues | Expenditures | Fund Balance | Long Term Debt | Taxable Value |
| 2018 | Forecast | 1 | 811 | \$1,999,973 | \$1,863,670 | \$987,888 | \$1,727,423 | \$96,763,861 |
| 2017 | Budget | 1 | 811 | \$1,981,465 | \$1,773,094 | \$915,736 | \$1,727,423 | \$96,763,861 |
| 2016 | Historic | 0 | 801 | \$1,658,982 | \$1,579,757 | \$987,888 | \$772,423 | \$106,331,935 |
| 2015 | Historic | 0 | 801 | \$1,815,250 | \$2,248,474 | \$915,736 | \$1,745,457 | \$100,003,917 |
| 2014 | Historic | 1 | 806 | \$1,581,467 | \$1,746,145 | \$671,249 | \$1,852,691 | \$99,414,221 |
| 2013 | Historic | 1 | 804 | \$1,456,590 | \$1,583,793 | \$835,927 | \$1,914,899 | \$95,805,803 |
| 2012 | Historic | 1 | 804 | \$1,443,840 | \$1,567,341 | \$963,130 | \$2,171,034 | \$101,572,641 |
| 2011 | Historic | 1 | 804 | \$1,649,030 | \$1,629,399 | \$993,471 | \$1,685,819 | \$101,918,970 |
| 2010 | Historic | 2 | 802 | \$1,891,797 | \$1,777,886 | \$973,840 | \$1,790,814 | \$107,780,048 |
| 2009 | Historic | 1 | 839 | \$1,617,695 | \$1,398,436 | \$859,929 | \$1,367,797 | \$112,554,801 |
| 2008 | Historic | 1 | 840 | \$1,528,367 | \$1,379,937 | \$666,954 | \$1,640,767 | \$110,366,682 |
| 2007 | Historic | | 843 | \$1,591,145 | \$1,499,611 | \$518,524 | \$1,296,195 | \$108,191,781 |
| 2006 | Historic | | 859 | \$1,536,996 | \$1,294,345 | \$426,990 | \$1,550,923 | \$104,181,734 |

Dashboard

The Dashboard, (Table 2-13) generated from the Munetrix web site, shows fiscal stability, public safety and school enrolment trends based on data from 2015 and 2016. The green arrow indicates positive trends, red arrow negative trends and orange arrow no change. The Village shows positive trends for fiscal stability, while having minor negative trends in public safety.

Table 2.13 Dashboard for Village of Mackinaw City

| Dashboard for Village of Mackinaw City | | | |
|---|-------------|-------------|-----------------|
| Fiscal Stability | | | |
| | 2015 | 2016 | Progress |
| Fiscal Distress Indicator Score | 0 | 0 | ↔ |
| Annual General Fund expenditures per capita | \$2,807 | \$1,972 | ↑ |
| Fund balance as % of General Fund Revenues | 50.4% | 59.5% | ↑ |
| Debt burden per capita | \$2,179.1 | \$964.3 | ↑ |
| Public Safety | | | |
| | 2014 | 2015 | Progress |
| Crimes against persons per thousand residents | 14.9 | 18.7 | ↓ |
| Crimes against property per thousand residents | 78.2 | 43.7 | ↑ |
| Crimes against society per thousand residents | 43.4 | 73.7 | ↓ |
| Other crimes per thousand residents | 58.3 | 63.7 | ↓ |
| Traffic crashes property | 21 | 32 | ↓ |
| Traffic crashes injuries | 1 | 6 | ↓ |
| School District Enrollment | | | |
| | 2015 | 2016 | Progress |
| Mackinaw City Public Schools | 172 | 172 | ↔ |

Chapter 3 Natural Resources

An analysis of the Village of Mackinaw City's physical environment can assist government officials in planning for future use. This chapter includes resource discussions of climate, geology, topography, soils, water, wetlands, and wildlife.

Climate

The Village's climatic conditions are similar to those across northern Lower Michigan: cold winters, and moderate warm summers. However, the proximity to Lake Michigan and Lake Huron serves to moderate temperature extremes as compared to inland communities of northern Michigan. Due to the prevailing westerly winds coming across Lake Michigan, the spring is late in coming, and likewise the first fall freeze delayed. The average date when the temperature drops to freezing in the fall is typically several weeks later than areas further inland, with the average first frost in the Village occurring in mid-October. **Table 3-1** illustrates some important weather statistics for Emmet and Cheboygan Counties including the Village of Mackinaw City as available from the Natural Resources Conservation Service.

Table 3-1 Average Annual Weather Statistics Cheboygan and Emmet Counties

| | Cheboygan* | Emmet |
|-------------------------------------|--------------|--------------|
| January average minimum temperature | 11.3° F | 13.6° F |
| January average maximum temperature | 26.7° F | 28° F |
| July average minimum temperature | 57° F | 57° F |
| July average maximum temperature | 79° F | 76.5° F |
| Days below 0 degrees F | NA | 14 |
| Days above 90 degrees F | NA | 2 |
| Average annual rainfall | 27.99 inches | 27.99 inches |
| Average annual snowfall | 77.8 inches | 66.3 inches |

Source: Cheboygan County Soil Survey, Emmet County Soil Survey

* Data recorded at City of Cheboygan

Geology

The bedrock underlying the Village of Mackinaw City was laid down during the Devonian age of the Paleozoic Era. The bedrock in the Village consists of the Bois Blanc Formation, which is made up of dolomite and cherty limestone deposited in a marine environment. Bedrock outcrops occur at two locations within the Village along Lake Michigan in the northern tip of the Village in Emmet County.

The surface geology of the Village was formed 10,000 to 12,000 years ago by glacial activity. The surface geology for the Village can be separated into two categories, *Lacustrine sand and gravel*, and *Dune sand*. The Lacustrine sand and gravel is described by DNR Geological Survey Division as "pale brown to pale reddish brown, fine to medium sand, commonly including beds or lenses of small gravel, chiefly quartz sand, but the gravel is rich in igneous and metamorphic rocks". It occurs chiefly as former beach and near-offshore deposits of glacial Great Lakes. Dune sand consists of "pale brown, well-sorted, fine to medium sand, chiefly

quartz with some heavy minerals". This type of sand occurs parallel to the present leeward shoreline, along Lake Huron.

Topography

The topography of Mackinaw City is gently rolling. According to the United States Geological Survey (USGS) topographic maps, the datum of low water level is 578.5 feet. The elevations within the Village range from the low lake level to a high point in the southwest portion of the Village at an elevation of between 660 feet and 670 feet. A ridge representing a previous lakeshore extends from the northwest to the southeast in the central area of the Village.

Soils

When planning for types and intensity of future land uses, soil types and slopes are two important factors that determine the carrying capacity of land. Soils most suitable for development purposes are well drained and are not subject to a high water table. Adequate drainage is important to minimizing stormwater impacts and the efficient operation of septic drain fields. Adequate depth to the water table is necessary to prevent groundwater contamination from septic systems or other non-point source runoff. The construction of roads, buildings and septic systems on steeply sloped areas or areas with organic and hydric soils require special design considerations. In addition, costs for developing these sensitive areas are greater than in less constrained parts of the landscape. If developed improperly, the impacts to natural resources can be far reaching.

The Natural Resource Conservation Service completed detailed soil surveys of Cheboygan and Emmet Counties. Digital or computerized versions of the soil survey maps were acquired from the Michigan Center for Geographic Information's web site. Using information contained within the published soil survey book, a series of maps will be presented that depict hydric soils, slopes 15 percent and greater and building constraints. While soil constraints discussed in this section can be used as general guides for the planning process, it should not be used for development of specific sites. Detailed, on-site investigations should be conducted prior to development.

Hydric Soils

Figure 3-1 is a color thematic map that classifies hydric soils and soils on steep slopes. Lower density and less intensive development should be directed to these areas with severe building constraints. Hydric soils are saturated, flooded or ponded during part of the growing season and are classified as poorly drained and very poorly drained. Hydric soils have poor potential for building site development and sanitary facilities. Wetness and frequent ponding are severe problems that are difficult and costly to overcome. Sites with high water tables may be classified as wetlands and a wetlands permit would be required to develop these areas. An examination of the map shows extensive areas of hydric soils in the eastern portions of the Village. Much of this land classified as hydric soils have not yet been developed. These undeveloped areas provide important wildlife habitat and function as natural stormwater retention areas.

Septic Systems

Figure 3-2 is a septic system limitations map. The map shows limitations due to high water table, depth to bedrock, and poor perc of water; Of particular interest are undeveloped parts of the Village that have severe limitations due to bedrock being close to the surface and high water table. Areas with high water tables often have other development constraints such as

regulated wetlands, organic soils, flooding, and road construction. Potential environmental impacts can be minimized in these areas by constructing engineered mounded septic systems or providing public water and sewer. However, given the multitude of other potential impacts to the environment, it is best to limit development density in areas to hydric soils and high water tables. Areas with the bedrock close to the surface also have severe septic system limitations. While mounded septic systems are one solution, to accommodate higher density development and protect groundwater resources, the best long term solution is to provide public water and sewer.

Water Resources

One of the most valuable natural resources of the Village of Mackinaw City is water. The Village is located within the Great Lakes watershed. The major surface water resources in Mackinaw City are Lake Michigan and Lake Huron. Within the Village there are 2.3 miles of Lake Michigan shoreline, and 1.8 miles of Lake Huron shoreline. There are no inland lakes or rivers within the Village limits, however there are three ponds in the east and central portion of the Village. Lake Michigan and Huron offer outstanding scenic and recreational amenities to Village residents and visitors. It is extremely important that the quality of these surface waters be protected from the negative impacts of development, such as pollution and loss of scenic views to open water.

Both groundwater and surface water are vital resources within the Village of Mackinaw City. Because the entire Village is not currently served by a central distribution system, some residents must rely on individual wells for drinking water. The 'Aquifer Vulnerability to Surface Contamination in Michigan' map, prepared by the Center for Remote Sensing and Department of Geography at Michigan State University, reveals the Village is located in an area where the vulnerability of drinking water aquifers to surface contamination is high, due to highly permeable soils over highly sensitive drift lithology (permeable sands and gravels).

Important factors in the evaluation of groundwater are the quantity and quality of the water. The geologic and hydrologic features of the Village provide residents with sufficient water quantities. Water availability will not likely be a factor in limiting growth. However, water quality should be considered and protected. Where public water is available (see Chapter 4, Community Services and Facilities), drinking water is provided by four groundwater wells. The wells are all approximately 200 feet deep. Two wells are located at the Village's Department of Public Works property on the northwest corner of Perrot and Pond in an undeveloped area, one well is located South of W. Central Avenue and west of Nokomis Street and the fourth is located on the west side of U.S. 23 at the southeast corner of the Village. Additionally, a water storage tank is situated at Wawatam Park on North Huron Avenue.

Protection of groundwater resources is paramount to supporting the long term investment of the Village's water supply and delivery system and protection the health and safety of community's residents and visitors. In conjunction with the Michigan Department of Environmental Quality (MDEQ), the Village of Mackinaw City initiated the development of a Wellhead Protection Program (WHPP) to identify the sources of its public groundwater supply, to increase public awareness of the importance of this critical resource, and to implement management strategies for its long-term protection from contamination. The Wellhead Protection Program consists of eleven elements such as: delineation of the Wellhead Protection Area, identification of potential sources of contamination, protection of the public drinking water supply by preventing the pollution of surface and groundwater within the Wellhead Protection Area (WHPA), modification of existing zoning and planning regulations to prevent contamination of the public water supply

system through appropriate land use planning and management mechanisms and implementation of a public awareness program.

One of the key elements of the Wellhead Protection Program is the regulation of land uses in the Wellhead Protection Area (WHPA). One approach is planning for the location of future development in the master plan. Another approach that encompasses the entire community, both developed and areas slated for future development, falls under the regulatory capacity of the Community's zoning ordinance. Since the WHPA covers portions of Village of Mackinaw City and Mackinaw and Wawatam Townships, all communities should adopt zoning changes to manage/ certain uses and conditional uses, and to require more up front information during the Site Plan Review/Land Development process.

Wetlands and Woodlands

Wetlands are often referred to as marshes, swamps or bogs. The U.S. Army Corps of Engineers defines wetlands as, "Wetlands are those areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions." Residents of Michigan are becoming more aware of the value of wetlands. Beyond their aesthetic value, wetlands improve water quality of lakes and streams by filtering polluting nutrients, organic chemicals and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Additionally, wetlands support wildlife, and wetland vegetation protects shorelines from erosion. Existing wetlands areas are found primarily in the undeveloped portions of the Village, most notably in areas immediately west of I-75. Wetlands which meet statute criteria under Michigan's Wetland Protection Act are regulated by the State and require a permit before draining, filling, dredging or construction.

There are several sources that depict the presence of wetlands in the Village of Mackinaw City. These include the MIRIS Land Cover Inventory (see Chapter 5), National Wetlands Inventory County Soil Surveys. Each source was developed independently, with different criteria and therefore depicts the location and types of wetlands somewhat differently. **Figure 3-3** is a color thematic map prepared from the US Fish and Wildlife Service National Wetlands Inventory. National Wetlands Inventory (NWI) maps were compiled by the US Fish and Wildlife Service using color infrared aerial photography and ancillary data. This inventory classified more areas as wetlands than did the Michigan Resource Inventory System (MIRIS) land cover inventory. The NWI project found forested wetlands to be the most prevalent wetland type.

The Existing Land Use Map, **Figure 7-1** found forested wetlands to be the dominant wetland type in Mackinaw City. Wetland forest species include lowland conifers such as northern white cedar, black spruce, white spruce, and eastern tamarack and lowland hardwoods such as black ash, elm, balsam poplar, aspen and red maple. Northern white cedar dominates the wetland areas where there is good lateral water movement and the soils are high in organic content. These lowland forests are typically located adjacent to water features and function as riparian forests and water quality buffers. The network of lowland forests, associated with rivers and creeks, also function as wildlife corridors and are the backbone of large regional ecological corridors. Non-forested wetland types include lowland brush, marshes and bogs. Land use planning activities should focus on protecting and preserving these limited and critical resources.

Figure 3-1 Village of Mackinaw City Soils Map

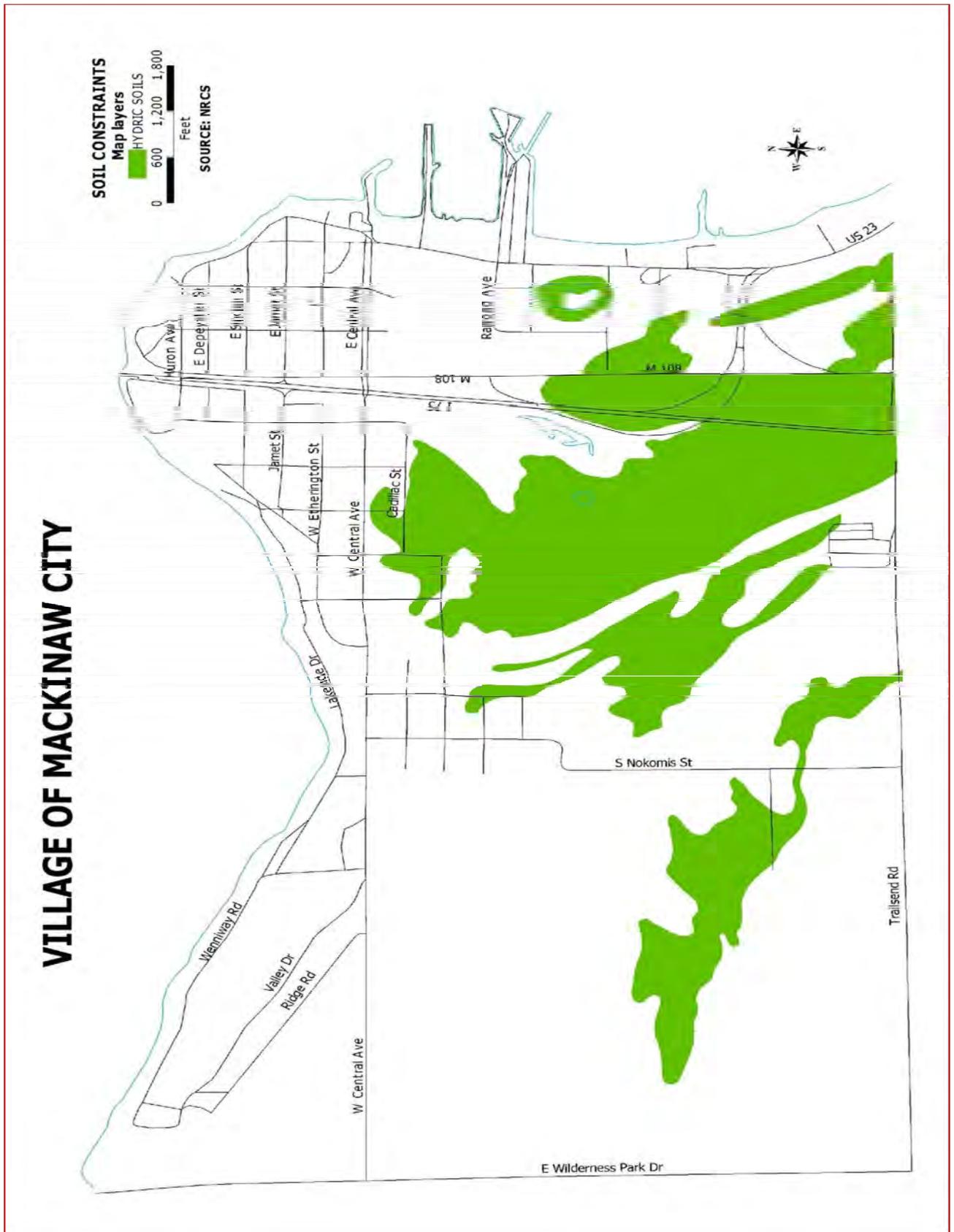
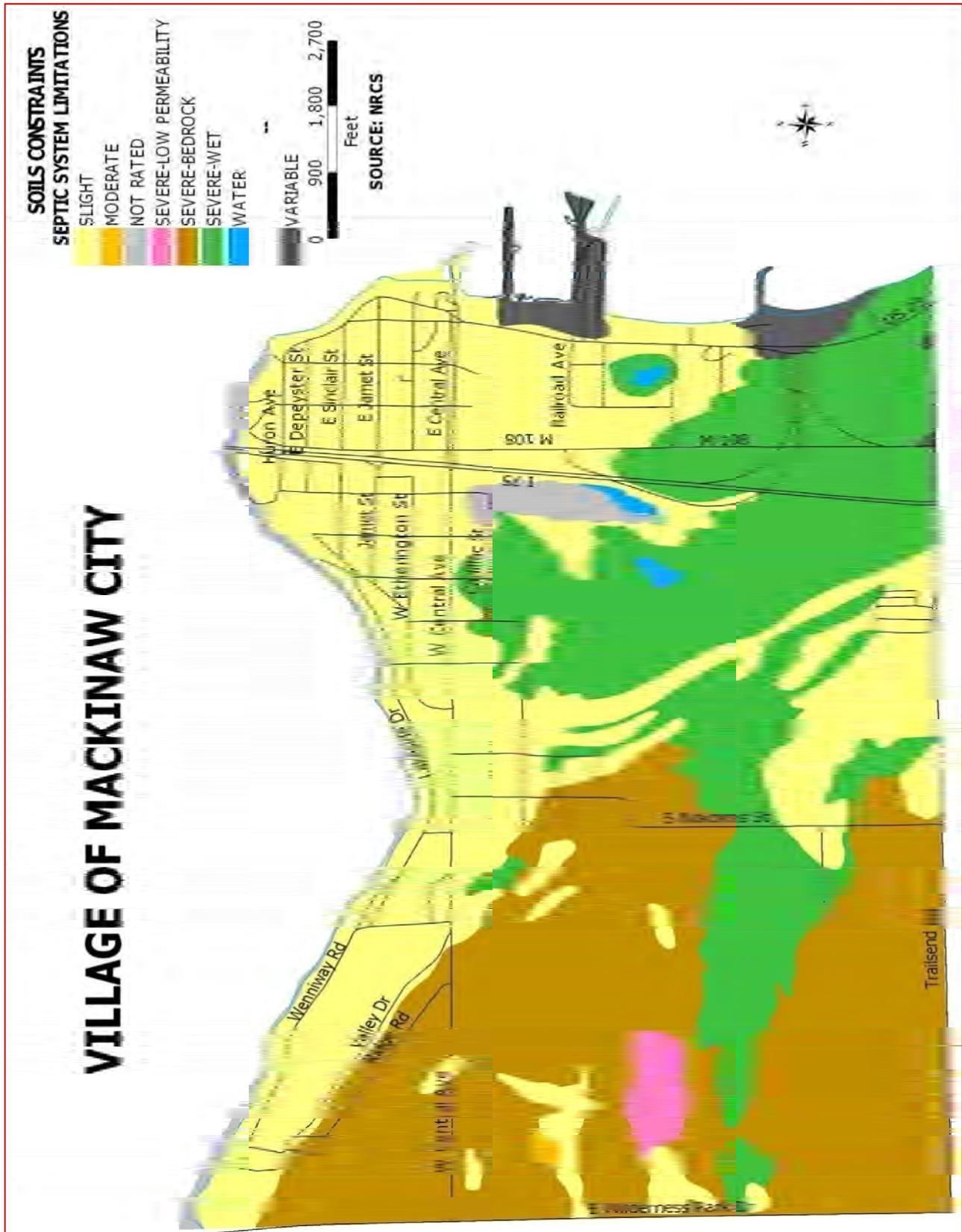


Figure 3-2 Village of Mackinaw City Soils Constraints Map



Another approach to estimating wetland areas in the Village is to examine the previous **Figure 3-1** which is a map of hydric soils. These soils typically support wetland vegetation.

The distribution of forested land within the Village is shown on the Existing Land Use Map, **Figure 7-1**. The Village owns several parcels of forested land in the central portion of the community. In addition to the scenic characteristics of woodlands, forested areas provide habitat for wildlife, protect the soil from erosion, and act as a buffer from noise on heavily traveled highways. The dominant forest associations in the Village of Mackinaw City are northern hardwoods (maple, beech and basswood), aspen and pine in the upland areas. In the lowland or wetland areas, common hardwood species include ash, elm and red maple. The common coniferous associations are cedar and tamarack in the wetlands.

Fish and Wildlife

Brown trout, steelhead, and various species of salmon are found in Lake Michigan and Lake Huron, although sport fishing is not a significant industry for the Village, due to shipping, ferry and recreational boating activities.

Habitat for populations of shorebirds, songbirds, waterfowl, muskrat, mink and raccoon are provided by the lakeshore and wetlands within the Village. Predominant mammal species found in the Village of Mackinaw City are squirrel, grouse, rabbit and deer.

Scenic Features

The most picturesque scenic views in Mackinaw City are of the Mackinac Bridge, Mackinac Island, Lake Michigan and Lake Huron. Protection of these lake views is a major goal of Mackinaw City decision makers. Future development which may obstruct these views should be carefully reviewed. Creative site planning and view-related land use regulations are possible tools available to address view preservation and enhancement.

Surface Water Discharge Permits

All point source discharges into surface waters are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit which is issued by the Michigan Water Resources Commission upon recommendation by Michigan Department of Environmental Quality (MDEQ), Surface Water Quality Division. Permit requirements generally address discharge limitations, effluent characteristics, monitoring and reporting requirements, along with facility management requirements. Currently there is one point source discharge permit holder located in Mackinaw City: the sewage treatment plant.

Sites of Environmental Contamination

The Natural Resources and Environmental Protection Act (P.A. 451 of 1994), as amended, provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Environmental Response Division (ERD) of the DEQ is charged with administrative responsibility.

The Michigan Environmental Response Act (Part 201 of PA 451 of 1994, as amended) provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Environmental Response Division (ERD) is charged with administering this law. A site of environmental contamination, as identified by ERD, is "a location at which

contamination of soil, ground water, surface water, air or other environmental resources are confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices.” The database has information for Sites of Environmental Contamination (Part 201), Leaking Underground Storage Tanks (Part 213) and Baseline Environmental Assessments (BEAs). The BEA is completed when a property is purchased, leased or foreclosed on for the purposes of documenting contamination and protecting from liability for cleanup of existing contamination on the property. See **Table 3-2** for a list of sites.

Table 3-2: Part 201 and Part 213 Sites

| Facility Name | Address | Type | BEA |
|--|-----------------------------------|----------|-----|
| Crisps Self-Serve | 618 South Huron Avenue | Part 213 | No |
| Former Krueger Station | 806 South Huron Avenue | Part 213 | Yes |
| Former Mackinaw City EZ Mart | 302 North Nicolet Street | Part 213 | Yes |
| Former Total Station #8802 | 102 E Central | Part 213 | Yes |
| Former Zephyr Oil Station | 206 Nicolet | Part 213 | Yes |
| Mackinac City Railroad Properties | Central Avenue and Nicolet Street | Part 201 | Yes |
| Marathon Pet Oil Co Terminal | 307 South Huron Street | Part 201 | No |
| Perry Oil - Mackinaw City Mobil | 102 N Nicolet | Part 213 | Yes |
| Super 8 Motel | 601 N. Huron St. | Part 201 | Yes |
| Traverse Bay Woolen Property | 122 & 312 South Huron Street | Part 213 | Yes |
| Valots Citgo | M-108 | Part 213 | No |
| Source: Michigan Department of Environmental Quality | | | |

Air Quality

Air Quality is monitored by the Air Quality Division of the MDEQ. Standards have been established as acceptable levels of discharge for any of the following air pollutants: particulate matter, sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone, lead, and trace metals. These pollutants are monitored on a continuing basis at selected locations around the state. Monitoring in recent years has shown the level of pollutants in the region to be within the established acceptable standards.

Air discharge permits are required for businesses discharging more than the acceptable level of any of the regulated air pollutants. Previously discharge permits had been issued to the fuel terminals in Mackinaw City. Currently no air discharge permits are issued to businesses located in the Village of Mackinaw City.

Summary

The review of the natural resources in Mackinaw City indicates the natural features are currently relatively unimpaired; however some resources are extremely vulnerable to change. Residents highly value the natural resources and scenic features. The environmental features of the Village are an important asset to the community, and need continued protection.

Chapter 4 Community Services, Facilities, and Organizations

Municipal Government

Mackinaw City is governed by a seven-member elected Village Council. The Village Council is the legislative body of the Village, made up of six trustees and the Village President. The Village Council represents the interest of the Citizenry, approves the annual budget, approves expenditures, establishes service and operating policies, enacts local laws, makes appointments to community boards, awards contracts, and serves as the Zoning Board of Appeals. Village Council meetings are held on the first and third Thursdays of each month.

A seven-member appointed Planning Commission oversees physical development of the Village and is guided by the Village's Master Plan. The implementation of the Master Plan is undertaken through the Village's Zoning Ordinance, the authority by which private use of land is regulated. The Planning Commission reviews development proposals for compliance with the Zoning Ordinance in order to allow Village development to proceed in a manner which is suitable to all citizens. The Planning Commission meets monthly. The Planning Commission functions as an advisory board to the Village Council on all site development matters.

The Economic Development Corporation (EDC) is a nine-member appointed body. The EDC focuses on strategically improving the Village's economic structure to create year-round job growth. The EDC adopted an Economic Restructuring Plan in May 2006 which serves as a blueprint for the EDC to guide the Village's economic growth.

The Downtown Development Authority (DDA) is a nine-member appointed body. The mission of the DDA is to promote the economic viability of the downtown by providing physical improvements that enhance the quality of life for residents, visitors and businesses. The DDA meets quarterly.

Two other elected officials, the Village Clerk and Village Treasurer, are full-time employees of the Village. The Village clerk is responsible for keeping the official records of the Village, records all proceedings resolutions and ordinances of the Council, signs all licenses, administers oaths of offices, general accountant, reports tax and money levied to treasurer, collects claims against the Village, provides financial reports to Council and manages Village elections. The Village treasurer receives and maintains all financial accounts including bonds, mortgages, notes and leases. The Treasurer also keeps a record of all receipts and expenditures, collects and keeps an account of all taxes and money appropriations, performs duties relating to assessing property and levying taxes and makes periodic reports as required by law.

Administration

The Village has 20 full-time and approximately 37 part-time employees. The Village Manager is appointed by the Village Council and is the Chief Administrative Officer responsible for implementing the policy directives and programs of the Village Council, directs the daily operations of Village departments, prepares the annual budget, develops staff goals and objectives based on Council objectives, conducts human resource management and has supervisory responsibility over accounting and purchasing. The Village Manager is also responsible for planning and zoning administration and is the superintendent of streets and harbormaster.

Police, Fire, Ambulance

Twenty-four hour police protection is provided by the Village. The Police Department is managed by the Chief of Police. The department is staffed by five full-time officers, and four part-time officers. Police protection is also provided by Cheboygan and Emmet County Sheriff's Departments, as well as the Michigan State Police from Cheboygan and St. Ignace. Fire protection services are provided by the Mackinaw City Fire Department. The Fire Department is directed by the Fire Chief and has 25 volunteer members. The Fire Department also provides contractual service to Mackinaw and Wawatam Townships. The department is equipped with 3 pumpers, a rescue vehicle, a tanker and two aerial ladders. Ambulance service is provided by Emmet County EMS Service. The service has a station in the village on the Emmet county side. The Emmet EMS Service also provides coverage to a portion of northern Cheboygan County. The ambulance service is equipped with two advanced life support vehicles, one with a crew of two full time employees, 24/7 365 days a year, the second is a backup vehicle. Village residents have access to 911 emergency services as part of a three-county effort (Cheboygan, Emmet and Charlevoix). The dispatch is located in Petoskey and Village police and Emmet EMS vehicles have computers onboard for prompt response.

Marinas

The Village operates a 104 slip municipal marina that provides 51 seasonal and 53 transient slips. The facility provides a comfort station which contains a harbor office, chart room, recreation area, laundry room and shower/ restroom facilities. The marina also provides water hook-up for each slip, up to 100 amp power for selected slips, cable TV and wireless internet service for each slip and two sewer pump stations, as well as a portable pump-out system. The Marina is managed by the Village's Marina Manager and staffed by approximately 7 part-time employees. There is a second marina in Mackinaw City, The Straits State Harbor, operated by the Michigan DNR. Providing 136 slips the Straits State Harbor is a modern full service marina.

Department of Public Works

The Department of Public Works (DPW) is directed by a Superintendent and has seven full time and five seasonal employees. The Maintenance crew consists of one full-time and five part-time employees. The DPW is assigned to maintenance, repair and construction activities associated with streets, sewers, water system, sidewalks, municipal facilities, parks and the Village's vehicle fleet.

Water and Sewer Department

The Village's Water and Sewer Department is managed by the Water Superintendent and is staffed by two full-time operators. The Water and Sewer Department operates and maintains four municipal wells, which distribute over 820 million gallons of water each year for customer use. Water is treated with chlorine and phosphate. Staff also maintains the Village's 200,000 gallon elevated storage tank, collects required water samples to meet State and Federal requirements, administers the Village's cross connection control program, administers the Villages lead and copper monitoring program, conducts fall and spring hydrant flushing, and valve exercising. The Water and Sewer Department operates a two million gallon per day modified lagoon treatment facility with aerators and a clarifier unit. Staff conducts daily sampling and testing to meet the Village's National Pollutant Discharge Elimination System permit requirements, and also maintains the Village's nine sewer pumping stations.

Water and Sewer System

A large majority of the developed portion of the Village of Mackinaw City is served by a municipal water and sewer system. Mackinaw City has the unique challenge of providing water and sewer services for a varied mix of customers. Since the Village enjoys many visitors in the summer, the capacity of the systems must be much greater than would normally be required to serve the less than 1,000 year-round residents of the Village. There can be an estimated 10,000 visitors who stay overnight in the many hotel rooms and campground facilities in the Village.

The water and sewer systems have 674 customers. Customers can range from a 200 room hotel resort to a single family home. Over 72% of the Village’s water and sewage usage is consumed by commercial customers. Many customers are seasonal users of the system. Many commercial entities close their buildings for the winter and have their water system drained and shut down.

Total production of the Mackinaw City water system for the year between August 1, 2016 and August 1, 2017 totaled 104,101,000 gallons. This is a great deal more than would normally be produced for a village with 682 households (2010 US Census). How many households would this serve? This same amount of annual water consumption would serve over 817 average households. In this case, we use an average household’s yearly water consumption of 127,400 gallons of water as estimated by the American Water Works Association Research Foundation (1999).

Seasonal changes in water consumption are the most important factor in determining our peak capacity needs. The summer season water consumption increases approximately 211% over the previous spring billing period. Compared to the winter billing quarter, our lowest for the year, the increase in summer water consumption is 651%. **Figure 4-1** shows this seasonal fluctuation.

The existing water and sewer distribution system is mapped in **Figure 4-2 and 4-3**, respectively. Currently outlying areas not served by the existing municipal water and sewer systems must rely on individual wells and private on-site septic systems. Two important factors in determining location of a septic system and well are soil suitability and depth to bedrock. Appropriate location and permitting of these systems is handled by the appropriate District Health Department. **Figure 4-2** shows properties within 100 feet of water lines. **Figure 4-3** shows properties within 200’ of sewer lines. Most properties in this area are connected to their utility lines.

Figure 4-1 Water Consumption, measured quarterly

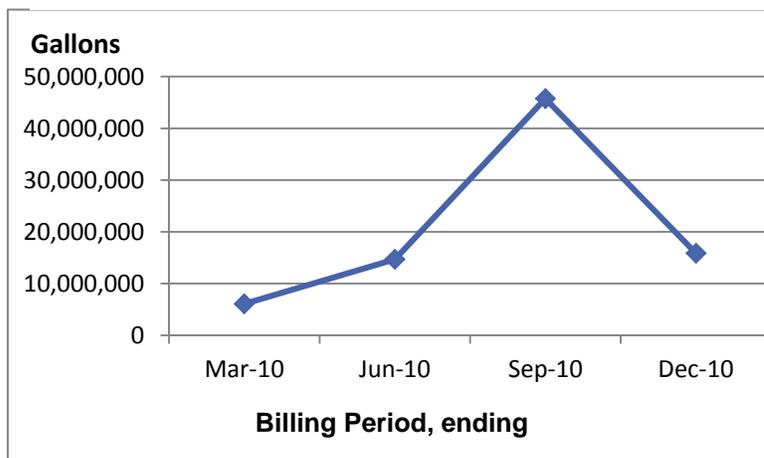
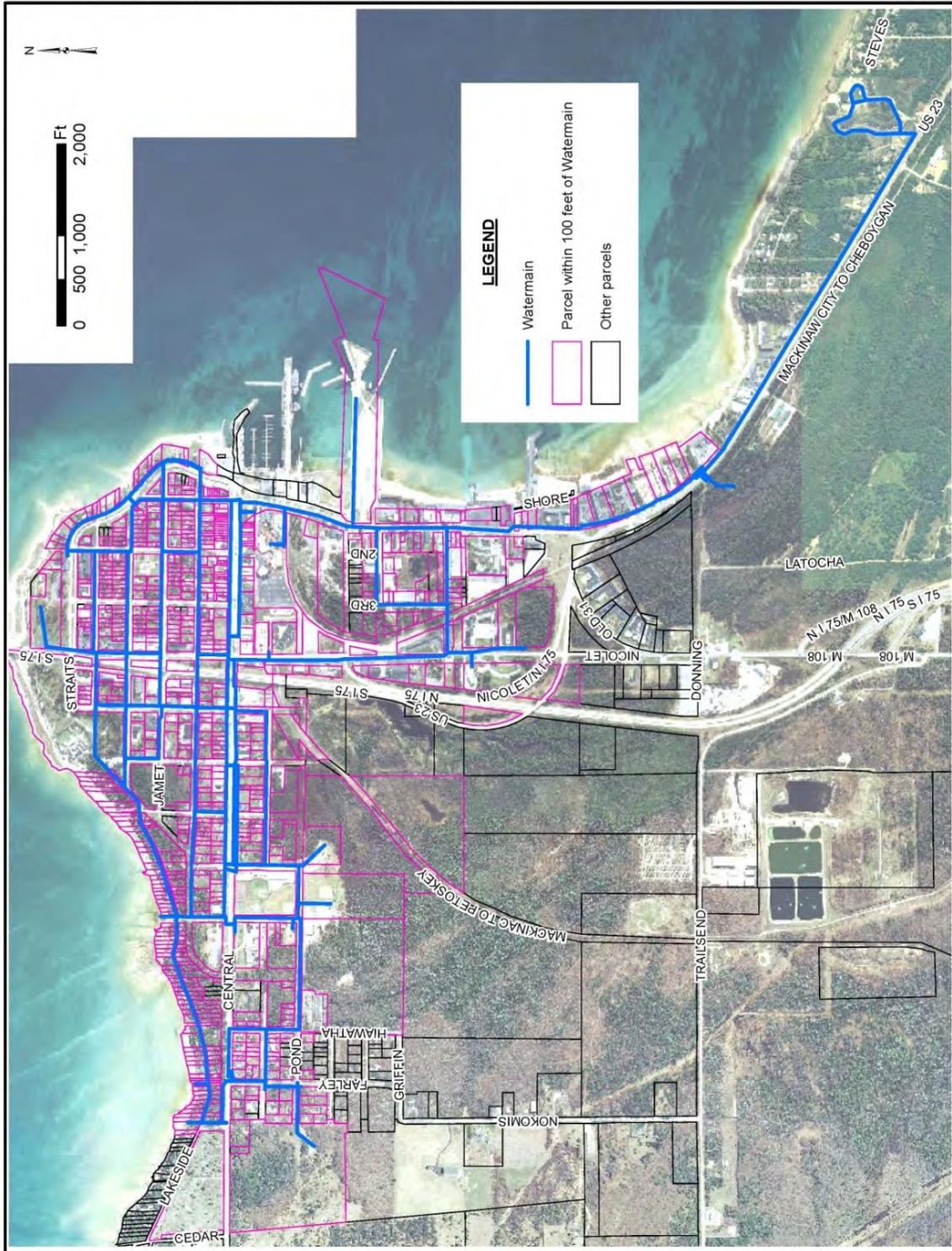


Figure 4-2 Properties within 100' of water lines

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 S:\2010\100036.GA.MackinawCity.GIS.Map_Drawings\GIS\Properties_100FT_Water.mxd



100 Proctor Street
 Lansing, MI 48906-8112/211 3200
 223 West Main Street, Suite 200
 Okemos, MI 48867-1501-088.732.8131
 840 Monroe Avenue NW, Suite 210
 Grand Rapids, MI 49503-4118.624.2414
 1711 Ludington Street
 East Lansing, MI 48823-1902.323.2882



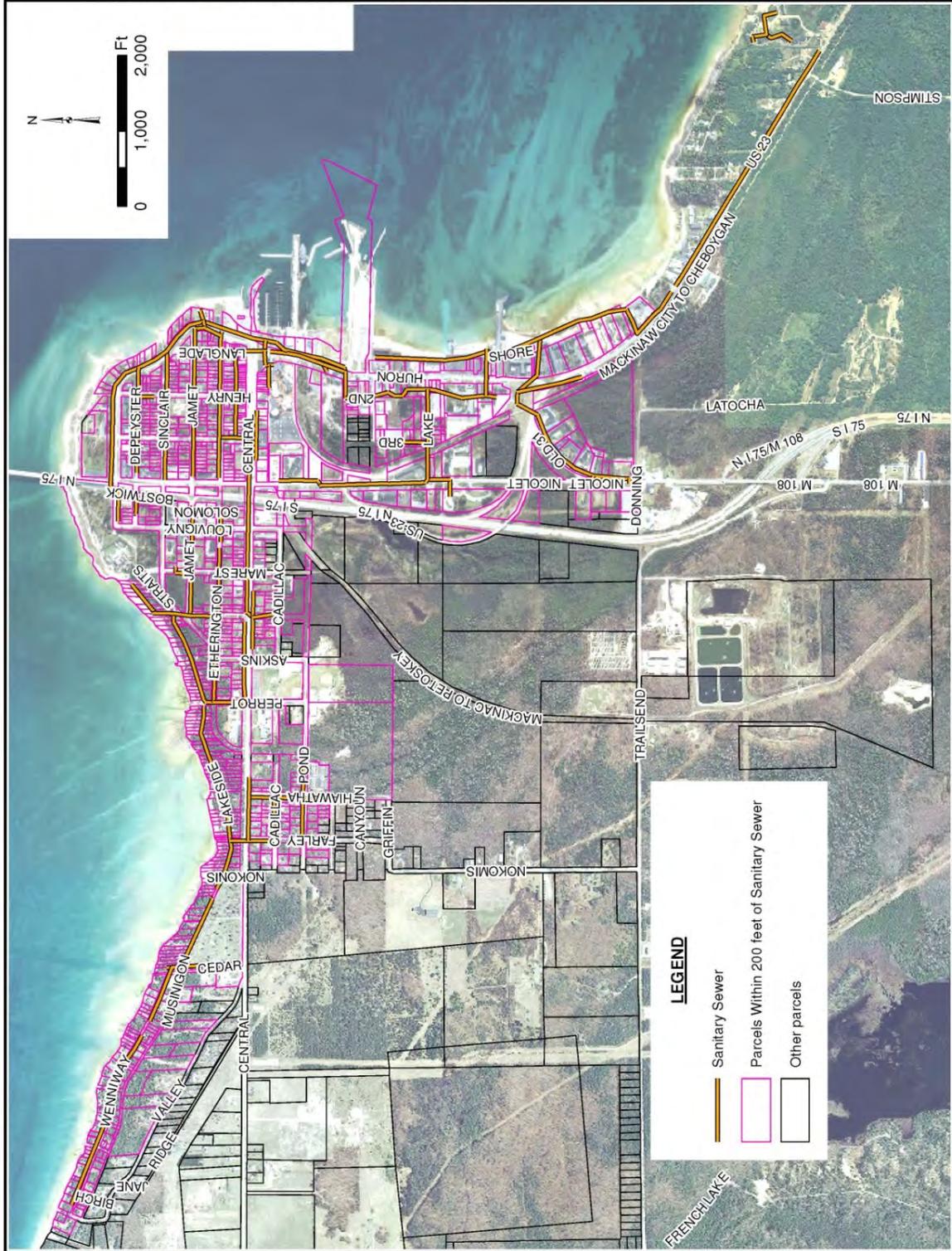
PARCELS WITHIN
 100 FEET OF WATERMAIN

CLIENT
VILLAGE OF MACKINAW CITY
UTILITY MAPS
 CHEBOYGAN COUNTY, EMMET COUNTY, MICHIGAN

SCALE: AS SHOWN
 PROJ. #: 100036
 DATE: 12/28/2010
 SHEET
1

Figure 4-3 Properties within 200' of sewer lines

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 S:\2010\100036.GA.MackinawCity.GIS.Map_Drawings\GIS\Properties_200FT_Sewer.mxd



759 Prudden Street
 Lansing, MI 48906-9173/1330
 133 West Main Street, Suite 200
 Okemos, MI 48864-9612/8131
 646 Monroe Avenue NW, Suite 210
 Grand Rapids, MI 49503-8154/4444
 1211 Ludington Street
 East Lansing, MI 48825-9982/22490
c2ae
 www.c2ae.com

**PARCELS WITHIN
 200 FEET OF SANITARY SEWERS**

CLIENT
VILLAGE OF MACKINAW CITY
UTILITY MAPS
 CHEBOYGAN COUNTY, EMMET COUNTY, MICHIGAN

SCALE: AS SHOWN
 PROJ. #: 100036
 DATE: 12/28/2010
 SHEET
1

The municipal water system distributes drinking water along approximately 11 miles of water pipelines with water from four wells. Well #4, the most recent well installed, is located on the west side of town at the west end of Pond Street. It has a capacity of 350 gallons per minute (GPM). Well #3 is located at the southeast corner of the Village on the west side of South Huron Avenue and has a capacity of 500 GPM. Well #2 is located at the DPW property on Perrot Street adjacent to the school with a capacity of 440 GPM. Well #1 is just off Pond Street near well #2 and has a capacity of 790 GPM. The “firm capacity” of the system is the total capacity with the largest well out of service; as such, the Village has a “firm capacity” of 1290 GPM.

Water storage is provided by a 200,000 gallon capacity elevated water storage tank sited at Wawatam Park on North Huron Avenue. Additional land is owned on the west side of the Village for a future elevated water storage tank. The Village well water is treated with chlorine and polyphosphate for disinfection and iron sequestering. The water distribution system consists of 4" - 12" diameter lines.

The Village’s wastewater is transferred through approximately 12.5 miles of gravity sanitary sewer lines to eight sewage lift stations located at Wawatam Park, North DuJaunay Street, Barbara Street, Lakeside Drive, US 23, Shores of Mackinaw condo’s, Pine Street, and Cedar Street.

Stormwater and Drainage Network

The Village has a stormwater collection and drainage system for many of the Village streets as shown in **Figure 4-4**. There are 16 outfall points, with four to Lake Michigan and 12 to Lake Huron. The outfall sizes range from 12" diameter to 30" diameter, and there are also two box culverts that empty to Lake Huron. The Village has also utilized leaching basins in lieu of storm sewer for portions of the northeast residential streets.

The majority of the storm drainage system is controlled by the Village, however, Michigan Department of Transportation (MDOT) has jurisdiction on I-75 drainage and a portion of the most recently constructed discharge point is private, serving the Mackinaw Crossings. One discharge point handles the overflow from Dry-dock Lake.

Solid Waste

Residential and commercial solid waste pick-up is offered within the Village by several private waste haulers. Waste is carried to the appropriate landfill, as indicated in the Cheboygan County and Emmet County solid waste management plans.

Recycling is currently provided by Emmet County at a drop-off site located on Perrot Street behind the Mackinaw City High School. The site accepts newspaper, office paper, card board, plastics, tin cans, clear and colored glass. Used batteries are accepted within the Village Hall in Mackinaw City as well as at local hardware stores in Alanson, Harbor Springs, Pellston and Petoskey. In addition, the transfer station located in Little Traverse Township accepts glossy paper, office paper, corrugated cardboard, motor oil and certain scrap metals, plus the items accepted at the outlying drop-off centers. Mackinaw City residents may also drop recyclables in Cheboygan at the following locations: Glen's Market (plastic bags and Styrofoam), Wal-Mart (used motor oil and automotive batteries).

Public Utilities

Village of Mackinaw City receives electric power from Consumers Energy. Natural gas is provided by DTE. Ameritech Telephone Company provides local phone service, while long distance service may be selected from numerous carriers. Cable television service is provided by Charter Communications. Broadband internet services are provided by AT&T and Charter Communications. Cellular phone service is provided by AT&T, Verizon, and TMobile and Sprint.

Municipal, State and Federal Facilities

The Village Municipal Complex is located at 102 South Huron and houses Village staff, council chambers, police and fire departments. Due to the extent of activities being operated from this facility, the structure is somewhat undersized. The Martin Building located at the corner of West Central Avenue and Cedar Street is the main office and storage facility for the DPW. The DPW also stores equipment and salt at a public works facility located on Perrot Street. The wastewater treatment plant is located on Trails End Road and is the primary office for the Village's Water and Sewer Department. The Village maintains 14 municipal parks, including the Mackinaw City Recreation Center which is a 35,000 sq. ft. complex that provides a skating rink, walking/running track, weight room, locker rooms and meeting rooms. The facility is also used in the summer for basketball and multiple large events hosting 400-600 people. Additionally, the Village owns several large parcels of undeveloped and mostly wooded property. Wawatam Township Hall is located inside the Village limits on the southeast corner of Etherington and Louvigny Streets. Mackinaw Township Hall is located on US-23 just outside the Village limits. The United States Post Office is located on Central Avenue.

The State of Michigan owns and/or operates Old Mackinac Point Lighthouse, Colonial Michilimackinac and adjacent large undeveloped parcels. The Mackinac Island State Park Commission, manager of these facilities, has offices on West Central Avenue and West Sinclair. Michigan Department of Transportation (MDOT) operates a welcome center, accessible from I-75, US 23 and US 31. The State Dock within Mackinaw City is owned by the State of Michigan and is the location of a 136 slip harbor of refuge.

Emmet County owns and operates the Headlands, a 625 acre park, and the McGulpin Point Lighthouse, which provides the public with beautiful views of Lake Michigan, as well as cultural and historical experiences. According to Emmet County's web site, "*The Headlands became one of the first 10 International Dark Sky Parks in the world in 2011, a prestigious designation bestowed by the International Dark Sky Association in Tucson, Arizona, after a rigorous application and review process.*"

Schools and Library

Covering 22 square miles, Mackinaw City Public School serves Village children as well as those residing in adjacent outlying areas. Historically, the school's K-12 enrollment has remained relatively constant. The school also operates two pre-school programs for four- and five-year old children.

Post high school education is available locally at North Central Michigan College (NCMC) in Petoskey, offering two-year associates and one-year certificate programs. NCMC also offers bachelors and masters programs in business administration and human services through a joint agreement with Lake Superior State University (LSSU). For those interested in other four-year degree programs, LSSU is located in Sault Ste. Marie, and is within an easy one-hour commute.

Mackinaw Area Public Library is conveniently located across from the school on West Central Avenue. Part of the Northland Library System, the library is funded by the Village and participating Townships. Branch locations are found in Pellston, Levering and Bliss Township. In addition to the Village, the library's service area includes Carp Lake, Bliss, Mackinaw, McKinley, Wawatam and Hebron Townships, Levering, and Pellston. The full-service library is staffed by a librarian, an assistant librarian and five other staff members.

Social Services

Mackinaw City is served by an endless list of social service organizations. Social service organizations provide assistance in many ways to the residents of Mackinaw City. The following is a list of selected local and regional social service organizations which serve the residents of Mackinaw City:

- ◇ Alcoholics Anonymous has local branches which seek to help those recovering from alcohol or drug abuse.
- ◇ Bay Area Substance Education Services is a local organization providing drug and substance abuse prevention services for teens in northern Michigan.
- ◇ Catholic Human Services provides mental health, substance abuse, prevention, pregnancy counseling, open adoption, social services and senior services.
- ◇ Wawatam Area Senior Citizens, Inc., which operates the Mackinaw City Senior Center and provides, health care, transportation, classes, clubs, and organized activities for area senior citizens.
- ◇ Cheboygan County and Emmet County Departments of Human Services provide a variety of social services which include adoption and foster care, adult and child abuse protective services, and services to the elderly.
- ◇ Cheboygan and Emmet County Emergency Management Departments provide disaster response services.
- ◇ Child and Family Services of Michigan offers individual, family and pregnancy counseling as well as domestic violence, substance abuse, juvenile delinquency, foster care, adoption and elderly assistance programs.
- ◇ The Domestic Violence Shelter provides counseling and other services to those seeking assistance with issues of domestic violence.
- ◇ Friendship Center of Petoskey and Emmet County provides food and nutrition programs.
- ◇ Food banks are provided locally by the following organizations:
 - ▶ Salvation Army
 - ▶ Church of the Straits
- ◇ Habitat for Humanity constructs homes for families unable to afford decent housing, with offices in Petoskey and Cheboygan.
- ◇ The Living Room provides senior day-care services at McLaren Northern Michigan Hospital.
- ◇ Meals on Wheels provide hot, nutritious meals to homebound seniors in the region.
- ◇ North Country Community Mental Health Services (Cheboygan and Emmet Counties) provides mental health services to the region.
- ◇ Northern Community Mediation provides mediation services in Petoskey.
- ◇ Northwest Michigan Health Agency provides food and nutrition programs for area residents.
- ◇ Northwest Michigan Human Services and Northeast Michigan Community Service Agency are community action agencies providing grant funding information and programs to the poor and disadvantaged of northern Michigan.
- ◇ Women's Resource Center of Northern Michigan serves women and families to protect health and well-being, eliminate crises, encourage positive choices, and facilitate growth and education.

- ◇ Northern Michigan Disability Network helps individuals and their families with disabilities to lead more active lives

Health Care

The Veteran's Administration operates the Cheboygan County Community Based Outpatient Clinic located at 14540 Mackinaw Hwy., Mackinaw City, MI 49701. The clinic provides primary care services for veterans in the Cheboygan/Mackinaw City areas including primary care, specialty care referrals, mental health services, Tele-Health, laboratory, prescriptions and health promotion.

Mackinac Straits Health Systems operates a medical clinic in Mackinaw City providing citizens and visitors general medical care. The nearest hospital is located in St. Ignace, approximately five miles away. Other hospitals providing a range of services can be found in Cheboygan, Petoskey, and Sault Ste. Marie.

Mackinac Straits Health Systems,(MSHS) is located in St. Ignace. It operates a 48 long-term care bed facility and the Mackinac Straits Hospital, which provides access to various health care physicians, nurses, and health care staff. The hospital and its branch locations provide access to the following services:

- ◇ Cardiovascular Rehabilitation
- ◇ Diabetic Education
- ◇ ER/Walk-In Clinic
- ◇ Imaging
- ◇ Laboratory
- ◇ Long Term Care
- ◇ Neurological Services
- ◇ Oncology
- ◇ Physical, Occupational & Speech Therapy
- ◇ Straits Area Pharmacy
- ◇ Surgery

McLaren Northern Michigan Hospital in Petoskey is approximately 36 miles from Mackinaw City. The Hospital is a 202-bed regional referral center located in Petoskey, serving residents in 22 counties across northern Lower Michigan and the eastern part of the Upper Peninsula. A medical staff of nearly 200 physicians represents nearly all medical and surgical specialties, enabling full-service care with an emphasis on cardiology, cancer, orthopedics, and neuroscience services. The hospital and its associated practices provided access to the following services:

- ◇ Geriatrics
- ◇ Allergy/asthma
- ◇ Anesthesia
- ◇ Cardiology
- ◇ Cardiovascular surgery
- ◇ Dental
- ◇ Oral surgery
- ◇ Dermatology
- ◇ Emergency medicine
- ◇ Endocrinology
- ◇ Gastroenterology
- ◇ General surgery
- ◇ Infectious diseases
- ◇ Internal medicine
- ◇ Nephrology
- ◇ Neurology
- ◇ Neurosurgery
- ◇ Obstetrics/gynecology
- ◇ Midwives
- ◇ Oncology
- ◇ Ophthalmology
- ◇ Orthopedics
- ◇ Otolaryngology
- ◇ Pain management
- ◇ Pathology
- ◇ Pediatrics
- ◇ Physical medicine
- ◇ Plastic and reconstructive surgery
- ◇ Podiatry
- ◇ Psychiatry

- ◇ Pulmonary medicine
- ◇ Radiation oncology
- ◇ Radiology
- ◇ Rheumatology
- ◇ Urology
- ◇ Women's Health Care

McLaren Northern Michigan Hospital in Petoskey offers additional community health and wellness services, which include the following:

- ◇ Community Health Education Center (includes School Health Education)
- ◇ Community Free Clinic
- ◇ Hospice care
- ◇ Boulder Park Terrace assisted living
- ◇ Adult day care services
- ◇ Home health care
- ◇ Wellness classes and events
- ◇ Senior Advantage wellness program
- ◇ Diabetes Center
- ◇ Various support groups

McLaren Northern Michigan Hospital, Cheboygan Campus is located approximately 16 miles away in Cheboygan. The hospital offers:

- ◇ 24/7 emergency services
- ◇ Outpatient surgery and procedures
- ◇ Primary and specialty care physicians
- ◇ Rehabilitation and therapy services

Emmet County provides 24-hour ambulance service. The County ambulance service can be reached by Village residents and visitors by dialing 911.

Shopping, Dining, Entertainment and Lodging

The Village of Mackinaw City prides itself as one of Michigan's top tourist destinations providing a variety of entertainment options which include over 100 unique and quaint shops. The Village is also home to a new brewery and over 20 restaurants providing fast food and casual & fine dining opportunities, over 2,300 hotel rooms provided by chain and local hotel operators as well as 2 quaint bed and breakfast inns, over 1,000 camp sites located in the area as well as three indoor water parks. The Village provides some of the most scenic waterfront views in the U.S. as well as hiking, biking, running, boating, kayaking, fishing, snowmobiling and cross country skiing opportunities.

Mackinaw City is home to six museums. Colonial Michilimackinac and Old Mackinac Point Lighthouse are part of the Mackinac State Historic Parks system operated by the State of Michigan. Colonial Michilimackinac is a replica of the original Fort Michilimackinac, a French fur-trading village and military outpost. The site, which is a National Historic Landmark and accredited by the American Association of Museums, allows visitors to experience life in Mackinaw City during the 18th century. Estimates of visitors to Colonial Michilimackinac range near 110,000 per year. Old Mackinac Point Lighthouse has undergone restoration in order to permit visitors to experience and access the original lighthouse structure. Approximately 30,000 people visit Old Mackinac Point Lighthouse per year. The Mackinac Bridge Museum, located above Mama Mia's Pizzeria at 231 East Central, features a film and artifacts related to the

construction of the Mackinac Bridge. The retired Coast Guard Icebreaker Mackinaw is open to the public as a maritime museum with guided tours of the vessel between the months of June to October. The Museum is operated by a non-profit organization and is located at the Wawatam Railroad Dock on South Huron. The 143 acre Mackinaw City Heritage Village is located on the west side of town. And the McGulpin Point Light House Museum, operated by the Emmet County Park Board, also can be found on the west side of Mackinaw City.

Just outside the Mackinaw City Village limits and just across the street from the Historic Village is the 600 acre Headlands International Dark Sky Park. Managed by the Emmet County Park Board, the Headlands provides 600 acres of pristine upper Michigan woodlands and 2 miles Lake Michigan shoreline. The Headlands is home to a multi-million dollar observatory and visitor center was completed in 2017.

Religious Institutions

Three religious institutions are located within the Village. Mackinaw City Bible Church is located at 308 West Central; Church of the Straits is located at 307 North Huron and St. Anthony of Padua Catholic Church is located at 600 West Central.

Civic Organizations

Mackinaw City residents actively participate in a number of civic organizations. Civic organizations strengthen the community by offering opportunities for social interaction among members and performing community service activities.

Civic and quasi-governmental organizations include:

- ◇ Mackinaw Area Chamber of Commerce
- ◇ Mackinaw City American Legion
- ◇ Mackinaw Area Visitors Bureau
- ◇ Mackinaw City Parent Teacher Organization
- ◇ Mackinaw Area Arts Council
- ◇ Straits Area Concert Band
- ◇ Mackinaw Band Boosters
- ◇ Mackinaw Area Historical Society
- ◇ Mackinaw City Lions Club
- ◇ Mackinaw City Senior Center
- ◇ Mackinaw City Woman's Club
- ◇ Wawatam Beach Association
- ◇ Mackinaw City Boosters

Chapter 5 Transportation

Transportation opportunities are a critical element in creating a viable and livable community. Transportation opportunities within the Village consists of roads, sidewalks, trails, bike lanes (non-motorized) transit services, marine and air. These opportunities must be designed and operated to meet the needs of all users.

The Village maintains over 19 miles of streets. Paved streets account for 18 miles of Village roadway, while 1 mile of streets are unpaved. Additionally, there are 6.3 miles of public roadway within the Village which are maintained by non-Village government entities. These government entities include Emmet and Cheboygan Counties as well as the Michigan Department of Transportation.

The Michigan Department of Transportation (MDOT) is responsible for maintenance of state roadways within the Village limits. These include Interstate I-75 and corresponding interchange ramps and US-23. MDOT maintains one traffic signal, located at the intersection of US-23 and Nicolet Street.

The Village maintains all of the arterial street corridors in Mackinaw City as well as all local designated streets. Arterial corridors include Huron Avenue, Central Avenue, and Nicolet Street. Of the Village-maintained public streets, most are two-lane or residential streets. Only portions of West Central Avenue, South Huron Avenue and Nicolet Street are three lanes, and East Central Avenue is the only four-lane Village street. Additionally, all of North Huron Avenue and Straits Avenue are divided boulevards. The Village maintains one traffic signal, located at the intersection of Central Avenue and Nicolet Street.

Public Road Functional Classification Designation

Streets, roads and highways within Michigan have a National Functional Classification (NFC) designation. This system is designated and utilized by the Federal Highway Administration (FHWA) to classify roads according to their function. The system can be used to compare and study roads across Michigan and the US and is used as a criterion to determine grant eligibility.

The NFC system has a five-tiered hierarchy system. The definition of the classification system is as follows:

Eisenhower Interstates/Freeway System

These roads are designated at the top of the NFC system serving as the important corridors for the long distant travel of people and goods throughout the U.S. The Village is accessed by I-75 which is a primary North/South interstate beginning in Sault Saint Marie MI and ending just North of Miami FL. I-75 also provides connection to East/West interstates along the corridor providing access to all parts of the U.S.

Principle Arterial

Principle arterials generally carry long distant through-travel movements. They also provide access to important traffic generators, such as airports regional attractions and service centers. U.S.-23 is a principle arterial connecting the Village to Cheboygan, Alpena and all communities along the Lake Huron shoreline to Bay City MI.

Minor Arterial

Minor Arterials primarily move traffic between principle arterial routes, between different portions of the community and provide access to the local street network. The Village's Minor Arterial roads are East and West Central Avenues, South Huron Avenue, Nicolet Street, Straits Avenue, and a portion of Louvigny Street, Jamet Street, and Straits Avenue. These corridors are eligible for Federal Aid Grant Funding.

Collector Streets

These streets serve as a link between local streets and arterial streets. Collectors within the Village are Old 31 and a portion of East Jamet Street and North Huron Avenue.

Local Streets

Local streets provide access to individual properties and homes. The Village contains 12.89 miles of local designated streets.

Complete Streets

The State of Michigan approved Public Acts 134 and 135 of 2010, which requires the Michigan Department of Transportation and local governments to consider automobiles, foot traffic, bicycle travel, and transit options for ages and abilities when designing a transportation corridor. The Village of Mackinaw City adopted a complete streets resolution in 2010 to take into consideration, when designing transportation projects in the future, features such as sidewalks, crosswalks, shared use paths, bicycle lanes, signage, and accessible curb ramps. The Village has incorporated these features into many existing road projects. The Village has also adopted a Hike and Bike Plan to implement these features in future projects.

Asset Management Plan

The Village implements an asset management plan in accordance with Public Acts 499,199 and 338 as amended. Asset Management is defined under state law as “an ongoing process of maintaining, upgrading and operating physical inventory and condition assessment”. The Village is responsible for the development and implementation of a pavement management system for federal-aid eligible routes, development of an asset management process for federal-aid system, annually reporting to the Transportation Asset Management Council mileage and condition of road system and receipt and disbursements of street funds.

Asset management plans are based on the following five core principles:

1. The plan is performance based, developing policy objectives and translating them into system performance.
2. Decisions are based on research information consisting of a road inventory, condition of road and funding availability
3. The plan identifies system goals and objectives based on the desired system condition, desired levels of service, safety objectives, economic factors and overall community and environmental goals.
4. Plan develops an analysis of the “Mix-of-Fixes” that are possible to meet the identified goals.
5. During plan implementation feedback is sought from the public and stakeholders.

The Master Plan helps to develop the policy objectives that the asset management plan is based on. The Village has completed the road inventory of the system and continuously

updates the condition of roadways based on the “PASER” system (Pavement Surface Evaluation Rating). PASER was developed by the University of Wisconsin-Madison Transportation Information Center to be used as a road rating system that classifies the condition of roads. A road rated a 1 is considered a failed road and a road rated as a 10 represents a new road. The system establishes rating ranges that help identify the type of construction or maintenance necessary to improve rating conditions. The Village then establishes a Capital Improvement Schedule to implement the identified construction or repairs to meet the identified transportation objectives.

The Village has utilized the core principles of asset management for many years. This has resulted in the undertaking of major streetscape improvements to foster better traffic flow and to construct aesthetically attractive corridors. Locations of streetscape improvements can be found in **Table 5-1**.

Table 5-1 Streetscape Improvements

| Street Name | Limits of Improvements |
|------------------------|---------------------------------------|
| East Central Avenue | I-75 overpass to Huron Avenue |
| West Central Avenue | DuJaunay Street to I-75 overpass |
| South Huron Avenue | US-23 to East Central Avenue |
| West Jamet Street | Louvigny Street to I-75 |
| M-108 (Nicolet Street) | Entire Length |
| Old 31 | US 23 to Nicolet Street |
| Straits Avenue | Louvigny Street to Nicolet Street |
| North Huron Avenue | Ducharme Street to Nicolet Street |
| Louvigny Street | Straits Avenue to West Central Avenue |

Non-motorized Transportation

The Village and the State of Michigan maintain a network of non-motorized transportation facilities, which include sidewalks, trails, and the Village’s Historic Pathway.

In 2011 the Village in conjunction with a citizens trail committee developed the *Mackinaw City Hike and Bike 2015*, a plan designed to create a vision, principles and goals for an integrated transportation system that provides opportunities for pedestrians, bicyclist, skiers and snowmobilers to implement complete street designs throughout the Village. The plan gives primary focus to Village owned trail assets and their interconnection with State owned trails. This plan identifies routes for various non-motorized and snowmobile use and establishes a capital improvement schedule to complete trail projects.

Mackinaw City has 3.1 miles of Michigan Department of Natural Resources (MDNR) Multi-Use Trails. These trails, which are located on former railroad right-of-way (ROW), provide year-round opportunities for recreation. Hiking and biking along the trails are common summer activities, while snowmobiling and skiing are prevalent during the winter.

The Village in conjunction with the State of Michigan has developed the Mackinaw City Trailhead near the central business district. The \$600,000 Trailhead facility is the Northern terminus of the North Central State Trail and provides 20 parking spaces as well as restroom facilities, bike repair station, and a covered pavilion. The trail within the Village is a paved

asphalt surface designed for multiple uses including snowmobiles. The Village is working with the State of Michigan and local organizations to improve signage along the trail system.

The MDNR Multi-Use Trails connect Mackinaw City with a larger network of recreation trails. Trails depart from the Mackinaw City Trailhead to the north, southeast, and southwest. The Northern trail requires a shuttle across the Mackinac Bridge by the Mackinac Bridge Authority. A call station is located at the entrance of exit 339 which allows trail users to request a shuttle. The trail to the Southeast is part of the North Central State Trail that provides access to Cheboygan, Indian River, Wolverine, Vanderbilt and Gaylord. The North East State Trail continues east out of the City of Cheboygan along the Lake Huron shoreline turning south toward Onaway and continuing to Alpena. The North West State Trail to the southwest provides access to Pellston, Alanson, Petoskey and westward.

Sidewalks

The Village of Mackinaw City is a very *Walkable Community*. The Village was selected by the Michigan Department of Transportation (MDOT) in 2008 to have Dan Burden of Walkable Communities Inc., an internationally recognized authority on bicycle and pedestrian facilities and programs, livability, sustainability and Smart Growth to conduct a Walkability Audit to identify the strengths and weakness of the Village's sidewalk system. The audit identified that the Village is a pedestrian friendly community providing a solid foundation to accommodate pedestrian movement and provides a unique walking experience with the Village's outstanding natural scenery, historic character, and unique streetscape features. Mr. Burden also identified the need to expand pedestrian access throughout the Village and improve on the existing system.

The Planning Commission recommends that the Village of Mackinaw City should identify the sidewalks as high priority public thoroughfares. As public thoroughfares the Village should assume all responsibility to plan, construct, and provide year-round maintenance plus snow removal of all the Village sidewalks. The current trend to shift the burden of sidewalk responsibility to private landholders should be reversed and appointed to the Village. Expansion of the sidewalk system should be to connect specific locations with a linear sidewalk system instead of a haphazard initiative to shift construction of sidewalks to businesses and individuals. Village sidewalks total 14 miles. **Figure 5-1** identifies the Village sidewalk system and multi-use paved trail system. The residential district immediately north of the central business district contains many blocks of sidewalk. However, the residential district west of Interstate 75 lacks sidewalk along most of the streets.

As of 2010, more than 90 percent of the Village's sidewalks were determined to be in good or very good condition. Village sidewalks consist of decorative concrete pavers or poured concrete. Paved sidewalks are adequate for all non-motorized uses.

As part of the sidewalk system, the Village provides various pedestrian amenities. In the areas where streetscape enhancements have been completed, traffic calming features, crosswalks at intersections, landscaping, park benches, decorative garbage disposal cans, and historic lighting are provided. In most of the residential areas with sidewalks, street lighting is provided consistently at street intersections. Along the Village's Historic Pathway, informational markers and carved statues are provided detailing the history of Mackinaw City and the Straits of Mackinac. The Historic Pathway provides signage directing pedestrians along the route. Landscaping and park benches generally improve the aesthetic appeal of sidewalks and the resident and visitor experience.

Transit Services

The Village is served by an intercity bus, a regional transit service, and ferry services.

An intercity bus is provided by Indian Trails, Inc. The Village bus stop is currently located at the Village Hall, 102 South Huron. Indian Trails provides two bus routes serving Mackinaw City. The Chicago-Flint-St. Ignace line connects Mackinaw City and points along the eastern side of Michigan's Lower Peninsula. Passengers can find connecting service to Greyhound buses in St. Ignace and Flint. The Chicago-Kalamazoo-St. Ignace line connects Mackinaw City and points along the western side of Michigan's Lower Peninsula.

Regional transit service is provided by Straits Area Regional Ride. The service provides its passengers with commuter service from Mackinaw City to Cheboygan and Petoskey. The system has frequent trips in the summer and operates on a reduced schedule in the winter.

The Village is no longer served by rail carriers.

Marine Transportation

The Village's setting along the Straits of Mackinac makes it a hub for marine transportation.

The Village operates a Municipal Marina, located at 107 South Huron, which is primarily used for pleasure watercraft. The Marina has 104 slips; 51 slips are reserved for seasonal boat docking and 53 are slips for transient boaters. The Marina can accommodate boats of up to 100 feet in length. The Marina offers a variety of services to boaters, which include:

- ▶ Restrooms, showers, laundry, and picnic facilities
- ▶ Water, electric, cable, and phone
- ▶ Chart Room and Lounge Area
- ▶ Internet access, including a Marina-wide Wi-Fi wireless network
- ▶ Marine supply store
- ▶ Gas dock and pump-out station
- ▶ Boat launch and retrieval ramp
- ▶ Playground
- ▶ On-site mechanic service
- ▶ Shuttle Service and courtesy bikes

The State of Michigan's Waterways Commission operates the Straits State Harbor which opened in 2009. The harbor is a 136 slip transient facility offering boaters the following amenities:

- ▶ Restrooms, showers, laundry and picnic facilities
- ▶ Water, electric, cable, and phone
- ▶ Boat launch and retrieval ramp
- ▶ Gas dock and Pump-out stations
- ▶ Cruise ship docking slips
- ▶ Chart room and counter area
- ▶ Internet access including Marina

Two ferry lines serve Mackinaw City with frequent seasonal service to Mackinac Island. Shepler's Mackinac Island Ferry service departs from 556 East Central and Star Line Mackinac Island Ferry service departs from 801 South Huron.

Airport

Mackinaw City is served by the Pellston Regional Airport, located approximately 15 miles south of Mackinaw City along US-31. The Airport recorded 51,350 total commercial passengers in 2016. The Airport has two runways, both 150 feet wide. The longest runway is 6,512 feet and the second runway is 5,395 feet. The Airport is served by one commercial airline, Delta Airlines, with direct nonstop regional jet service to Detroit year-round and seasonal summer service to Minneapolis. The Airport completed a new 38,000 square foot terminal building in 2003 which features a restaurant, internet access and conference center. Fed Ex uses the Pellston Airport as an air terminal for its air freight business. Shuttle service is provided to Mackinaw City from the Airport, and two rental car services are located in the Airport.

Parking

Vehicle parking is available throughout the Village. Commercial establishments outside of the central business district are required to provide on-site parking. The Village provides free public parking in the central business district as well as in other areas along major street corridors. The Village estimates that there are more than 8,800 total public and private parking spaces located within the Village limits. See **Table 5-2** for a listing of parking sites. However additional parking is needed. To provide more spaces consideration will be given to multi-story parking facilities.

Free public parking maintained by the Village accommodates approximately 1,250 vehicles. Public parking in the Village is located in the following areas:

Table 5-2 Public Parking

| Location | Number of Spaces |
|---|------------------|
| Central Avenue between Nicolet and Huron | 472 |
| Mackinaw City Trailhead | 20 |
| Nicolet Street between Central and Depeyster | 58 |
| West Straits and Louvigny Streets west of I-75 and north of Depeyster | 93 |
| Various parking areas along North Huron between Etherington and Nicolet | 27 |
| North Huron between East Central and Etherington | 31 |
| Langlade between East Central and Etherington | 32 |
| Employee parking on Etherington between Henry and Langlade | 10 |
| Henry between East Central and Etherington | 12 |
| Public lot at southeast corner of Henry and Etherington | 16 |
| Public lot at southeast corner of Ducharme and Etherington | 42 |
| South Huron between Wendell and Central | 51 |
| Conkling Heritage Park lot | 60 |
| Municipal Marina lot | 70 |
| Village Hall lot | 21 |
| Wendell west of Huron | 24 |
| Public School lot | 63 |
| Recreation Center lot | 127 |
| East Jamet at Old School Park | 15 |

| Location | Number of Spaces |
|----------|------------------|
| TOTAL | 1250 |

The most recent parking study for Village public parking in the central business district was conducted in 2002. During the 2002 parking study, the municipal parking along Central Avenue and other streets in the immediate vicinity was counted during the months of May, June, July and August. **Table 5-3** below show the results of the survey. The seasonal nature of Mackinaw City’s economy negated the need for conducting parking counts during the fall, winter, and spring months. Results of that parking study appear as follows:

Table 5-3 Parking Counts

| Month | Average Percent Full |
|---------------|----------------------|
| May (28-31) | 26.6 |
| June | 41.9 |
| July | 64.1 |
| August (1-18) | 69.9 |

Despite the monthly averages, some weekends (especially holiday weekends) result in higher occupancy of municipal parking spaces. Peak occupancy was 93.6 percent on July 5, 2002, which was part of the Independence Day holiday weekend.

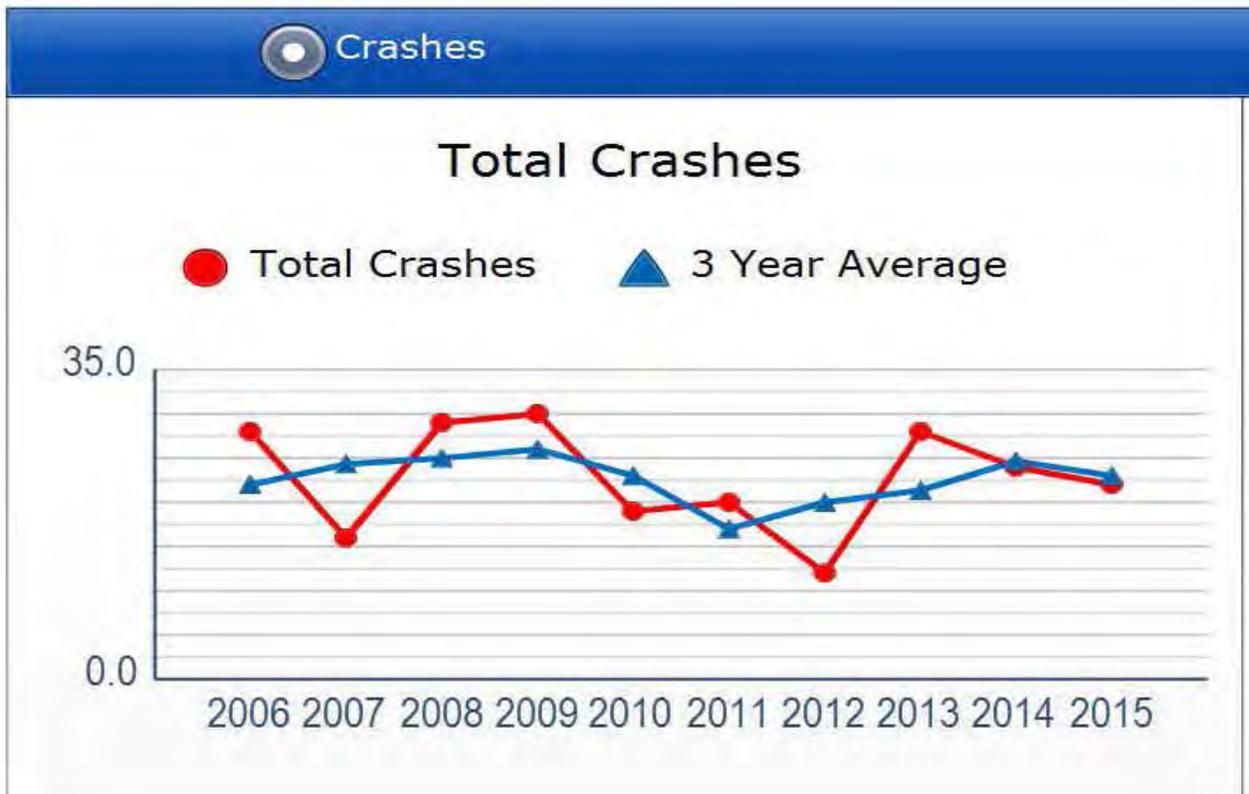
In addition to public parking, most commercial and institutional establishments are required to provide on-site parking. Privately owned and maintained parking lots cover approximately 3.82 million square feet of land in the Village, which is the equivalent of about 4.3 percent of the Village’s land area. Private parking lots cover approximately 2.6 times the land area that commercial and institutional buildings cover in the Village. These figures were arrived at by using digitized footprints of buildings and parking lots of buildings in commercial zones and are approximations.

Traffic Safety

The Mackinaw City Police Department is responsible for maintaining public safety both on and off of public roadways. Mackinaw City has a strong reputation for a high level of traffic safety.

The Michigan State Police (MSP) maintains a database of crashes on a statewide basis. According to the MSP database, the number of reported traffic crashes occurring on public roadways averages 22.9 per year between 2006 and 2015. **Figure 5-2** shows the total crashes and 3-years averages. As can be seen there was a decrease in crashes between 2010 and 2012, but the numbers are trending upward again.

Figure 5-2 Traffic Crashes



Chapter 6 Parks, Recreation and Greenways

Parks and recreational facilities are an important element of the Village Master Plan. Mackinaw City believes its greatest assets are its people and its natural resources. A good parks, recreation and greenways system directly serves both of these assets by creating ideal places for people to enjoy the great outdoors and improve their health and wellbeing. In Mackinaw City, the parks are a place to exercise, enjoy valuable natural resources, and relive the history of the area. Unique features of the Village's park system include hand-carved statues of historical figures and are located on or near significant historical sites. Our recreational activities include baseball, softball, basketball, ice skating, hockey, hiking, biking, cross country skiing, fishing, boating, kayaking, snowmobiling, nature observation, social gatherings and vintage baseball games at our Heritage Village.

The Village has a five year parks and recreation plan, last updated in 2014 that serves as the primary plan for recreation in the Village. In 2010 a "hike and bike" plan was adopted that added more detail to the non-motorized elements of the recreation facilities. The plans provide goals and objectives for recreation development and coordinates with the Village's recreation partners including the Mackinac State Historic Parks, Emmet and Cheboygan Counties, Wawatam and Mackinaw Townships, the State of Michigan Department of Natural Resources, Mackinaw City Public Schools, the Mackinaw Area Historical Society, Icebreaker Mackinaw Maritime Museum and many more. It is anticipated that these partners all contribute and will continue to be consulted in future parks, recreation, and greenways planning efforts.

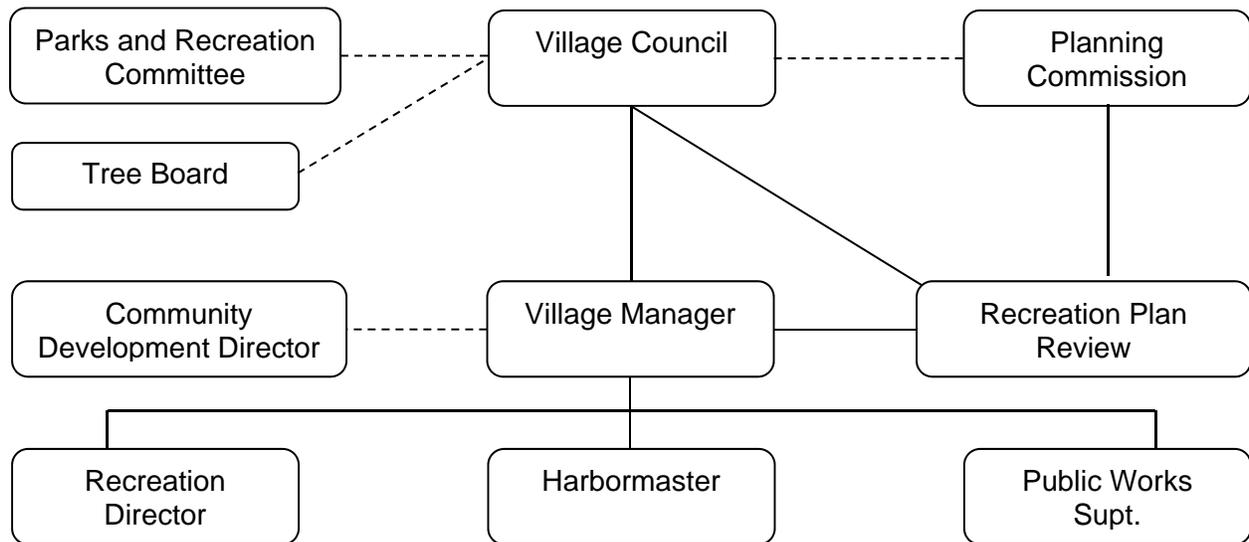
Administrative Structure

Policy direction for the Recreation Department is directed by the Parks and Recreation Committee with Council approval. Their primary responsibility is to formulate new goals and policies for Village recreational facilities. The Planning Commission recommends that the Village establish a Park and Recreation Board to take on some of the responsibilities of the Council's recreation committee. The Village Planning Commission participates in the development and review of the Parks, Recreation, Open Space and Greenway Plan.

The Village's Parks and Recreation System are supported by two positions on the Village Staff. These positions are Recreation Director/Harbormaster, and Department of Public Works (DPW) Superintendent. Currently one person fills the Recreation Director and Harbormaster roles. This person takes care of the Recreation Complex and organizes community recreational programs. The Harbormaster controls the activities at the Village's Municipal Marina along with a seasonal staff of seven part-time employees.

The DPW Superintendent oversees maintenance of all parks outside of the Recreational Complex, and oversees construction and refurbishment of all parks and recreation facilities when directed. Village maintenance employees, under direction of the DPW Superintendent, do the maintenance work at the parks.

An organizational chart of the recreation administration within the Village of Mackinaw City is displayed on the following page.



For Fiscal year 2017-2018, the total budget for the Village of Mackinaw City \$6,694,460.00. The total proposed parks and recreation general fund budget was \$ 167,971 with an additional 67,149 for the Recreation Center fund 21,624.00 the Recreation Complex fund, 17,221.00 for the Conkling Heritage Park Performance Shell, and 539,727.00 for the Municipal Marina. The source of funding for the general parks and recreation budget is the Village’s general fund, which comes from tax revenues..

Recreation Facilities Inventory

Figure 6-1 identifies the location of Mackinaw City’s public parks and **Table 6-1** presents information on parks in the community including park type, park name, the size of the park, and the park’s service area. **Figure 6-3** is an aerial that shows existing parks, preferred park acquisition areas and possible future park areas. Because of the tourism-oriented nature of Mackinaw City’s economic structure, our parks’ service areas are not easily defined. Many of our parks are used by visitors to the community on a more frequent basis than community members use them.

Figure 6-1 Mackinaw City's Public Parks



Table 6-1 Recreation Administration

| Map # | Park Name | Park Type | Park Size (acres) | Service Area |
|-------|------------------------------|-----------------------|-------------------|---------------------------|
| 1 | Alexander Henry Park | Community Park | 2.1 | Village, visitors |
| 2 | Removed | Private Park | - | - |
| 3 | Conkling Heritage Park | Community Park | 4.5 | Village, visitors, region |
| 4 | Depeyster Park | Mini-park | 0.2 | Village, visitors |
| 5 | Fishing and Observation Pier | Special Use | N/A | Village, visitors, region |
| 6 | Gary Williams Park | Mini-park | 0.4 | Village, visitors |
| 7 | Heritage Village | Community Park | 143 | Village, visitors, region |
| 8 | Indian Pathways Park | Street side Park | 1.8 | Village, visitors |
| 9 | McRae Nature Park | Natural Resource Area | 3.9 | Village, visitors |
| 10 | Municipal Marina | Marina | 3.2 | Village, visitors, region |
| 11 | Old School Park | Community Park | 2.3 | Village, visitors |
| 12 | Recreation Complex | Sports Complex | 13.1 | Village, visitors, region |
| 13 | Nancy Dagwell Campbell Park | Mini-park | 0.3 | Village, visitors |
| 14 | Village Beaches | Community Park | 3.9 | Village, visitors, region |
| 15 | Wawatam Park | Community Park | 2.5 | Village, visitors |

Parks Not Administered by the Village of Mackinaw City

| Map # | Park Name | Park Owned By | Park Size | Service Area |
|-------|----------------------------------|--|------------|----------------------------------|
| 16 | Fort Michilimackinac | Michigan State Historic Parks | 27.9 acres | Village, visitors, region, state |
| 17 | Trailhead | Michigan Department of Natural Resources | 2.9 acres | Visitors, region |
| 18 | Multi-purpose recreational trail | Michigan Department of Natural Resources | 2.5 miles | Village, visitors, region |
| 19 | McGulpin Point Lighthouse | Emmet County | 10 acres | Village, visitors, region |

Figure 6-2 Conkling Heritage Park Performance Shell



Five Year Goal Summary

The following are the goals of the 2008-2016 Parks, Recreation and Greenway Plan

1. Promote Village recreation programs and facilities.
 - a. Develop a recreational map that shows all available public and private recreational opportunities for residents and visitors. Promote and market these maps to all available user groups.
 - b. Expand the parks system concept to include blueways, or bodies of water and water trails. Develop blueways and water trails with maps. Market these blueways and implement water trails planning with neighboring jurisdictions.
2. Ensure adequate maintenance and barrier-free access to all parks, both existing and future.

Figure 6-3 Parkland Acquisition Priorities



Red Hatched Area = Preferred Park Acquisition Area
 Green Hatched Area = Existing Parks
 Blue Hatched Area = Possible Future Park Areas

3. Enhance facilities and aesthetics of existing waterfront parks.
4. Develop policies that preserve valuable natural and historical assets that are either already in our parks system or in need of acquisition as a park.
5. Improve “connections” to the parks.
6. Establish additional parks that serve west-side residential areas.
7. Ensure that new and existing parks preserve open space and protect natural state of the park’s features.
8. Continue to seek waterfront land for additions to the public park system.
9. Construct restrooms at Heritage Village/Nature Park.
10. Expand the amenities at the Recreation Complex.
11. Establish dog-friendly parks that improve compatibility of residents’ and visitors’ dogs with the intended users.
12. Continue with tree inventory updates and utilize designation as a Tree City to raise awareness of their importance in beautification of the Village and long-term health of our environment.
13. Add family-oriented youth and senior citizen activities and amenities to the parks and recreation system.
14. Establish and communicate clear guidelines for beach cleaning so that they are enjoyable and protect the natural features as required by environmental laws.
15. Continue development of the Heritage Village/Nature Park by constructing a picnic pavilion, parking lot, restroom facility and nature trail system to accommodate and promote the use of the park for cultural and nature education as well as promote access to natural resources such as wildlife viewing, night sky observation and rare plant observation.

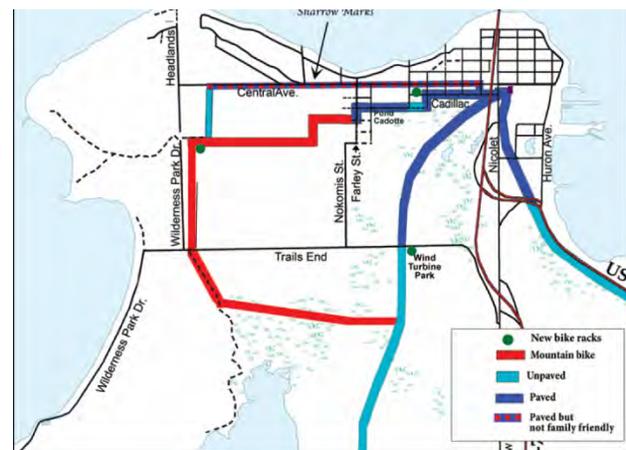
Hike and Bike Plan 2015

In 2010 the Village adopted the goal of creating a community where residents and visitors are able to walk and to bicycle with confidence, safety, and joy with paths that are scenic, educational and restful. Proposed facilities were designed to eliminate conflict with motorized vehicles and make trips more pleasant and convenient, eliminating barriers to the mobility impaired. The intent of the plan is to make bicycling and walking an integral part of the recreation and transportation systems of Mackinaw City.

Major proposals included:

1. Design a cross-town separated, multi-use loop to take riders from the Department of Natural Resources (MDNR) Trailhead to the Heritage Village, Headlands, and McGulpin Point with a return leg by an alternate route. This path would be designed to be suitable for beginning bicyclists, **Figure 6-5**.
2. Design a downtown recreational loop that will circle the downtown providing rides along the waterfront, as much as possible, based at the MDNR Trailhead and designed with feeder radii leading to Central Avenue, **Figure 6-6**.

Figure 6-4 Cross Town Loop



3. Add extensions to the downtown loop to encourage motel visitors and campground users to bicycle to the ferry docks and other tourist destinations and develop a plan for bicyclers and snowmobilers to get from the Michigan Department of Natural Resources (MDNR) Trailhead to the Mackinac Bridge transport vehicles.
4. Analyze the residential centroids and residential services in town and develop connector routes.
5. Meet with Mackinaw's Chamber and Visitor's Bureau about the possibility of packaging a week-long family bicycling vacation.

Figure 6-6 Downtown Loop



Chapter 7 Existing Land Use

Pattern of Land Divisions

As development occurs, larger tracts of land are generally broken down into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Land division patterns for the Village of Mackinaw City are discussed below and can be seen on the Existing Land Use Map, **Figure 7-1**.

Larger undivided parcels are primarily located in the southwest and south central portions of the Village, which are not currently served by municipal water and sewer. The remaining large tracts of undivided land in the Village are typically nonforested open fields, forests, or wetlands with septic and construction limitations. Slightly more than one-half of the Village's land area remains undeveloped as these large parcels. An area at the southwest corner of the Village, along Trails End Road and Wilderness Park Road, has been subdivided into 49 large lots suitable for residential development. These lots currently are not developed, perhaps because municipal services are not available.

Large lot commercial areas can be noted on South Huron, Nicolet, and North Huron just east of the Mackinac Bridge. Small lot commercial uses are found on East Central. Large residential lots, some as large as ten acres, are found in the northwest portion of the community on West Central, Valley and Ridge. Small lot residential properties in the Village are found in the older plats in the northeast and north central areas, and subdivided properties along the Lake Michigan shoreline.

Existing Land Use Statistics and Characteristics

According to the US Census, Village of Mackinaw City's land area is 3.36 square miles.

Existing land use conditions in the Village were mapped in October of 2010. The Existing Land Use Map, shown as **Figure 7-1**, illustrates the distribution of land uses within the Village. Michigan Resource Information Systems (MIRIS) land cover/use classification categories were used to map the existing land use in the undeveloped areas of the Village, while the developed areas were categorized based on the current use. Using a current parcel map as the basis, the existing land use was mapped by extensive field checking. The updated information was then computerized to produce the existing land use map and statistics.

Figure 7-2 graphically represents the percent of the Village in each land use category. **Table 7-1** presents the land use in current rank order, showing the number of acres and percent of the Village in each of the land use categories. Each land use category is discussed in detail in this chapter, not in rank order, but rather by the intensity of development.

Figure 7-1 Existing Land Use Map Mackinaw City, 2010

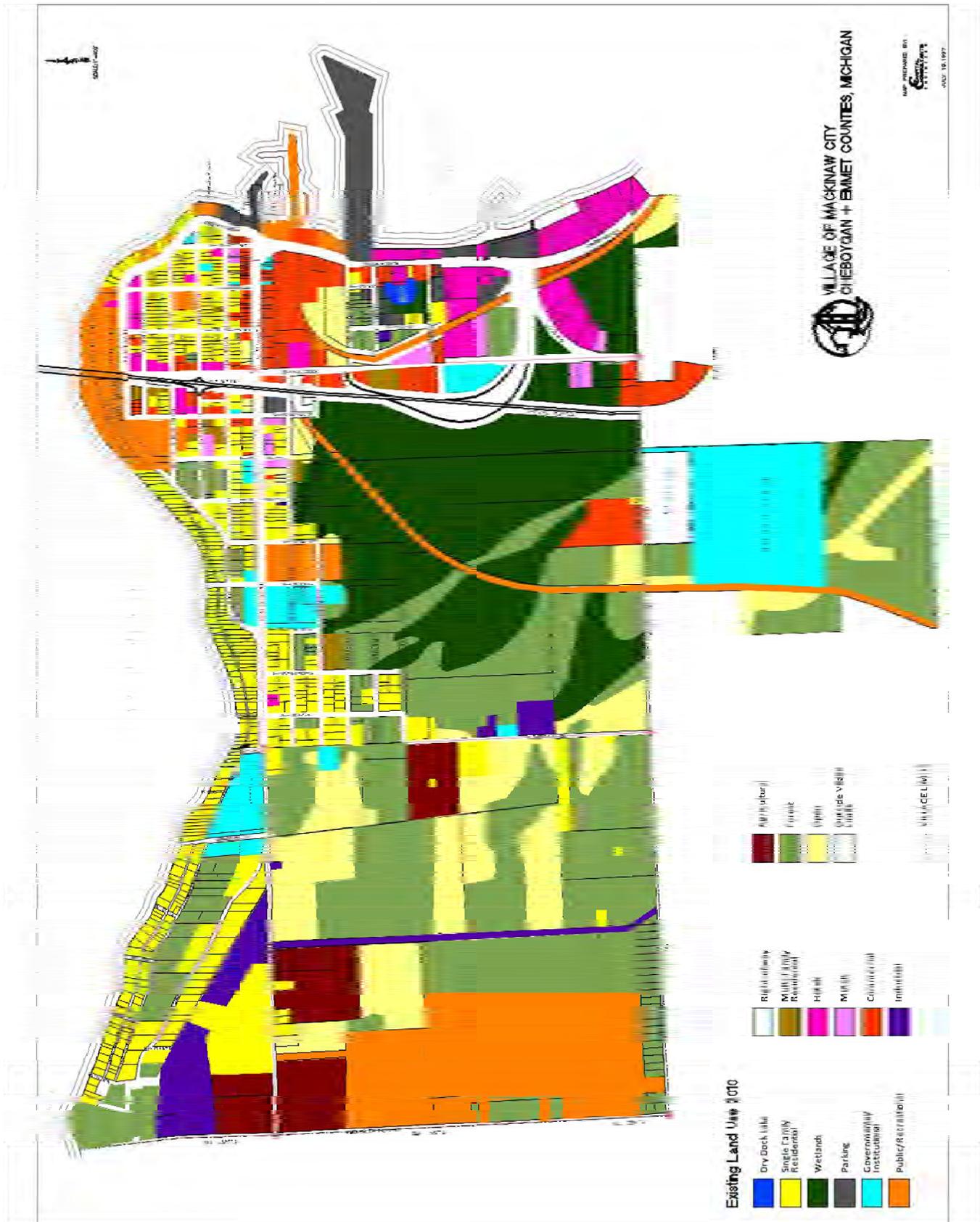
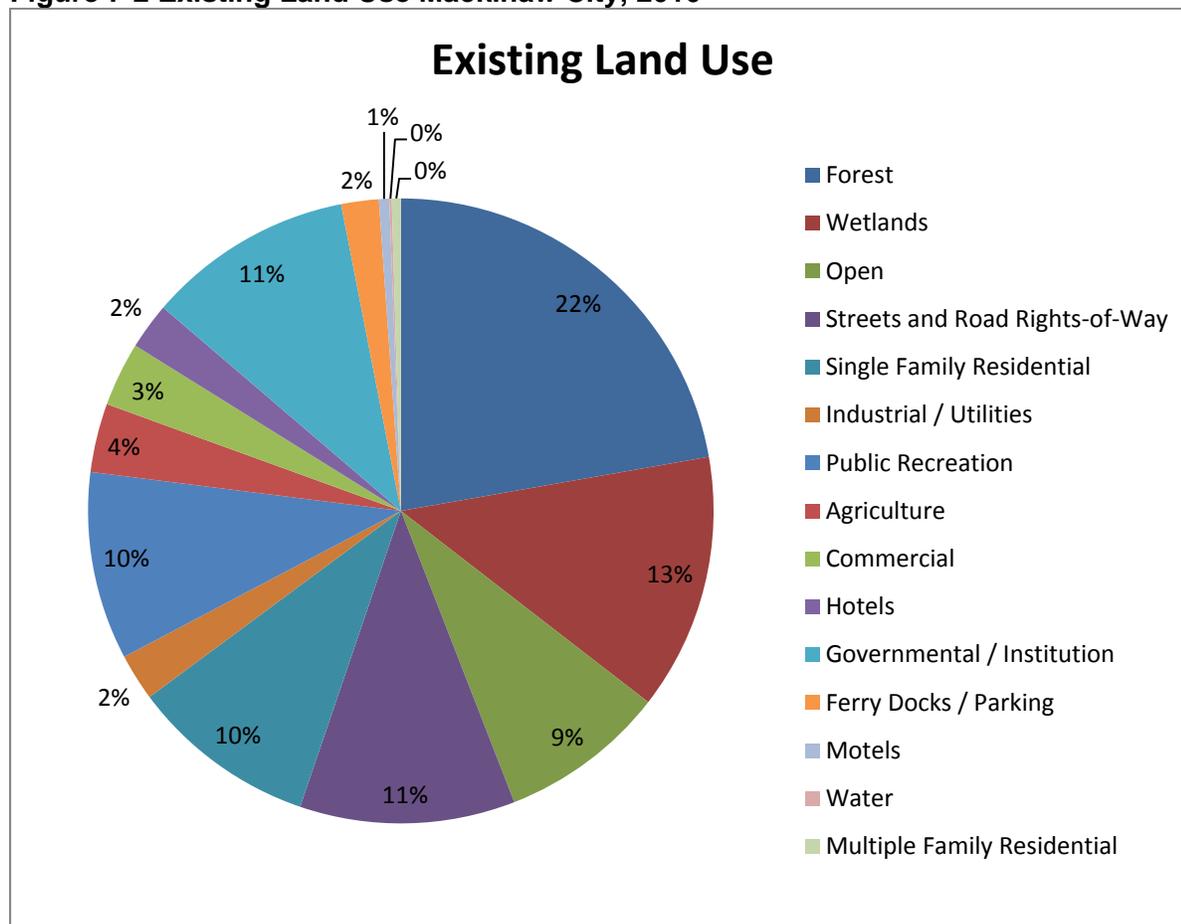


Figure 7-2 Existing Land Use Mackinaw City, 2010



Source: ROWE Professional Services Co, 2010

Streets/Rights of Way

Public streets and road rights-of-way were separated from the adjacent land uses, because they occupy such a large percent of the land area, more than 12 percent of the Village. It is important to note that a large portion of this category includes I-75 and U.S. 23 corridors, intersections, ramps and the bridge. Private roads are not shown on the existing land use map, nor are their associated land area included the streets/road rights-of-way land area acreage.

Table 7-1 Existing Land Use Statistics Village of Mackinaw City

| Land Use Category | Number of Acres | Percent of Village |
|--------------------------------|-----------------|--------------------|
| Land Use Category | Number of Acres | Percent of Village |
| Forest | 507.6 | 22.2% |
| Wetlands | 302.6 | 13.3% |
| Open | 196.6 | 8.6% |
| Streets and Road Rights-of-Way | 254.1 | 11.1% |
| Single Family Residential | 219.9 | 9.6% |

Existing Land Use

| Land Use Category | Number of Acres | Percent of Village |
|-----------------------------|-----------------|--------------------|
| Industrial / Utilities | 55.2 | 2.4% |
| Public Recreation | 222 | 9.7% |
| Agriculture | 81.2 | 3.6% |
| Commercial | 75.9 | 3.3% |
| Hotels | 54.8 | 2.4% |
| Governmental / Institution | 243.6 | 10.7% |
| Ferry Docks / Parking | 44.2 | 1.9% |
| Motels | 12.2 | 0.5% |
| Water | 2.9 | 0.1% |
| Multiple Family Residential | 10.6 | 0.5% |
| TOTAL | 2,283.4 | 100.0% |

Source: Michigan Resource Inventory System and ROWE photo interpretation, field verification and map updating. Adjustments to Forests and Governmental/Institution in 2017.

Residential

As can be seen on the existing land use map, the statistics table and the bar graph, single family residential land use occupies ten percent of the land (approximately 220 acres) in the Village, while multiple family dwelling units make up only five-tenths of one percent. Where living quarters or apartments may be attached to a commercial use, the land use category is shown as commercial, the primary use.

Commercial

Because of the importance of lodging facilities to a resort community like Mackinaw City, hotels and motels are shown as separate land use categories, while all other commercial uses are grouped together. For the purpose of this study, hotels and motels are distinguished by the number of rooms; more than 25 rooms is classified as a hotel, and 25 or less is classified as a motel. Hotels and motels make up 2.5 and 0.5 percent of the Village's land, respectively.

Lands used for other commercial purposes (restaurants, gift shops, private recreation, gas stations, banks, hardware store, etc.) comprise 3.5 percent or 58 acres of the Village area. Major commercial districts are noted on South Huron, North Huron east of the bridge, East Central and Nicolet

Public Recreation

Because public recreational land uses are so important to Mackinaw City, a land use category separate from governmental and institutional use is discussed in this chapter. Public recreational land uses include both those owned/operated by the State of Michigan, such as Colonial Fort Michilimackinac and snowmobile trails, and those Village facilities, such as the recreation complex on West Central and other Village parks. A significant addition to the stock of recreational land in the past few years has been the former railroad right-of-way for use as

non-motorized trails. Recreational land use covers 222 acres of land, or six percent of the Village land area.

Ferry Docks and Associated Parking

Mackinaw City, as well as neighboring St. Ignace, serves as locations for ferry service to Mackinac Island. Two privately operated ferry services operate out of Mackinaw City, and use nearly 44 acres for ferry docks and associated parking, making up just over two percent of the Village's land area. While recreational in nature, this land use activity is identified independent of other recreational uses, because it is privately operated and is unique to Mackinaw City and her neighbor to the north.

Governmental / Institutional

Institutional uses in the community make up only 5.6 percent (23.6 acres) of the land area. However, these facilities are important to the community and include three churches, Mackinaw City School, Cemetery, Library, Post Office, Senior Citizen Center, Chamber of Commerce, Tourist Bureau, State Park offices and Women's Club.

Industrial / Utilities

Commercial storage facilities associated with the ferries and restaurants are located inside the Village boundaries. Public utilities are also counted in this category, including Consumers Energy power substation and associated lines in the northwest sector of the Village and the municipal wastewater treatment facility. A detailed discussion of the Village utilities is provided in Chapter 4, Community Services and Facilities. Additionally, the wellheads and lift stations are considered utilities, but due to the physical size in any one location they do not show on the land use map. For location information on these facilities, see the Municipal Water System (**Figure 4-2**) and Municipal Sanitary Sewer System (**Figure 4-3**). Industrial uses and utilities make up 8.24 percent of the land area.

Open

The nonforested land category consists of undeveloped herbaceous open and shrub land or lots. As shown in Figure 7-1, over 9 percent or approximately 197 acres of the Village is in the open category. Open lands are found generally on the west site of the community.

Wetlands

Wetlands include land that has sufficient water at, or near, the surface to support wetland or aquatic vegetation. These areas are commonly referred to as swamps, marshes and bogs. The identified wetland areas also include areas which support lowland hardwoods and conifers, such as northern white cedar, willow and aspen species, as well as lowland brush and grasses. Wetlands are generally located in the south central portion of the Village, just west of I-75. The wetlands category is the second largest land use category and comprises nearly 14 percent of the Village area. The importance of wetlands is discussed in Chapter 3, Natural Resources.

Forest

The forest is the single largest land use category, accounting for nearly 30 percent (628 acres) of the Village, predominantly located in the southwest regions of the Village. These forests include upland hardwoods and conifers, such as beech, maple, white pine and red pine.

Agriculture

Agricultural land uses represent 3.7 % of land in the Village and consist of a few uses located on the western end of the Village.

Water

Dry Dock Lake is a small body of water (2.9 acres) located west of Huron Avenue.

Chapter 8 Economic Development

In 2005 an Economic Assessment & Restructuring Program was developed for the Village of Mackinaw City. The study was prepared by The Chesapeake Group, Inc. under contract to the Village, under the direction of the Economic Development Commission. The EDC is currently engaged in an economic planning process with the assistance from NEMCOG.

The plan identified the major areas of existing and future economic development in the Village:

- ◇ Tourism
- ◇ Attraction of multi-county/"regional" serving retail activity
- ◇ Research and development and related light manufacturing, utilizing the area's natural resources, including but not limited to the creation of a potential "incubator", with a higher education component.
- ◇ Energy development, including bio-mass, wind and other environmentally sensitive alternatives.
- ◇ Home based business activity, including crafts and those employing technology.

The specific recommendations of the study are:

1. An entrepreneurial/apprenticeship program
 - a. Recruitment of "new ownership" can be effectuated through community's colleges, vocational and technical schools, and other colleges throughout Michigan or even a larger multi-state area.
 - b. Current owners can also identify current employees with potential
 - c. The "training" process
 - ▶ Certain required business curricula courses
 - ▶ An internship with introduction and at least part-time work while attending school or training
 - ▶ An apprenticeship of 1 to 3 years working and learning in the business
 - ▶ Purchase, with previous ownership staying on for 1 to 2 years
2. Facilitation of sale from willing property to willing business owner
 - a. The interaction should be coordinated by the Chamber of Commerce
 - b. The activity involves
 - ▶ Contacting both parties
 - ▶ Coordinating an initial discussion or meeting
 - ▶ Expressing interest
 - ▶ Follow up with assistance as needed, but at least maintaining contact with both parties
 - ▶ "Trouble shooting" as needed
3. Facilitation of the expansion of existing businesses
 - a. Facilitating the expansion of existing businesses differs little from the above
 - b. The Chamber of Commerce should coordinate with the Village to assist with attempts to keep businesses within the Village boundaries
4. Expansion of the season
 - a. Expanded marketing

- b. The process could and should be facilitated through the Visitors' Bureau and staff support should be sought from that entity as well
 - c. Enhanced linkages to winter activity
 - d. Bus trips could be organized and initiated to strategic activities during the day in much the same manner that in-season visitors leave Mackinaw City and return to stay overnight at present
 - e. Promotional packages could be designed to target a range of activities and lengths of stay
 - f. Promotional packages could largely be promoted via the internet
 - g. Creation of additional anchor activity
 - h. A resort
 - ▶ The resort concept could take time and potentially morph from a "condo/hotel" facility.
 - i. A family entertainment center, focused on youth, education and fun experience. One such opportunity would be to recruit an institution like "WannadoCity".
 - j. Expanded residential development
 - k. Exploring alternative energy sources and use in facilitating favorable winter environmental conditions downtown
 - l. Enhancing pedestrian activity could come from landscaping improvements that provide better protection from wind
 - m. Mackinaw City seek a pilot effort to determine feasibility and costs for installation of a system that would be linked to on-site alternative energy production, utilizing either wind, fuel cell, or both technologies
5. Expansion of the range of housing for senior citizens
- a. Zoning bonuses and waivers should be explored to foster such activity.
6. Pursuit of compatible housing
- a. This should focus more on assuring that ordinances do not create hardship
 - b. The development process is smooth
 - c. Attitudes of boards, etc. indicate the desire to grow, welcoming complementary housing, and facilitating not hindering the review process
7. Positioning the Village as the hub of the tri-county region
- a. The identification of appropriate sites
 - b. The recruitment of quality development interests to facilitate development
8. Pursuit of six defined R & D broad areas of research
- a. Pursuit of six broad areas
 - ▶ Invasive species
 - ▶ Natural resources
 - ▶ Biomass
 - ▶ PCB and other clean-up
 - ▶ Animal cognition
 - ▶ Other alternative energy
 - b. Two tools for expanding research and development
 - ▶ Directly recruit individual companies through a coordinated, continual process
 - ▶ Form a partnership or consortium that has economic development implications to Mackinaw City beyond R & D because of the incorporation of higher education institutions. One or more of the colleges or universities associated with research

already in the upper part of Michigan could be the catalytic entity in partnership with the Village.

9. The development of a consistent business recruitment process
 - a. The establishment of a recruitment process has broader purposes including the recruitment of:
 - ▶ Research entities
 - ▶ Commercial entities
 - ▶ Housing developers
 - ▶ Commercial developers
 - ▶ Artisans and craftspeople.
 - ▶ New year-round anchor activity.
 - b. Decide who will administer and provide staff support for the recruitment effort in general
 - c. Develop marketing materials oriented toward the types of entities to be solicited
 - d. Obtain the ability to reproduce the materials on demand internally
 - e. Develop lists of those to be solicited
 - f. Develop a set schedule for phasing of the recruitment process so that the work load is distributed over time
 - g. Establish a funding mechanism to ensure that the effort is continual
 - h. The marketing activity associated with recruitment would include:
 - ▶ Distribution of developed materials
 - ▶ Follow-up contact
 - ▶ Establish relationship with landlord, or property owner, or other appropriate party
 - ▶ Preparation of Request for Qualifications and Proposals, review and evaluation of the responses, and establishment of the relationship (such as between the development interest and the Village, or the developer and private property owner)
 - ▶ Continue follow-up, acting as an “ombudsman” for the process
 - i. The formation of an Economic Development Capital Fund be explored for this use as well as other economic development activity
10. Creation of incubator space
 - a. The needs for the incubator space are defined as including:
 - ▶ 10 spaces for labs or related activity with direct linkage to additional office spaces of about 1,500 square feet
 - ▶ Have a shared conference room and reception area, consisting of about 1,250 square feet
 - ▶ Outdoor areas that can be isolated from each other
 - b. The incubator could be limited to R & D activity or include other professional activity as well
11. Establishment of home-based business activity
 - a. The Village must ensure that its development regulations and zoning not just allow but support and facilitate appropriate home-based activity
 - b. Each of the businesses should or are likely to be required to obtain an occupational license and pay business taxes
 - c. An aggressive marketing campaign should occur to announce and educate potential home-business owners of the advantages to living and working in Mackinaw City. This can be a managed campaign, structured over time to include, but not be limited to
 - ▶ Partnering with realtor groups
 - ▶ Attendance at Michigan franchise shows
 - ▶ Awareness advertising throughout the State of Michigan

- ▶ Public relations news releases
 - d. One unique niche within the home-based context that can effectively be promoted through cooperative marketing efforts is in the artist and crafts arena. Pursuit of this niche would flourish if:
 - ▶ Marketing were cooperative and collective among the artisans, with and through one entity(existing or to be established)
 - ▶ Marketed via the internet and catalogue(the latter existing or formed)
 - ▶ Item not mass marketed, but limited in numbers as a “collectible”
 - ▶ Signed and numbered by the artisan when and if appropriate
12. Other critical suggestions
- a. Technology availability; free Wi-Fi throughout downtown and potentially the entire Village should be pursued
 - b. Focus on positives
 - c. Increased promotion of non-water outdoor activity
 - d. Enhanced dialogue, communication and avoid duplication of efforts between Village, Tourism Board, and Chamber of Commerce should be sought

Chapter 9 Community Sustainability

The concept of sustainable development arose out of the knowledge that the economic growth throughout the world over the past 100 years has been based on the consumption of natural resources that were not renewable, or at least not renewable at the increasing rate the world's population was consuming them. Sustainable development became a movement to encourage individual communities to recognize their role in this process and to adjust their plans to reduce their impact on these resources.

The United Nations defines sustainability as:

“A sustainable society meets the needs of the present without sacrificing the ability of future generations to meet their own needs”.

The American Planning Association (APA) report “A Planners Guide to Sustainable Development” lists four key characteristics of sustainability

1. Inter and intra-generational equity
2. Protecting and living within the natural carrying capacity of the natural environment
3. Minimization of natural resource use
4. Satisfaction of basic human needs

The purpose of this chapter is to review the current characteristics of the Village of Mackinaw City's development and identify policies and practices that could make future development more sustainable.

The presidential report “Sustainable America” recommends the following strategies for local communities to promote sustainability:

1. **COMMUNITY-DRIVEN STRATEGIC PLANNING** - Create a community-driven, strategic planning process that brings people together to identify key issues, develop a vision, set goals and benchmarks, and determine actions to improve their community.
2. **COLLABORATIVE REGIONAL PLANNING** - Encourage communities in a region to work together to deal with issues that transcend jurisdictional and other boundaries.
3. **BUILDING DESIGN AND REHABILITATION** - Design and rehabilitate buildings to use energy and natural resources efficiently, enhance public health and the environment, preserve historic and natural settings, and contribute to a sense of community identity
4. **COMMUNITY DESIGN** - Design new communities and improve existing ones to use land efficiently, promote mixed-use and mixed-income development, retain public open space, and provide diverse transportation options
5. **COMMUNITY GROWTH MANAGEMENT** - Manage the geographical growth of existing communities and siting of new ones to decrease sprawl, conserve open space, respect nature's carrying capacity, and provide protection from natural hazards
6. **CREATION OF STRONG, DIVERSIFIED LOCAL ECONOMIES** - Apply economic development strategies that create diversified local economies built on unique local advantages to tap expanding markets and technological innovation
7. **TRAINING AND LIFELONG LEARNING** - Expand and coordinate public and private training programs to enable all people to improve their skills to match future job requirements in communities on a continuing basis

8. ENVIRONMENTAL ECONOMIC DEVELOPMENT - Capitalize upon economic development opportunities from businesses and industries that target environmental technologies, recycling, and pollution prevention to create jobs.
9. REDEVELOPMENT OF BROWNFIELD SITES - Revitalize brownfields -- which are contaminated, abandoned, or underused land -- by making them more attractive for redevelopment by providing regulatory flexibility, reducing process barriers, and assessing greenfield development to reflect necessary infrastructure costs.

This chapter shall review current planning and development systems of the Village of Mackinaw City for consistency with these recommendations.

Community Driven Strategic Planning

The Village of Mackinaw City's governmental structure places a premium on citizen participation. The planning process has been supported by a series of specialized reports on the economic development, recreation and walkability among other topics. In turn, these reports were the result of committees composed of Village residents and property owners. Continued involvement of citizens through these committees and through a transparent planning process should be supported.

Collaborative Regional Planning

The Village of Mackinaw City is unusual in the fact that it is split between two counties (and two townships), making intergovernmental cooperation even more challenging than in other communities. The Village works cooperatively with the townships as well as the counties. This plan includes proposals to increase the cooperation between the Village and surrounding jurisdictions, including procedures for notification of future rezonings and other significant developments.

Building Design and Rehabilitation

This plan recognizes the importance of the Village of Mackinaw City's historical and natural resources. Goals and objectives have been established to preserve those resources in the development of new buildings and the rehabilitation of existing buildings.

Under Michigan Law, the Village of Mackinaw City is restricted from requiring building codes different from that established by the state. However, it may provide incentives for developments that exceed those standards. Leadership in Energy and Environmental Design (LEED) is an internationally recognized green building certification system established in 1998, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. The Village may wish to incorporate development bonuses into the zoning ordinance for buildings or overall developments that achieve LEED certification. In addition, the Village may incorporate LEED recommended site improvement standards such as pervious surfaces and other low-impact design features to reduce stormwater run-off.

Community Design

The value of access to the lake shore has promoted a very dense land use pattern along that portion of the Village fronting the lake and the commercial property immediately adjacent to it. Parts of the Village further from the shoreline have been developed at lower densities. In some

areas this has been due to a lack of sanitary sewer, requiring densities low enough to support on-site septic systems. Promotion of future development of these areas at higher densities will be dependent on the availability of the necessary infrastructure.

The Village's existing land use patterns are generally characterized by a separation of land uses. Some mixed use development has occurred and local zoning regulations allow for some types of mixed use developments, but incentives to encourage future mixed use projects, including retrofitting of existing development may be appropriate

When seasonal residents are included, the income mix of individuals and households in the Village is quite large. These include those working in the hotels and other seasonal businesses as well as households that are owned by summer residences in the Village. A key element of the plan is to ensure adequate housing for all residents, both year-round and seasonal.

The Village includes many open spaces. These include the existing network of parks as well as open space in private and government hands. This plan promotes developments that incorporate open space, particularly environmentally sensitive areas within the community.

Although residents and visitors to the Village rely primarily on private automobiles for travel around the community, recent efforts have been made and continue to expand non-motorized trails and complete street concepts within the Village. Expansion of this system will reduce dependence on automobiles and improve the health of residents and visitors by providing opportunities for exercise.

The community currently relies on a mix of renewable and non-renewable energy sources. These include electricity generated by wind energy. Taking advantage of the traditionally strong winds coming off the lake, in 2001 two wind turbine generators were installed in the Village at the Wastewater Treatment Plant. Together they generate enough electricity to power about 600 homes for a year. The turbines are privately owned and power is sold from the generators to Consumers Power Company and distributed to customers throughout Michigan.

Community Growth Management

As noted previously, the majority of current development in the Village is clustered along the lakeshore and the Village downtown. Development outside of these areas is less dense and interspersed with large tracts of undeveloped land, including areas of wetlands and woodlots. Future development in these areas are currently planned to provide primarily for low density residential and industrial development. Extension of utilities is anticipated to occur only as needed. This is an area where the Village can encourage cluster development to increase density while conserving open space.

Creation of Strong, Diverse Economies

The Village and its Economic Development Corporation and Downtown Development Authority are working on efforts to expand the area economy beyond seasonal tourism, which currently dominates economic activity. An Economic Assessment and Restructuring Program study was prepared for the EDC in 2005 which recommended efforts to diversify the economy. Recommendations included efforts to grow and recruit businesses involved in a range of research and development activities related to invasive species, natural resources, biomass and other alternative energy, environmental cleanup and animal cognition.

Training and Lifelong Learning

Current educational opportunities in the Village are limited to the Mackinaw City Public Schools. North Central Michigan College is a community college in Cheboygan and Petoskey. Kirtland Gaylord M-Tech Center and the University Center Gaylord are nearby in Gaylord along with the Moran Ironworks Welding School in Onaway. Lake Superior State University is the closest four year university located in Sault Sainte Marie, Michigan. The Economic Assessment and Restructuring Program study referenced above recommends investment in programs to promote entrepreneurship and increase business skills as well as potential partnerships between regional colleges and research facilities. Additional training and lifelong learning opportunities are also available to residents “on-line”. This concept has been pursued by forming a partnership with Kalamazoo Community College’s Wind Turbine program to work on the turbines and receive classroom instruction both in Kalamazoo and in Mackinaw City.

Environmental Economic Development

As mentioned previously, the Economic Assessment and Restructuring Program study recommends efforts to grow and recruit businesses involved in research and development of biomass and other alternative energy sources. The report notes the Village’s location as a benefit in developing work on forest floor and blue green algae derived biomass and its involvement in wind energy as an advantage in attracting businesses involved in that industry.

Redevelopment of Brownfields

The Village established a Brownfield Authority to assist in the redevelopment of potential brownfield sites in the community. The authority will assist in the redevelopment of sites by allowing for the capture of tax revenue through tax increment financing that can be used to “write-down” the cost of environmental remediation of sites and make them competitive with “greenfield” sites

Chapter 10 Community Character / Sense of Place

Introduction

The assets that make a community feel like home; that make it a unique place to explore and that make it a vibrant destination help to define its community character and unique sense of place.

Community character and a unique sense of place are essential elements of the “Tenets of Smart Growth”.

Community surveys and visioning workshops conducted as part of the master plan process identify that the Village’s community character and its unique sense of place are valued highly by residents, visitors and business owners.

The following is a list of assets that help define Mackinaw City’s character and sense of place:

- ◇ Beautiful waterfront views of the Mackinac Bridge, Straits of Mackinac, Lake Michigan, Lake Huron, Mackinac Island, Round Island, Bois Blanc Island, and Upper Peninsula shore line.
- ◇ Safe Community- According to the FBI Crime Database Mackinaw City has one of the lowest crime rates not only in MI but for the entire United States.
- ◇ Michigan Department of Education school system report card grade varies yearly.
- ◇ Vibrant Business Districts with over 120 unique shops, restaurants, a brewery, 2,312 hotel rooms, 50 Waterfront Condo units, over 1,000 campsites and 2 B&Bs.
- ◇ “Walkability features”- 4 miles of concrete paver sidewalks, dozens of flower planting areas, over 200 decorative streetlights, unique street furniture and distinctive places for people to enjoy the community
- ◇ Award winning Streetscape Corridors
- ◇ Major Historic and Cultural Attractions
- ◇ Community festivals and special events
- ◇ Community and State Marinas
- ◇ Pristine natural environment
- ◇ Cleanliness
- ◇ Community art
- ◇ 14 public parks, recreation center, beaches and recreation programs
- ◇ Hiking and biking
- ◇ Water access
- ◇ Quaint residential neighborhoods
- ◇ Community Volunteerism
- ◇ Architecture and design elements
- ◇ Alternative energy and sustainability
- ◇ High quality of life
- ◇ Year round activities
- ◇ Native American culture and the Odawa Casino
- ◇ Locally owned and operated businesses
- ◇ Complete business service
- ◇ The Headlands International Dark Sky Park

The Village acknowledges the importance of community character and a unique sense of place in maintaining a vibrant community. The challenge moving forward will be to protect the assets that make the Village a wonderful place to live, visit and conduct business while establishing goals and objectives that will allow for continued improvements to physical design and walkability, support economic growth, spur entrepreneurship, encourage diversity, utilize technology, develop transportation opportunities and continue with green initiatives and sustainability efforts.

Chapter 11 Community Goals and Policies

The purpose of this chapter is to set forth Mackinaw City's goals and policies to guide future development. In developing community goals and objectives, it is important to analyze existing community characteristics, such as: social and economic features, environmental resources, available services and facilities, and existing land use. In addition to examining existing characteristics, several important tools in the development of community goals and objectives were utilized during the planning process, including: identifying community assets and problem areas, reviewing the goals of existing community plans, and seeking public input from the community.

Preserve Village Character

Goal 1: Maintain and enhance the Village's distinctive character and sense of place

Objectives

- ▶ Develop design standards that promote development that is consistent with the style, bulk and setback of existing buildings
- ▶ Establish regulations to permit development of private property while protecting important view-sheds of the water front and other identified areas
- ▶ Review buffering requirements to shield incompatible uses from the Village's main thoroughfares and adjacent land uses
- ▶ Promote development that respects the scale and pedestrian orientation of the Village
- ▶ Develop a comprehensive "way finding" signage program to direct motorists, pedestrians, cyclists, and snowmobilers to major areas of interest within the Village
- ▶ Continue the development and maintenance of streetscape corridors within the Village that improve landscaping, provide community art opportunities, provide places for people to sit and enjoy the community and meet with visitors and neighbors
- ▶ Continue to support the concepts outlined in the Village's Hike and Bike Plan to provide biking and walking opportunities, to include the construction and upkeep of sidewalks, within the Village and surrounding areas; complete research and development of complete street concept.
- ▶ Continue landscape and signage improvements that improve the appearance of community gateways; discuss with Michigan Department of Transportation (MDOT) the ability to complete landscaping improvements along I-75 exit points
- ▶ Study the feasibility of "round-a-bouts" at the east end of Central and at the Nicolet and Central intersection

Goal 2: Strengthen the social and civic characteristics that make the Village an attractive community in which to work, live and visit

Objectives

- ▶ Continue partnerships with nonprofit community organizations to plan, promote, and implement community events and festivals
- ▶ Promote opportunities for volunteerism within the community
- ▶ Promote public participation in the preparation and review of Village plans

Goal 3: Promote the historic character of the Village

Objectives

- ▶ Identify areas of the Village to determine historic importance

- ▶ Support private efforts at preservation of historical structures and sites
- ▶ Evaluate public improvements for their impact on adjacent historical areas

Residential Development

Goal 1: Create a range of housing opportunities and choices for residents of the Village

Objectives

- ▶ Ensure an adequate supply of property that is properly zoned for various densities and types of residential development
- ▶ Promote integration of residential use into multi-use developments through Planned Unit Developments
- ▶ Review standards for employee dormitories/housing
- ▶ Provide housing opportunities for all economic income levels

Goal 2: Preserve the structural integrity and appearance of existing homes

Objectives

- ▶ Maintain proper code enforcement and continual review of property maintenance codes to address issues as they arise
- ▶ Provide funding for improvements to homes through involvement in federal and state housing rehabilitation programs

Goal 3: Ensure that all new development is of a high quality in design, materials and construction

Objectives

- ▶ Promote development that reflects the Village's small town character
- ▶ Require preservation of open space where appropriate to preserve natural features including wetlands, floodplains and scenic views
- ▶ Establish appropriate architectural and landscape standards for new development and redevelopment projects

Goal 4: Provide adequate infrastructure to support a high quality of residential life

Objectives

- ▶ Incorporate pedestrian infrastructure, such as sidewalks, that links residential areas with the downtown, parks and adjacent neighborhoods
- ▶ Promote appropriate infill of vacant areas within residential neighborhoods

Goal 5: Protect single family residential uses from off-site impacts of surrounding uses

Objectives:

- ▶ Establish requirements for adequate buffering of non-residential uses in residential areas.
- ▶ Provide for adequate buffering of, or transition between, commercial and industrial areas and residential neighborhoods
- ▶ Prohibit incompatible uses from residential areas, while allowing for a mixture of uses in appropriate areas that supports economic vitality

Goal 6: Protect the residential character of neighborhoods

Objectives:

- ▶ Review setback and height standards to determine that standards reflect and protect the character of neighborhoods

Business and Commercial Development

Goal 1: Promote a mix of business and commercial uses that provide greater year round economic activity

Objectives

- ▶ Review zoning regulations to ensure that provisions to promote mixed use are appropriate.
- ▶ Evaluate parking limitations to residential development within the commercial areas.
- ▶ Consider development bonuses as a strategy to encourage commercial uses with a lower lease rate threshold for housing.
- ▶ Evaluate parking standards to determine parking ratio needed for various commercial uses recognizing the availability of existing on-street parking and shared parking.
- ▶ Review the use of Planned Unit Developments (PUD's), overlay zones, and/or formed based codes to protect and enhance existing commercial areas.
- ▶ Protect existing commercial areas by discouraging unnecessary sprawl in the Village and surrounding townships.

Goal 2: Continue to emphasize the pedestrian and bicycle orientation of the Village commercial areas

Objectives

- ▶ Limit auto oriented businesses to commercial districts near I-75.
- ▶ Evaluate future development proposals for their connection to the existing pedestrian and trail network.
- ▶ Continue investment in sidewalk, trailway, and streetscape improvements that enhance the pedestrian and bicycle experience.
- ▶ Promote the development of businesses in the downtown area close to the sidewalk to support the standards of a "Walkable Community".

Goal 3: Continue to reinforce the Village's sense of place

Objectives

- ▶ Coordinate planning for unified parking walkways signage and streetscape design and location
- ▶ Evaluate development based on impacts to community character and viewsheds.

Goal 4: Provide opportunities for new commercial development in a manner that recognizes the overall character of the area

Objectives

- ▶ Support development that promotes the use of quality materials and promotes the community's character as a pristine waterfront community.
- ▶ Support development of businesses that build on the area's natural features, summer and winter opportunities.

- ▶ Support development that promotes economic sustainability, environmental sustainability, economic diversity, acknowledges the Village's community character and creates opportunities for the citizens and visitors of the Village.

Goal 5: Protect and enhance the Village's existing commercial development

Objectives

- ▶ Review zoning requirements to assure uniform quality of development/ redevelopment and promote an efficient and streamlined review process.
- ▶ Review existing zoning standards to determine the tools available to encourage improvement and redevelopment of existing commercial areas within the Village.

Industrial Development

Goal 1: Encourage industrial developments that are diverse, clean and are complementary to the Village's cultural, historic, and natural character.

Objectives

- ▶ Rezone and market Village owned property for complementary industrial development.
- ▶ Prepare plans for development and funding of site improvements through Community Development Block Grant (CDBG) provisions.
- ▶ Promote the Village's quality of life to attract industries and businesses.
- ▶ Pursue the recruitment of industry and businesses that complement the Village's existing visitor economy and protect the Village's character and sense of place.

Goal 2: Protect industrial development from encroachment of incompatible land uses

Objectives

- ▶ Provide adequate setbacks from industrial uses based on the uses off-site impacts.
- ▶ Identify potential industrial sites and zone them for industrial uses
- ▶ Coordinate future capital improvement planning to provide necessary infrastructure to future industrial sites.

Parks and Recreation

Goal 1: Provide park and recreational opportunities for residents of all ages and abilities

Objectives

- ▶ Ensure adequate barrier-free access to all parks with an emphasis on waterfront parks
- ▶ Improve non-motorized connections to the parks
- ▶ Establish dog-friendly parks
- ▶ Expand year-round family-oriented youth and senior citizen activities and amenities to the parks and recreation system
- ▶ Reinvent, rename, redefine, and if necessary renovate the recreation center
- ▶ Continue development of the Heritage Village/Nature Park
- ▶ Establish a parks and recreation board

Goal 2: Incorporate natural features into recreational facilities

Objectives

- ▶ Identify and protect open space and natural features in existing parks
- ▶ Identify open space and natural feature for possible incorporation into the park system

- ▶ Study the feasibility of the development of a boardwalk along the Village's waterfront
- ▶ Provide opportunities for future developments to connect natural features to the Village's "green infrastructure" through a village greenway

Goal 3: Provide access to the lake

Objectives

- ▶ Continue to seek waterfront land for additions to the public park system
- ▶ Establish and communicate clear guidelines for beach cleaning so that they are enjoyable and protect the natural features as required by environmental laws.

Goal 4: Use Village park facilities as a method of enhancing community character

Objectives

- ▶ Enhance facilities and aesthetics of existing parks
- ▶ Promotion of tree plantings within the Village parks and streets
- ▶ Continue with tree inventory updates and utilize designation as a Tree City to raise awareness of their importance in beautification of the Village and long-term health of our environment
- ▶ Develop policies that preserve valuable natural and cultural assets that are either already in the park system or in need of acquisition as a park

Goal 5: Promote Village recreation programs and facilities

Objectives

- ▶ Establish a marketing campaign to communicate the recreational assets to the target audiences of residents of all ages, visitors and business owners.
- ▶ Expand the parks system to include blueways/water trails and develop maps and web links to market these amenities.
- ▶ Build partnerships with other local units of government, agencies, organizations and businesses to provide recreation facilities and programs to residents and visitors.

Natural Resources

Goal 1: Protect sensitive natural resources from inappropriate development

Objectives

- ▶ Require natural feature inventories for new developments near sensitive natural resource areas
- ▶ Establish setbacks from natural features including wetlands
- ▶ Limit density of development permitted with environmentally sensitive areas
- ▶ Consider potential for groundwater contamination as part of rezoning and special use decisions

Goal 2: Enhance future development through incorporation of natural features.

Objectives

- ▶ Link natural features and open spaces to create a greenway system
- ▶ Encourage development that preserves open space and lake views

- ▶ Establish landscape standards that encourage the use of vegetation that compliments existing natural areas

Goal 3: Preserve open spaces, viewshed, natural beauty and critical environmental areas

Objectives

- ▶ Identify sensitive environmental areas and viewsheds and target them for public purchase or establishment of private conservation easements
- ▶ Establish standards that minimize disruption of natural site topography and drainage
- ▶ Incorporate incentives for open space and view-shed preservation into zoning and subdivision control requirements

Goal 4: Increase public awareness of environmental impacts of development

Objectives

- ▶ Educate landowners on techniques for reducing nutrient run-off and erosion from everyday activities
- ▶ Educate landowners on appropriate landscaping in areas adjacent to the lakeshore and other environmentally sensitive areas

Public Utilities and Services

Goal 1: Maximize the Village's current investment in the municipal infrastructure

Objectives

- ▶ Direct future development to areas with existing adequate infrastructure
- ▶ Loop existing water mains to improve pressure and water quality

Goal 2: Coordinate future expansion of utilities

Objectives

- ▶ Develop long range plans for extension of water and sewer into unserved areas and integrate into the Village capital improvement plan
- ▶ Evaluate future development plans for conformance with long range utility plans
- ▶ Identify future funding options, including future economic development projects, for expansion of water and sewer facilities

Goal 3: Provide the level of community services necessary to support a high quality of life for residents

Objectives

- ▶ Identify opportunities for sharing community services with adjacent municipalities, the county, state and non-profit organizations.
- ▶ Evaluate future development proposals for impact on the capability of existing services to meet the increase in demand

Intergovernmental and Public/Private Collaboration

Goal 1: Promote cooperation with adjacent municipalities and the county to promote regional development

Objectives

- ▶ Actively participate in review of master plans of adjacent municipalities and the county
- ▶ Promote policies that direct development to those jurisdictions with the capability to provide the necessary infrastructure support and minimize duplication of services
- ▶ Promote joint training with adjacent municipalities and the county on issues such as growth management and resource protection

Goal 2: Coordinate review of proposed development with adjacent municipalities

Objectives

- ▶ Establish formal process to submit proposed rezonings, site plans and other appropriate review for comments by nearby governmental units
- ▶ Cooperate with adjacent municipalities to review development requirements and capital improvement plans and eliminate unnecessary conflicts or differences in requirements

Goal 3: Encourage community and stakeholder collaboration

Objectives

- ▶ Provide opportunities for stakeholders and developers to collaborate in development of master plan updates
- ▶ Provide for opportunities for informal discussions by developers and stakeholders during development review through a citizen participation ordinance
- ▶ Draft a comprehensive public participation plan that identifies interested and affected stakeholders and their unique communication needs encompassing all planning processes. The plan should serve as the Village's best practices for obtaining public input.

Transportation

Goal 1: Maintain an effective street system

Objectives

- ▶ Plan for future expansion with adequate right-of-way and setbacks
- ▶ Establish access management standards to maintain street capacity and minimize traffic conflicts
- ▶ Maintain street inventory and asset management program
- ▶ Evaluate the traffic impact of future large projects as part of site plan review process

Goal 2: A non-motorized and recreation trail network linked to a regional trail system

Objectives

- ▶ Continue to implement the Village's Hike and Bike plan and integrate complete street concepts into transportation projects
- ▶ Develop links between schools and residential areas to promote safe routes to school and between neighborhoods
- ▶ Continue efforts to connect Village trails to regional networks
- ▶ Implement recommendations from Walkability Audit
- ▶ Require sidewalks and/or trails to be incorporated into projects where appropriate and maintain residential and commercial districts

Goal 3: Maintain inter-city transportation connections

Objectives

- ▶ Promote convenient access to existing bus and regional transit service
- ▶ Continue to integrate ferry service facilities into the commercial shoreline development.

Goal 4: Adequate parking facilities

Objectives

- ▶ Review existing parking standards to determine proper parking ratios for districts and development uses
- ▶ Encourage use of shared parking for new uses and redevelopment of existing sites
- ▶ Continue to evaluate development to ensure adequate off-street and/or on-street parking is available to include a multi-story public parking facility
- ▶ Identify opportunities for Village and private partnerships in providing necessary parking

Government

Goal 1: Develop a diversified tax base to fund local government

Objectives

- ▶ To reduce property taxes making the Village more attractive to business and homeowners
- ▶ To diversify the Village's tax base by creating new funding sources. New revenue sources could include license fees on ferry boat operators, local option income tax on earned income within the Village limits, and a 3% increase in the innkeepers tax with that increase going to the Village's general fund. As new funding sources are established property taxes should be reduced with the goal of reducing property tax support of Village services to school funding and general obligation bonds. Such actions would alleviate some of the financial stresses coming from the continued erosion in the number of properties paying property tax

Goal 2: Consider reclassification of the Village of Mackinaw City from a village to a city.

Objectives

- ▶ To reorganize local government to be broader based, more participatory, and better able to serve business and residents. More bang for the buck.
- ▶ As part of the Village's reorganization the Village should consider annexation of Mackinaw and Wawatam Townships in to the new city of Mackinaw City. Such annexation would match city boundaries and encompass business and residential developments with the actual "community "of Mackinaw City. The purpose of annexation would be to more efficiently offer governmental services to all residents and businesses of the new all-encompassing Mackinaw City and at the same time broaden the base of tax payers participating in providing those services.

Chapter 12 Future Land Use Recommendations

Introduction

One of the most important parts of a Master Plan are the future land use goals. This discussion includes a review of current ways land is being used, goals for how land should be used in 20 years with graphic representation of these future land uses in the future land use map. These goals should be adhered to when changes in local ordinances are contemplated. These goals are not laws, but they guide the creation of those laws. The most direct relationship this Master Plan has in determining local laws is between this chapter, Future Land Use, with the zoning ordinance, which is the law that most directly impacts land use. State laws require that municipalities with a zoning ordinance have a Master Plan in place to guide the implementation of a zoning ordinance.

Obviously nobody can predict what will happen in the next 20 years. This vision and, hence, this Master Plan should be amended as changes occur in the Village that significantly alter the availability of services, traffic patterns, surrounding land uses, regional and national market changes, or shifts in community goals.

The future land use map was developed with consideration for community goals, as developed during a variety of public input processes. This map and future land use goals reflect current land use patterns and good planning principles. The following are a summary of factors considered in developing the future land use map and goals:

Existing Land Use

Most communities have somewhat distinct land use areas that can be divided into, at least, commercial and residential uses. These are often incompatible uses in such a way that some separation is desired. However, in most communities the people who live in the residential areas are the same people who visit the commercial areas, since these residents are the clients of the commercial businesses. In Mackinaw City, commercial corridors are not only designed to accommodate the local population, but are designed to accommodate the Village's large tourist population which can exceed 1.5 million visitors each year. Clearly there is a unique relationship between land uses in Mackinaw City which requires special consideration.

Fewer commercial land uses exist in residential neighborhoods than they did 20 years ago. As these uses have been abandoned the structures have been converted back to residential uses. In one area, along Lake Street, more uses are changing to commercial and office space. This is an area where some retail expansion could be both affordable and lucrative.

The west side of town includes many undeveloped parcels. The middle of the Village, south of Central Avenue includes many areas of wetlands and other types of soils that are less than desirable for construction. In fact, many of these areas are important natural resources because they support a healthy ecosystem.

Natural and Historic Resources

These two resources are perhaps Mackinaw City's most valuable assets. Both attract residents, business owners, and visitors alike. The most difficult task for Mackinaw City in the coming years will be balancing the desire for growth of residential and commercial uses and the absolutely essential need to preserve the natural and historic resources. Both resources are protected to some extent by state and national laws, but there are a surprising number of

historic buildings and natural resources that are not protected as well as would be expected. More local ordinances can be established to protect these resources.

Existing Zoning

Zoning in Mackinaw City meets many of the goals of the Village. The zoning is thorough for a small town, but is necessary due to the intense commercial development. The relatively new concept of form-based codes should be considered for the downtown to protect the character of the building aesthetics and allow for some flexibility in design.

Existing zoning laws require commercial development proposals to be well documented and include a thorough process of review. However, more local awareness of environmental assets in the Village is needed. Local review of more environmental aspects of commercial and residential development would ensure long-term protection of these resources.

For the most part, the zoning laws are meeting most land use goals but they should be modified to protect natural resources more, protect residential neighborhoods, allow appropriate home based businesses, allow appropriate improvements in the downtown, and protect lakefront natural resources and viewsheds in commercial and residential areas.

Existing Incompatible Uses

With so many visitors coming to Mackinaw City it is a challenge to retain a sense of community. The community has consistently supported insulation of residential uses from commercial. The homes of the northeast neighborhoods are the closest to the summer tourism activity and deserve special attention. On the west side of town, there is a strong residential character and very little commercial conflict with these areas. The potential for commercial uses along West Central Avenue's first three blocks west of I-75 should be carefully zoned to protect the residential uses that are one block north and south of West Central.

Current Utility Availability

Water and sewer systems for Mackinaw City are not typical of a town of this size and population. The summer tourism industry puts great demand on the systems. The majority of homes on the east side of the Village are on the water and sewer system while approximately 55% of the homes are served on the west side.

To date, commercial development on the east side of the Village has not met with limitations on either the water or sewer systems. Some upgrades and enlarging of some utilities will happen in the near future to meet future demand.

The Village should actively work to expand and improve access to city water and sewer services. In the southwest corner of the Village there are some residentially zoned properties that have not been able to be developed due to lack of water and sewer utilities and poorly draining soils which make septic systems difficult. Other areas in need of utility access include the areas currently zoned manufacturing. Distance to existing utilities is the biggest limiting factor in utility expansion to these areas. Only a dense development in these areas could spur the significant expansion that would be needed.

Goals of the Community

A very important goal expressed by the community is to maintain a beautiful small town atmosphere where visitors want to be, but also to preserve the local character and community feel of the Village. This is a great challenge. Land use separation of tourist-oriented retail and lodging from the local residential neighborhoods is very important.

The future land use goals reflect areas that should be protected from commercial development with strong zoning laws. These areas, however, should have clear guidelines for appropriate home-based businesses that support a strong economy and preserve quiet, healthy neighborhoods.

As a community with a very strong dependence on the tourism industry it is also important to ensure the economy can diversify and remain strong. A community goal is to protect the viability of existing businesses and support new initiatives such as home-based businesses.

The Village should actively work to accommodate high-tech research firms that depend not on transportation but broadband access and high quality of life for their success and ability to recruit employees. Business incubator space should be considered to promote development of this type. The Village owns land that could be used for this purpose. A marketing campaign should be implemented by the Economic Development Corporation (EDC) and targeted toward visitors to raise awareness of Mackinaw City as a destination for business.

Future Land Use

The following is a summary of future land use categories that reflect the goals of the community. The future land use maps and land use categories' descriptions portray the vision of Mackinaw City as it should grow through the next 20 years. **Figure 12-1** depicts the Future Land Use Map.

There are 17 future land use categories. They are separated into primarily two categories, residential and commercial uses because these are often the most incompatible. However, there are situations where mixed uses are encouraged, such as housing above businesses in areas where increased human activity is desired.

1 Residential Protection Area

Residential uses must be protected from tourism commercial demands on land use. Commercial demands on land in Mackinaw City create escalating property values in a few areas that have the potential to push growth beyond the existing areas into or closer to the neighboring residential areas. However, these residential areas provide crucial housing to year-round residents who have lived here a long time or move here because of their memorable summer visits. Some of the success of the tourism industry in Mackinaw City is the strength of the feeling of community that exists in the Village, providing an important sense of place. The residential neighborhoods are desirable places to live because of the protection they have had from encroachment of the tourism demands.

To adequately protect the residential neighborhoods, the plan must provide a clear commercial growth boundary restricting even mixed commercial use. Home occupations should still be allowed in all residential neighborhoods provided that uses that might impact the residential character of the area through off-site impacts such as noise, odors or

customer traffic beyond normal residential levels should be controlled with strict enforcement of the special use permit requirements of such businesses.

On the map, this area is clearly defined and the boundaries should be strictly enforced. The areas inside these boundaries shall not be rezoned to non-residential districts, including mixed commercial/residential districts. From time to time, this boundary should be reviewed with careful consideration of the conflicting demands of residents and business owners in the area.

The locational criteria for this land use classification includes:

- ▶ Areas currently zoned for single family residential uses, and
- ▶ These areas, due to their location adjacent to existing commercial areas and/or along the lakeshore are under pressure for commercial development, and
- ▶ These areas currently retain their residential character with few non-commercial uses

2 Lakefront Residential

Views of the Mackinac Bridge and the Straits of Mackinac make Mackinaw City's lakefront some of the most unique in the United States. The residential use of this lakefront has been highly valued for a long time. The community consistently expresses a desire to protect the residential needs and natural resources of this area. Only residential uses should be allowed in this district. Waterfront property, because of its relatively high costs can create demand for alternate uses of the property in order to help finance the property. Such uses that occur in many lakefront communities are seasonal rentals such as tourist homes. These can help make a future retirement home more affordable for a buyer, but they do not support residential neighborhoods. Visitors who stay nightly or even by the week often have very different needs and behaviors than a long-term resident. These can conflict.

Home occupations that do not create off-site impacts such as noise, odors or customer traffic beyond normal residential levels are the only acceptable commercial activity in this area. This allows flexibility to residents that would like to locate in Mackinaw City by providing them with the opportunity to operate a business with less startup capital thus increasing economic activity in the Village.

Natural resource protection will be very important as more lakefront parcels are divided and more homes built. Future goals of this area should include larger lakefront setbacks that include specific controls on appropriate vegetation. Lawns along the lakeshore are often causes of water pollution from fertilizer and soil erosion. Natural vegetative buffer zones along lakefront can preserve water quality and be an attractive landscaping method.

The locational criteria for this land use classification includes

- ▶ Areas adjacent to the lake shore, and
- ▶ These areas' existing uses are primarily single-family residential

3 Residential – Large Lot

Large lot, low density residential uses are very important to protect in Mackinaw City. This area should be limited to larger lots of 15,000 square feet or more and primarily residential uses. Some institutional uses can be appropriate in this area. This area can accommodate private septic systems, but where the soil types are not appropriate, sewer system expansion should be considered to protect ground water.

There are some properties which border this land use area which, with proper planning, could be developed as larger lot residential uses. Clustering of homes leaving larger open spaces should be strongly encouraged as a method of environmental protection and preservation of open space.

The locational criteria for this land use classification includes

- ▶ Areas not adjacent to the lake shore, and
- ▶ These areas existing use are primarily single-family residential or vacant
- ▶ The existing lots are generally 15,000 sq. ft. or larger

4 Residential – Neighborhood

Two distinct areas of the Village should be preserved as neighborhood residential use. In these areas, churches and other smaller, neighborhood scale institutional uses can be compatible. These neighborhoods help define Mackinaw City as a small town and provide a strong sense of place regardless of the influx of tourists. Single and two-family dwellings exist in these areas and should be encouraged.

The borders of these land use areas include some mix of land uses including some non-conforming commercial uses. Consistent comments from the public indicate that these areas should be protected from further intrusion of these neighborhoods by commercial activity. However, home occupations which are compatible with residential uses should be encouraged.

The locational criteria for this land use classification includes

- ▶ Areas not adjacent to the lake shore, and
- ▶ These areas' existing use are primarily single-family residential or compatible uses, and
- ▶ The existing lots are generally 7,500 sq. ft. in size

5 Residential Buffer

The R-4 district within the protection area should be retained to provide a residential buffer area between the core commercial areas and the traditional residential areas of the Village. Uses in this area shall be residential in nature with single and two family residences, bed and breakfasts, and home occupations. The extension of commercial activities in this district should be prohibited to retain the residential character of the neighborhood and protect the Village's unique sense of place.

6 Residential – Multi-family

Only a few small areas are set aside for multi-family residential uses. Multi-family residential plays an important role in providing affordable housing opportunities to promote housing within the Village. A unique multi-family residential need occurs seasonally when employees arrive from out of town and often other countries to assist with summer retail and hotel work. Old hotels are most often used to house these seasonal workers in commercial districts. Consideration should be given to define this type of dormitory housing need, which is different from year around multi-family use.

The multi-family future land use areas include the few existing apartment buildings and some surrounding areas that could serve as apartments to serve future demand. Housing for older people should be especially encouraged with special accommodations for transit pick up areas, sheltered entrances, and reduced parking requirements. Seasonal rental of residential structures in this area is very appropriate.

The locational criteria for this land use classification includes

- ▶ Areas not adjacent to the lake shore, and
- ▶ These areas are already used for multi-family purposes or are in an area of mixed residential and non-residential uses, and
- ▶ Are lots that are large enough to provide adequate parking

7 Residential – Open Space/Clustering/Agriculture

Clustering of homes allows for preservation of open space and natural resources. Clustering also creates a community of homes that share parks, walking trails, or small gardens. These types of developments encourage healthier lifestyles and natural preservation. Such communities should encourage walking and cycling on pathways and community gathering places.

Active adult communities is an increasingly popular term to describe residential developments for people over 55 years of age who are looking for a simple, low maintenance lifestyle with many opportunities for exercise and outdoor activities. This type of community is always commonly planned, usually with community buildings where planned activities are provided. Greenways often connect the communities with other natural areas such as parks and downtowns.

This area in the Village can include existing agricultural uses, encouraging niche businesses on these existing parcels such as wagon rides, bed and breakfasts, equestrian farm, and similar agriculture-oriented commercial activity.

Also desired for this part of the Village is consideration of renewable energy systems. Wind turbines and solar panels are two examples of such systems that would be an integral part of creating an environmentally sustainable residential or agricultural development. The homes should be energy efficient and linked by non-motorized trails both within the development and with downtown Mackinaw City for better opportunities for non-motorized transportation throughout the Village.

The locational criteria for this land use classification includes

- ▶ Areas not adjacent to the lake shore, and
- ▶ These areas are currently used primarily for residential or agricultural purposes, and
- ▶ Are located on the outer edges of the Village

8 Mixed Commercial Residential

For the most part, commercial and residential uses are less compatible. However, in the right mix and location, these can be complimentary. This particular area should encourage this mix. Residential uses in this area are already located very close to commercial activity and, in fact, share the same block with these uses. An ideal use for this area is work/live artisan shops where the artist works and lives in the same place.

Commercial uses appropriate for this area include small retail, small office space. Residential uses should be single and two family dwellings. Building heights in this area should be kept to two stories. Pedestrian movement should be encouraged with links to South Huron Avenue. Public access, if designed appropriately could begin with the Village-owned parcel on the west edge of the lake.

Development that should not be permitted in this area is hotel/motel use. Also, ferry boat parking should be limited to the current locations and vacant or non-residential lots.

The locational criteria for this land use classification includes

- ▶ The area of existing mixed use between Railroad Street and the former railroad right-of-way, and
- ▶ Areas not fronting on Huron Avenue

9 General Commercial

This area includes a wide mix of commercial activity including some employee and elderly housing. There are regional retail stores serving regional residents mixed in with tourism retail and some small lodging establishments. There are also office spaces and small medical offices appropriately located in this area. Hotels are also very appropriate in this area.

Height limitations similar to those proposed as part of the Lakefront Commercial Viewshed Protection area that are necessary to protect the view from I-75 towards the lake are appropriate as an essential element of the Village's sense of place.

Single family homes and larger scale manufacturing are not appropriate in this area. More appropriate are pedestrian scale shopping, banks and other similar institutional uses. These areas are also a gateway for the tourists so the aesthetics are very important. Additional requirements for sidewalks and pedestrian access provided by the developers in areas where streetscape improvements are not already provided are very appropriate.

The locational criteria for this land use classification includes

- ▶ The area south of Central Avenue and east of I-75 not adjacent to the lake, and
- ▶ not set aside for tourism/lodging or mixed commercial/residential zoning

10 Commercial – Tourism Lodging

This land use area includes both sides of Huron Avenue between Shepler's Ferry Boat property to the north and the Village limits to the south. This area has historically seen very dense development where hotels and parking lots for these hotels and ferry boats have dominated the land uses. Some retail is mixed in with the lodging along with small office spaces along Lake Street in first block west of Huron Avenue.

Pedestrian-oriented development is very appropriate for this area and should be encouraged. Existing streetscapes should be enhanced with pedestrian scale development along the street, with benches, entrances directly to the public sidewalks and a mix of uses along the west side of South Huron Avenue. Building height should be lower along the sidewalk. Form-based codes should be considered as a means of creating pedestrian scaled environments along the sidewalk and allowing buildings to reach their maximum height gradually away from the right of way. Building height and placement for parcels along the lake should be regulated per the Lakefront Commercial Viewshed Protection sub-area.

Uses desirable in this area serve primarily visitors while providing parkland which serves both visitors and residents alike. Appropriate uses include fish market, public parks, hotels, and restaurants. Other tourist-oriented uses can include vacation real estate sales, visitor information offices, small convenience stores, and ferry boat docks and parking.

The locational criteria for this land use classification includes

- ▶ The area on both sides of Huron Avenue between Shepler's Ferry Boat property to the north and the Village limits to the south, and
- ▶ not set aside for mixed commercial/residential zoning

11 Commercial – Downtown Tourism

The heart of the tourism activity in Mackinaw City is in the eastern most two blocks of East Central Avenue, Mackinaw Crossings pedestrian mall, and the first block of Langlade. This area has a variety of uses that are appropriate and compatible, but most are retail. Other compatible uses are office space for businesses that support tourism, restaurants, taverns, arts and crafts galleries, museums, and amusement attractions. Also, outdoor cafes and work/live combination uses should be strongly encouraged. Candy stores and unique food item stores should be encouraged especially where the customer experiences the making of the item.

Parking in the downtown should be reviewed often for supply and demand. Pavement for parking would be a poor use of land in this densely developed area. Public parking areas should be preserved and expanded as appropriate. Private parking should be kept to a minimum while meeting the expected growth. Existing required ratios of parking spaces and customer floor space in the zoning ordinance should be reviewed

Pedestrian access to the stores should be considered the primary mode of transportation in the downtown. Additional but minimal signs should be permitted to accommodate both cars and pedestrians.

The locational criteria for this land use classification includes

- ▶ The area on both sides of East Central Avenue from Huron Street to Nicolet Street and both sides of Langlade from East Central Avenue to Etherington Street, and
- ▶ not set aside for tourism/lodging zoning

12 Lakefront Commercial Viewshed Protection

This is a sub-area of the Commercial Tourism Lodging and Public Recreation land use areas which requires extra attention to preserve the views of Lake Huron and Mackinac Island. Included in this sub-area are the properties between the Lake Huron and the Huron Avenue right of way. This includes Shepler's Ferry Service property at the east end of East Central Avenue.

One of the primary reasons for visitors to come to Mackinaw City is the view of the lake. It is one of our greatest natural resources. Retaining views of the lake from public areas is very important to keep the value of the visitors' experience. Viewshed protection can be implemented using a variety of land use controls. Larger setbacks that remain clear of all structures including taller plants can allow views of the lakes for pedestrians and even autos as they drive by.

The corridor of South Huron Avenue for its entire length within Mackinaw City is a gateway corridor, providing a first view of Mackinaw City for many visitors who have taken either the first exit from I-75 or US 23 from Cheboygan. The views of Lake Huron along this corridor more solidly place the lake in people's minds as they arrive in the Village. Building width, as measured parallel to South Huron Avenue and Lake Huron, can be limited so that these wider setbacks occur more often and prevent larger hotels from dominating the landscape.

It is also worth mentioning that hotels are a vital part of the Mackinaw City economy and should not be restricted from this area, simply controlled in their growth.

The locational criteria for this land use classification includes

- ▶ All non-residential parcels adjacent to the lake and
- ▶ Located from Shepler's Ferry Service property south to the Village boundary

13 Natural Resources Protection

Over half of the land use coverage in Mackinaw City includes forest, wetlands, or open space. A large proportion of these land uses that are also the most in need of protection are in the geographical middle of the Village. This area should allow only land use that is compatible with and respectful of natural resources. Most of the land in this area is not suitable for development due to soil types and existing wetlands. It is an important part of the area's ecosystem and requires strong limitations on development. Recreational uses such as campgrounds, parks, and very low density, clustered housing are appropriate uses here.

The locational criteria for this land use classification includes

- ▶ Property that is undeveloped, and
- ▶ Includes a significant proportion of natural features such as wetlands, forest or open space

14 Commercial – Mixed Office/Tourism Service

The west side of Mackinaw City close to I-75 is a mix of commercial and residential uses. Land use trends over the last 10 years show a growth of commercial and multi-family residential and fewer single family residences. The commercial activity has consisted primarily of businesses serving both local residents and visitors.

Future land uses in the area immediately adjacent to Louvigny Street and nearest I-75 should focus on tourism and office businesses. The area has recently experienced a new streetscape improvement project. New businesses may include, but are not limited to hotels, restaurant, retail and office space. Multi-family apartment living would be a very appropriate use that is in high demand seasonally in Mackinaw City. Such apartments would be most appropriate on a second floor of a retail building.

Single family residential uses in this area should be encouraged mostly beginning nearest to West Central Avenue beginning on the third block and going further west. West Etherington Street should include multi-family up to the second block, with single family uses only from the third block farther west.

The locational criteria for this land use classification includes

- ▶ Areas with an existing mix of commercial and residential uses, and
- ▶ Located west of I-75 and east of DuJaunay Street.

15 Institutional/Business Incubation

This land use category is shown in the future land use map in two distinct areas. One area is a larger parcel of land owned by the Village along West Central Avenue across from the cemetery that can be developed as a mixed use development. Uses could include municipal offices, high tech offices, large lot residential, townhouses, and other residential

types. If developed, the parcel's layout should consider buffer areas between existing residential areas and new development.

Another area for future institutional and business incubation uses is located along Trailsend Road. There are some Village-owned properties in this area that are well-suited for a high-tech office development. Village ownership provides an opportunity to recruit new businesses and provide a business incubator form of lease arrangement.

The locational criteria for this land use classification includes

- ▶ Areas designated on the Future Land Use Map or
- ▶ Village owned property along Trailsend Road

16 Public/Recreation/Municipal Use

This land use area includes public lands owned by the Village, the State of Michigan, Emmet County, and the Mackinaw Area Public Schools. They are all lands that are used by the public in some way for recreation. This includes Department of Natural Resources land that is a multi-use recreational pathway and trailhead. This trail is used for non-motorized recreation in the summer and snowmobiling in the winter.

The locational criteria for this land use classification includes

- ▶ Areas designated on the Future Land Use Map or
- ▶ Other land acquired by the by the Village, the State of Michigan, the Mackinaw Area Public Schools, or Emmet County or Cheboygan County

17 High Tech Research/Very Light Industry

This area is very small and is reserved for very low impact industry such as high technology research offices with limited outdoor presence. Some well screened, solid fence enclosures would be required if the business had any outdoor testing facilities.

High technology research is a recognized high-growth, low impact industry that would be very compatible with Mackinaw City's goals as long as care is taken in design and placement of such facilities. Air quality and low noise impact should be requirements of such businesses.

This area should also be considered for sexually oriented businesses to provide for the needed buffer to reduce the impact these businesses have on residential and commercial districts.

The locational criteria for this land use classification includes

- ▶ Areas designated on the Future Land Use Map

Chapter 13 Zoning Plan

Introduction

Section 33 (2) (d) of the Michigan Planning Enabling Act (PA 33 of 2008) requires the Master Plan for local units of government that have an adopted zoning ordinance to include a “zoning plan”. The purpose of the zoning plan is to “explain how the land use categories on the future land use map relate to the districts on the zoning map”. This zoning plan will focus on that correlation between the proposed future land use classifications and current or proposed zoning districts. Issues related to the other aspects of the zoning ordinance will be addressed in the zoning ordinance section of the implementation plan.

Overview of Future Land Use/Zoning District Changes

Table 13-1 lists the future land use classifications. The first column lists the area use classification; the second column, Current Zoning, is listed for each classification; and, the third column identifies any recommended changes. Following the table is a narrative providing more detail on each of the recommendations.

Table 13-1 Future Land Use/Zoning Comparison Table

| Future Land Use Classification | Current Zoning | Recommendation |
|--------------------------------|--|--|
| Residential Protection Area | R1 Residential District R2 Residential District R3 Residential District R4 Residential District | Establish the Residential Protection Boundary on the Future Land Use Map. |
| Lakefront Residential | R1 Residential District | The Lakefront Residential Future Land Use Classification will correspond to the R1 Residential Zoning District. |
| Residential – Large Lot | R2 Residential District | The Residential – Large Lot Future Land Use Classification will correspond to the R2 Residential Zoning District. |
| Residential – Neighborhood | R3 Residential District | The Residential – Neighborhood Future Land Use Classification will correspond to the R3 Residential Zoning District. |
| Residential - Buffer | R4 Residential District | The Residential Neighborhood Buffer Future Land Use Classification will correspond to the R-4 Residential Zoning District. |
| Residential – Multi-family | RM Residential District | The Residential – Multi-family Future Land Use Classification will correspond to the RM Residential Zoning District. |

| Future Land Use Classification | Current Zoning | Recommendation |
|---|--|--|
| Residential – Open Space/Clustering/Agriculture | AG Agricultural District | Residential – Open Space/Clustering/Agriculture Future Land Use Classification will correspond to a new Open Space/Agriculture Zoning District which will take the place of the existing Agriculture Zoning District. |
| Mixed Commercial Residential | BC Business Central District | The Mixed Commercial Residential Future Land Use Classification will correspond to a new Mixed Commercial Residential Zoning District. The area designated on the Future Land Use Plan will be rezoned to this new district. |
| General Commercial | BC Business Central District B1 Business District | Combine the two zoning districts into one and rezone those areas designated on the Future Land Use Plan as General Commercial. |
| Commercial – Tourism Lodging | B2 Waterfront Business District B1 Business District | The Commercial – Tourism Lodging Future Land Use Classification will correspond to the Waterfront Business Zoning District. Those areas zoned B1 shall be rezoned to B2 if requested by the owner. |
| Commercial – Downtown Tourism | B3 General Commercial District B4 Historic Business District | The Commercial – Downtown Tourism Future Land Use Classification will correspond to the B3 General Commercial Zoning District and the B4 Historic Business Zoning District. |
| Lakefront Commercial Viewshed Protection | B2 Waterfront Business District MC Marina Commercial District | An overlay district boundary will be established following the boundaries outlined on the Future Land Use Map regulating building height and placement. |
| Natural Resources Protection | CR Conservation Recreation District MRS Manufacturing Research Signage District MR Manufacturing Research District | The Natural Resources Protection Future Land Use Classification will correspond to the CR Conservation Recreation Zoning District. The CR district uses should be reviewed. |

| Future Land Use Classification | Current Zoning | Recommendation |
|---|---|---|
| Commercial – Mixed Office/Tourism Service | B1 Business District | Create a Commercial – Mixed Office/Tourism Service Zoning District to correspond with the Commercial – Mixed Office/Tourism Service Future Land Use Classification and zone the area designated on the future land use plan. |
| Institutional/Business Incubation | M Municipal District MRS Manufacturing Research Signage District R2 Residential District | The city should rezone any particular property to a zoning district appropriate for the use being proposed. |
| Public/Recreation/Municipal Use | AG Agricultural R1 Residential District R2 Residential District R3 Residential District MC Marina Commercial District | Public and recreational uses are allowed in most zoning districts. A separate zoning district is not being proposed. |
| High Tech Research/Very Light Industry | MR Manufacturing Research District | Create a High Tech Research/Very Light Industry Zoning District to correspond with the High Tech Research/Very Light Industry Future Land Use Classification and zone the area designated on the future land use plan. Review uses permitted in district, including sexually oriented businesses. |
| | RMH Mobile Home Park District | The zoning district exists in the text of the zoning ordinance but is not shown on the zoning map. Review permitting mobile homes as a special use in the RM District. |

Future Land Use Classifications/Zoning – Detailed Recommendations

1 Residential Protection Area

The purpose of this area is to draw a “line in the sand” with regards to residential areas adjacent to commercial uses. The area is currently zoned R-1 through R-4. The plan proposes that no new zoning district be established but that the line as shown on the Future Land Use Map serve as an objective boundary and that the plans recommendation is that no non-residential zoning be allowed within the area designated.

2 Lakefront Residential

The plan proposes that the Lakefront Residential Future Land Use Classification correspond to the current R1 Residential Zoning District. Any areas designated Lakefront Residential would be appropriate for zoning to R1 and all of the land so designated at the time of the plans adoption is in fact zoned R1.

The plan calls for modification of the home occupation provisions to prohibit those uses that create off-site impacts such as noise, odors or customer traffic beyond normal residential levels. The plan also calls for modifications to the dimensional requirements in the district to increase setbacks from the lake shore and regulate the type of vegetation allowed along the lake.

3 Residential – Large Lot

The plan proposes that the Residential – Large Lot Future Land Use Classification correspond to the R2 Residential Zoning District. Any areas designated Residential – Large Lot would be appropriate for rezoning to R2. The plan recommends that the lots currently zoned R3 but planned for R2 be rezoned to the R2 district following adoption of this plan to ensure that the parcels not be split into lots smaller than allowed in R2.

The plan recommends that provisions be included that encourage open space development as the preferred method of future improvement in the area.

4 Residential – Neighborhood

The plan proposes that the Residential – Neighborhood Land Use Classification correspond to the R3 Residential Zoning District. Any areas designated Residential – Large Lot would not be appropriate for rezoning to R3.

5 Residential – Buffer

Neighborhood Future Land Use Classification corresponds to the R4 Residential Zoning District. This district is designed to protect the residential character of the core R2 and R3 Districts and should remain R4.

The plan calls for modification of the home occupation provisions to prohibit those uses that create off-site impacts such as noise, odors or customer traffic beyond normal residential levels. All of the Residential – Neighborhood Land Use Classification is within the Residential Protection Zone. Single and two-family dwellings exist in these areas and should be encouraged, and churches and other smaller, neighborhood scale institutional uses allowed.

6 Residential – Multi-family

The plan proposes that the Residential – Multi-family Use Classification correspond to the current RM Residential Zoning District. The two parcels designated Residential – Large Lot are currently zoned RM. The third multi-family development is currently zoned R-3, but is covered by a PUD development approval.

The area is intended for multi-family residential development including senior housing and seasonal rentals. The placement of mobile homes by special use shall be reviewed.

7 Residential – Open Space/Clustering/Agriculture

The plan proposes that the Residential – Open Space/Clustering/Agriculture Land Use Classification correspond to the current AG Agricultural Zoning District. Most of the area designated Residential – Open Space/Clustering/Agriculture Land Use is already zoned AG. The area currently zoned R-3 is proposed to remain zoned as such until a property owner in that area request rezoning to AG.

The area is intended for clustered residential development with natural open space as well as agricultural uses, niche businesses, bed and breakfasts, equestrian farm, and similar agriculture-oriented commercial activity. The zoning ordinance does not currently allow for cluster development. It may also be appropriate to provide specifically for seasonal tourism related activities such as hay rides or corn mazes.

8 Mixed Commercial Residential

The plan proposes that the Mixed Commercial Residential Land Use Classification correspond to a proposed MCR Mixed Commercial Residential Zoning District. The plan proposes that the areas designated Mixed Commercial Residential should be rezoned to the new MCR zoning district in order to effectively implement the mixed use zoning concept.

To be consistent with the future land use plan, the new district should permit a range of commercial uses appropriate for this area including small retail, small office space, as well as single and two family dwellings but exclude hotel/motel use. Ferry boat parking should be allowed on vacant lots or lots with an existing non-residential use.

9 General Commercial

The plan proposes that the General Commercial Land Use Classification correspond to a new B1 Business Zoning District which would be a combination of the existing B-1 and BC Zoning Districts. The area currently zoned BC that is not part of the proposed MCR district would be rezoned to B1.

The existing B1 and BC districts are very similar. The primary difference is that B-C allows some recreational uses, boat storage and open air businesses while the B-1 district allows car washes and health spas. These differences can be accommodated in a single district by making these uses SUP's and incorporating locational criteria into the uses design standards so they are not located in inappropriate portions of the district. Single family detached residential uses should be eliminated from the district in compliance with the future land use plan. Height limitations should be incorporated into the district regulations. Design standards to ensure proper aesthetics, greenspace, landscaping, and pedestrian access should also be reviewed for possible modifications. The Plan also recommends the review of open air business requirements in this District.

10 Commercial – Tourism Lodging

The plan proposes that the Commercial – Tourism Lodging Land Use Classification correspond to the existing B2 Waterfront Business Zoning District. The area currently zoned B1 that is part of the Commercial – Tourism Lodging Land Use Classification would be appropriate to be rezoned to B2 at the request of the property owner.

The plan recommends the development of “form-based code” regulations in this district as a means of creating pedestrian scaled environments along the sidewalk and allowing buildings to reach their maximum height gradually away from the right of way. Building

height and placement for parcels along the lake should be regulated per the Lakefront Commercial Viewshed Protection sub-area.

11 Commercial – Downtown Tourism

The plan proposes that the Commercial – Downtown Tourism Land Use Classification correspond to both the existing B3 General Commercial Zoning District and the B4 Historic Business Zoning District. That portion of the area designated Commercial – Downtown Tourism that is appropriate for B-4 zoning is outlined in the future land use plan. The Plan recommends the review of language for form based codes to establish facade standards in the district. The Plan also recommends the review of customer service parking ratios in the district.

The B-3 and B-4 districts appear to generally correspond with the intent of the Commercial – Downtown Tourism Land Use Classification.

12 Lakefront Commercial Viewshed Protection

The plan proposes that the Lakefront Commercial Viewshed Protection Land Use Classification correspond to a proposed LVP Lakefront Viewshed Protection Overlay Zoning District. The overlay district would apply height and setback requirements in order to protect the view of the lake, as well as greenspace and landscaping requirements.

13 Natural Resources Protection

The plan proposes that the Natural Resources Protection Land Use Classification correspond to the CR Conservation Recreation District and that the uses allowed in the current MRS Manufacturing Research Signage District and the MR Manufacturing Research District that are appropriate be added to the CR district, those zoning districts be stricken and the property currently zoned MRS or MR be rezoned to CR or HT/VLIM.

14 Commercial – Mixed Office/Tourism Service

The plan proposes that the Commercial – Mixed Office/Tourism Service Land Use Classification correspond to a proposed CMOT Commercial – Mixed Office/Tourism Service Zoning District. The plan proposes that the areas designated Commercial – Mixed Office/Tourism Service should be rezoned to the new CMOT zoning district in order to effectively implement the mixed use zoning concept.

The new zoning district should allow tourism and office businesses, including but not limited to hotels, restaurant, retail and office space, multi-family apartment on the second floor of a retail building; with single family residences and related uses.

15 Institutional/Business Incubation

The plan does not propose any particular zoning classification for the property in the Institutional/Business Incubation Land Use Classification. This land use classification consists of land that the Village owns that it may wish to develop or sell for development for a range of potential uses. Once a specific use is proposed for a site, the Village should propose the appropriate rezoning and follow the process in the same manner as any other property owner.

16 Public/Recreation/Municipal Use

The plan does not propose any particular zoning classification for the property in the Public/Recreation Land Use Classification. Most public and recreational uses are allowed in most zoning districts and a separate zoning district is not necessary.

17 High Tech Research/Very Light Industry

The plan proposes that the High Tech Research/Very Light Industry Land Use Classification correspond to a proposed HT/VLIM High Tech Research/Very Light Industry Zoning District. The plan proposes that the areas designated High Tech Research/Very Light Industry should be rezoned to the new HT/VLIM zoning district.

The new zoning district should allow uses involving high tech research and other industrial uses with low impact on air quality and noise. Design standards should require well screened, solid fence enclosures for business and any outdoor testing facilities or similar outdoor uses. The district should be reviewed for development of sexually oriented businesses.

Chapter 14 Plan Adoption and Implementation

Plan Adoption

Plan Coordination and Review

As required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended), notification of intent to update the Village of Mackinaw City Master Plan was sent on March 23, 2017 to all adjacent communities and other relevant entities to request cooperation and comment. A copy of the notice letter, affidavit of mailing and entities notified can be found at the end of this chapter.

After the draft plan was completed by the Planning Commission with the assistance of NEMCOG, a draft was transmitted to the Villager Council for approval to distribute the plan for review and comment. The draft plan was transmitted on October 23, 2017 to entities notified at the initiation of the plan development. After the required comment period, a public hearing notice and notice of plan adoption of the final plan was transmitted to all required entities. A copy of all relevant information can be found at the end of this chapter.

Public Hearing

A public hearing on the proposed Master Plan, as required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) was held on February 22, 2018 by the Village Planning Commission. The Act requires that 15 days' notice of the public hearing be given in a publication of general circulation in the community. Notice of the public hearing was published in the Cheboygan Daily Tribune on January 31, 2018.

Plan Adoption

The Village of Mackinaw City Planning Commission formally adopted the master plan on February 22, 2018. The Village of Mackinaw City Council passed a resolution of concurrence on March 1, 2018.

Implementation Table

The Implementation Table provided below outlines identified action items and sub-tasks for goals associated with this Master Plan. For each task, a priority level and general timeframe are also identified. This table should be reviewed annually by the Planning Commission to assess the progress of each task, by utilizing the four "Annual Review Progress Indicator" columns on the right side of the table. It should be noted that the Village of Mackinaw City Planning Commission is only responsible for implementing the annual review of the Village Master Plan. The Village Council is responsible for implementing all other tasks, with consideration of recommendations made by the Planning Commission. The Implementation Table is located at the end of this chapter.

The goals, action items and subtasks in the table are based on the following information:

Zoning/Other Ordinances

The zoning plan in the previous section identified the changes in the number and character of zoning districts in the Village Zoning Ordinance recommended to implement the plan. The Implementation Table indicates changes to other portions of the zoning text recommended

based on the goals and objectives of this plan. These items should serve as the beginning of a check list of ordinance updates to be performed as part of the plan's implementation.

Capital Improvement Planning

The Michigan Planning Enabling Act requires a municipality that has adopted a Master Plan to develop and adopt a six year capital improvement plan (CIP) and to update the plan every year. The Implementation Table indicates items taken from this plan's goals and objectives that serve as the basis for the CIP.

Other Policies

These are policies that may translate into actions other than ordinance writing or development of the Capital Improvement Plan (CIP).

Strategic Plan

Although a Master Plan is intended to take a long range look at the changes that might occur in a community; this long range view can often interfere with attempts to identify short term actions to implement the plan. A strategic plan is a short range, 3-year, action-oriented plan.

Master Plan Maintenance

A master plan is not a static document. It must continuously be maintained and updated if it is to remain valid. This plan calls for the Planning Commission to review it regularly, at least a minimum of every five years for an in depth review, as required by the Michigan Planning Enabling Act. Below are recommendations on key indicators that the Village of Mackinaw City Planning Commission can use to determine the need for a plan update.

Changes in Current and Projected Conditions

The master plan is based on certain assumptions concerning the growth of the Village. These assumptions are contained primarily in the plan's database and future land use plan. It is important for the Village to regularly monitor these assumptions to determine if they are still valid. If they become invalid, the planning commission must determine what the changes in circumstances mean for the plan goals and policies.

1) Household Growth

The master plan is based on an assumed growth in households in the community contained in Chapter 2 of this plan. Growth occurring faster than projected may mean that expansion of supporting infrastructure may need to be accelerated and rezoning of land assumed to be developed outside the plan's time period may need to be considered for re-evaluation. Growth occurring at a slower rate may call for slowing of infrastructure investment or consideration of reclassification of land originally proposed for residential development. Household growth can be tracked by looking at building and demolition permits to identify changes in total dwelling units, and looking at utility connections and disconnections to estimate vacancy rates.

2) Housing and Tenure Mix

Tenure Mix refers to the financial arrangement under which someone has the right to live in a housing unit either as an owner-occupied unit or tenant.

The master plan makes assumptions on the changes in housing and tenure mix. In fact, one of the goals of the plan is to promote an increase in the mix of housing types. If the change in housing mix is not meeting the goals of the plan, a change in policies may be

needed to address the issue, depending on the reason for the difference. If housing type varies significantly from what was assumed, it may require changes in the future land use plan to provide an adequate supply of land to meet the difference in demand. Housing mix can be tracked by review of building permit data.

3) Housing Cost

Changes in housing cost in comparison with household income impacts housing affordability. Measuring changes in housing costs is tricky because it is not directly tied to changes in housing values and rents. It is also impacted by turnover rates for owner-occupied dwellings (not every property owner buys a new house every year) and other housing costs, such as energy, utilities, and insurance. The census provides a good consistent measure of the change in housing costs, but because it is only conducted once every ten years, new data may not be available when the five-year review comes around. In those cases, the Village can get a rough measure by comparing changes in property values provided by assessing and changes in rents based on a random sample of rental units. An increase in the housing affordability gap may justify consideration in changes to future land use plans or other housing policies to increase the supply of affordable housing, particularly if the gap is increasing at a rate greater than the county or state as a whole.

4) Adjacent Planning and Zoning

Changes in the Master Plans or zoning maps of Wawatam and Mackinaw Township should be reviewed to consider their impact on the Village's plan. Particular attention should be given to changes that increase the intensity of land uses adjacent to the Village. The Michigan Planning Enabling Act requires the township and the county to notify the Village whenever it is proposing to adopt changes to their plans. The Michigan Zoning Enabling Act does not contain similar coordination requirements, but as discussed above, the Village could enter into arrangements with Wawatam and Mackinaw Township to notify it of proposed rezonings within "500" feet of the Village boundary in return for the reciprocal notification by the Village.

5) Transportation

Changes in the traffic flow on the major streets in the Village could have significant impact, due to the limited number of alternatives to get from point "A" to point "B." The Village should continue to monitor traffic counts and accident rates at key intersections to identify potential congestion points.

6) Utilities

The master plan identifies portions of the Village that are not served by municipal water and sewer, but does not explicitly anticipate expansion to those areas. Any expansion of that service area could affect the proposed development of those areas. The Planning Commission should be kept abreast of the status of utility improvement plans.

Reviewing the Master Plan Goals and Policies

A master plan is based both on the facts that describe the conditions in a community and the municipality's vision of the future. That vision is outlined in the community's goals. For example, the current breakdown of various housing types is a fact. The plan's goals identify whether the community views that current ratio as a positive fact they want to see continue or as a condition they want to change. Community attitudes can change over time, which means that goals may change in time even though the facts have not.

The master plan's objectives describe how a community is proposing to reach its identified goals. Effective policies can also help a community reach the master plan's goals.

As part of review of a master plan, the Planning Commission should look at their plan's goals and objectives and ask the following:

1. Is there a need to modify the goals and/or objectives of the plan based on changes in conditions in the community?
2. Have there been changes in community attitude that require the plan goals to be reviewed?
3. Have the current plans policies been or not been effective in reaching the stated goals?
4. Incorporating Plan Review into Rezoning Request Review

Although a comprehensive review of the master plan is recommended every few years, many problems with a master plan will become obvious during consideration of a rezoning. It is important to incorporate review and amendment of the master plan as part of the planning commission's consideration of such requests. This is covered in more detail in the subsection on using the master plan for zoning reviews.

Five Year Review

Under the terms of the Michigan Planning Enabling Act, the Village Planning Commission must review the master plan at least every five years to determine if there is a need to update it. The procedures outlined above can be followed at that time to meet that requirement. The findings and determination should be recorded in the minutes and through a resolution attached to the appendix of the plan.

The review should be a formal process if the Village intends it to serve as compliance with the requirements of Section 45 (2) of the Michigan Planning Enabling Act. This means there should be a record of the factors outlined above (or others the Village might use) that were reviewed and the basis upon which the Planning Commission determined an update was or was not necessary. The findings should be set out in a resolution adopted by the Planning Commission.

It is recommended that the Planning Commission conduct a less formal review annually, based on those issues that have risen through use of the plan in making zoning decisions.

Using the Master Plan for Zoning Ordinance Amendment Review

In considering a rezoning request or a proposed text amendment, the primary question to ask is; "Does this zoning amendment conform to our master plan?" Subsidiary questions follow: "Was there an error in the plan that affects the appropriateness of the proposed amendment?;" "Have there been relevant changes in conditions since the plan was approved that affect the appropriateness of the proposed amendment?;" and "Have there been changes in the community's attitude that impacts the goals and objectives of the plan and affect the appropriateness of the proposed amendment?." Answering these questions should answer the question whether or not a zoning amendment is appropriate and that should frame the reason within the context of the plan.

This method of analyzing a request rests on the assumption that a request that complies with a valid plan should be approved and that one that does not comply with a valid plan should not be approved (the principal exception to this rule would be text amendments intended to improve

administration of the ordinance). Further, it assumes that the three circumstances that would invalidate a plan are:

- an oversight in the plan;
- a change in condition that invalidates the assumptions that the plan was built on;
- or a change in the goals and objectives that the community set for itself.

Consistency with the Master Plan

The issue of consistency with the Master Plan can vary based on the master plan concerned. For the purposes of this plan, consistency with the Master Plan in the case of a rezoning means it is consistent with most of the relevant goals and polices, as well as the Future Land Use Map. In the case of a proposed text amendment, consistency means it is consistent with most of the relevant goals and polices.

Oversight

An oversight in a master plan can be an assumption made based on incorrect data, an area on a future land use map that is incorrectly labeled, or other factors, that if known at the time of the master plan adoption, would have been corrected.

Changes in Conditions

A plan is based on the assumption that certain conditions will exist during the planning period. If those conditions change, then goals, objectives, and land use decisions that made sense when the plan was adopted will no longer be valid and a zoning amendment that was not appropriate before may be appropriate now.

Change in Policy

In the end, a master plan is based on the planning commission's vision of what is the best future for their municipality. When that vision changes, the master plan should change. When a zoning issue results in a change in vision, a decision can be made that is contrary to the current master plan as long as that changed vision is explicitly incorporated into the master plan.

Additional Considerations Related to Text Amendments

Changes to the text of a zoning ordinance should be evaluated not only on the standards outlined above, but on other possible criteria that may not have any impact on the goals and objectives of the Master Plan. These "plan neutral" changes are appropriate when:

1. The text change is necessary to clarify a provision of the ordinance
2. The text change is necessary to correct a mistake in the ordinance
3. The text change is necessary to improve administration of the ordinance or to better serve the community
4. The text change is necessary to address a provision that is determined to be inconsistent with state or federal law

Two points should be made. First of all, the factors for consideration (oversight, change in condition, or change in goals or policy) can work in reverse; making a proposal that otherwise seems appropriate, inappropriate. Secondly, these factors should not be used to create excuses for justifying a decision to violate the master plan, or to change it so often that it loses its meaning.

The following figures illustrate the decision tree for reviewing a proposed rezoning or text amendment using this approach.

Figure 14-1 Decision Tree for Planning Commission Review of a Proposed Text Amendment

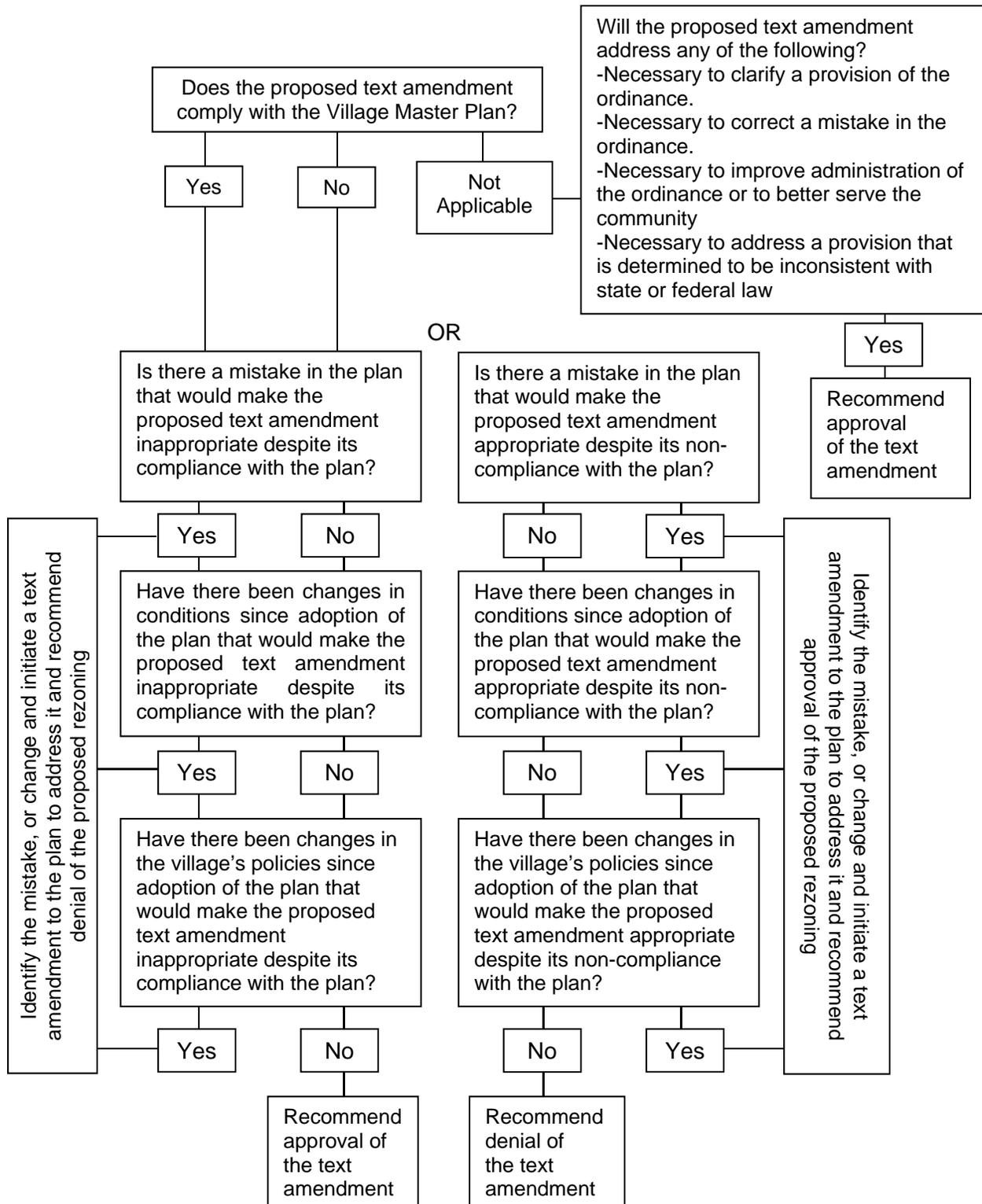
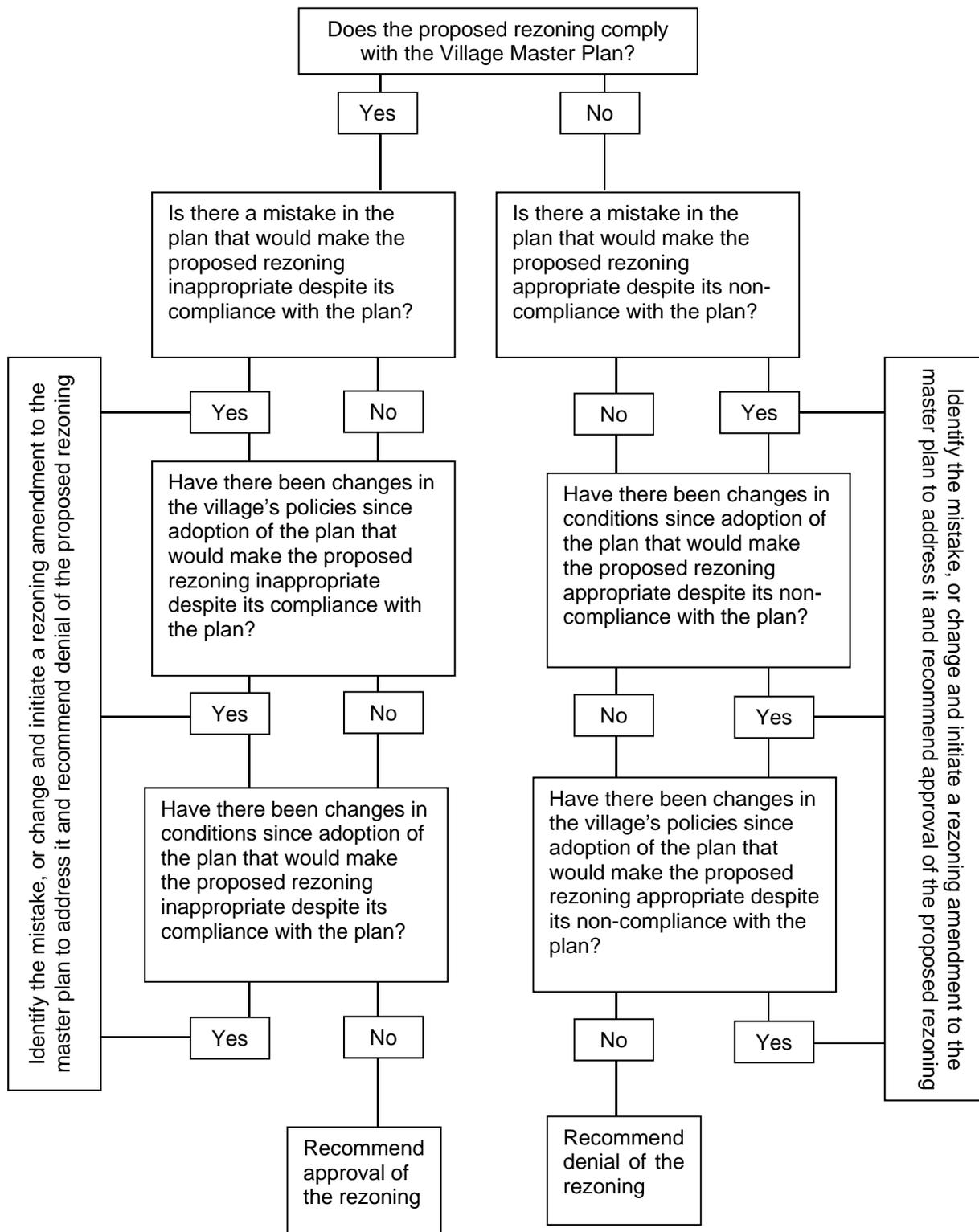


Figure 14-2 Decision Tree for Planning Commission Review of a Proposed Rezoning



Village of Mackinaw City Master Plan 2017-2022 Implementation Table

| Action Item | Sub-Task | Priority Level | Timeframe | Annual Review Progress Indicators | | | |
|---|---|----------------|-----------|-----------------------------------|----------------|------------------------|----------------------|
| | | | | Complete | Still Relevant | Task for Upcoming Year | Task for Future Year |
| A. ZONING ORDINANCE REVISION | | | | | | | |
| <i>a. Revise standards for approval of a site plan into Section 4-117 E of the zoning ordinance</i> | 1. Require evaluation of the traffic impact of future large projects | HIGH | 2017-2018 | | | | |
| | 2. Require a project to preserve open space and natural features where appropriate including wetlands, floodplains and scenic views | HIGH | 2017-2018 | | | | |
| | 3. Require development plans be consistent with the Village’s long range utility plans | HIGH | 2017-2018 | | | | |
| | 4. Require that existing utility infrastructure be capable of meeting the demands of the proposed development | HIGH | 2017-2018 | | | | |
| | 5. Require that a proposed development minimize the disruption of natural site topography and drainage | HIGH | 2017-2018 | | | | |
| | 6. Require that proposed developments do not negatively impact existing pedestrian and trail networks and encourage positive impact where appropriate | HIGH | 2017-2018 | | | | |
| | 7. Require the creation of a fire plan for a development | HIGH | 2017-2018 | | | | |
| <i>b. Parking</i> | 1. The existing parking standards shall be reviewed to determine proper parking ratios for districts and development uses including residential development within commercial areas, recognizing the availability of existing on-street parking and shared parking | HIGH | 2017-2018 | | | | |
| | 2. Potential incentives to encourage use of shared parking for new uses; redevelopment of existing sites shall be evaluated for incorporation into the zoning ordinance (Sec 4-109 D) | HIGH | 2017-2018 | | | | |
| <i>c. Planned Unit Development (PUD)</i> | 1. Revise Section 23-102 of the zoning ordinance to allow residential development as part of commercial PUDs and evaluate potential incentives for mixed residential/commercial uses | HIGH | 2017-2018 | | | | |
| <i>d. Development Standards</i> | 1. Review standards for employee dormitories/housing (Sec 23-130) of the zoning ordinance | HIGH | 2017-2018 | | | | |
| | 2. Develop architectural design standards for residential and non-residential uses or revise the standards for PUDs in the ordinance to apply to other uses. The standards should reflect the Village’s small town character, be consistent with the style, bulk and setback of existing buildings, promote the use of quality materials, promote the community’s character as a pristine waterfront community and apply to new development and redevelopment projects. | LOW | 2022 | | | | |
| | 3. Develop incentives for the preservation of open space | HIGH | 2018 | | | | |
| | 4. Provide development bonuses as a strategy to encourage commercial uses with a lower lease rate threshold for housing | HIGH | 2018 | | | | |
| | 5. Evaluate the development of form-based codes to protect and enhance existing commercial areas | MEDIUM | 2020 | | | | |
| | 6. Evaluate the screening requirements of Section 4-113B to determine the extent to which they can be extended to require adequate buffering of non-residential uses in residential areas and their adequacy in providing buffering of, or transition between, commercial and industrial areas and residential neighborhoods | HIGH | 2018 | | | | |
| | 7. Conduct a general review of zoning requirements to assure uniform quality of development/redevelopment and promote an efficient, streamlined review process | HIGH | 2018 | | | | |
| | 8. Continued evaluation of integrating ferry service facilities into commercial development | HIGH | 2018 | | | | |

Village of Mackinaw City Master Plan 2017-2022 Implementation Table

| Action Item | Sub-Task | Priority Level | Timeframe | Annual Review Progress Indicators | | | |
|-------------------------------------|--|----------------|-----------|-----------------------------------|----------------|------------------------|----------------------|
| | | | | Complete | Still Relevant | Task for Upcoming Year | Task for Future Year |
| A. ZONING ORDINANCE REVISION | | | | | | | |
| <i>e. Zoning District Standards</i> | 1. Evaluate zoning district requirements to determine if changes are necessary to promote appropriate infill of vacant areas within residential neighborhoods | HIGH | 2018 | | | | |
| | 2. Evaluate the screening requirements of Section 4-113 B and 4-114 to determine the extent to which they can be extended to require adequate buffering of non-residential uses in residential areas, their adequacy in providing buffering of, or transition between, commercial and industrial areas and residential neighborhoods and their ability to shield incompatible uses from the Village’s main thoroughfares and adjacent land uses. | HIGH | 2018 | | | | |
| | 3. Review the uses allowed in districts intended principally for single-family residential use and identify uses permitted that are inconsistent with the district intent and other uses that are not currently permitted that should be considered. | HIGH | 2018 | | | | |
| | 4. Identify districts that allow single-family uses, but which are appropriate for a mixture of uses that support economic vitality | HIGH | 2018 | | | | |
| | 5. Review setback and height standards to determine standards that reflect and protect the character of neighborhoods | HIGH | 2018 | | | | |
| | 6. Consider overlay zone or other approaches to limiting density of development permitted with environmentally sensitive areas | HIGH | 2018 | | | | |
| | 7. Review uses allowed in commercial districts to ensure that auto-oriented businesses are limited to commercial districts near I-75. | HIGH | 2018 | | | | |
| | 8. Review design standards for downtown commercial districts to ensure businesses are close to the sidewalk to support characteristics of a “Walkable Community” | HIGH | 2018 | | | | |
| | 9. Review the requirements in industrial districts and evaluate the use of setbacks that vary based on the off-site impacts of the permitted use. | HIGH | 2018 | | | | |
| | 10. Review regulations concerning sexually oriented business and district locations | HIGH | 2018 | | | | |
| | 11. Consider establishing regulations concerning medical marihuana related to land use and districts. | HIGH | 2018 | | | | |
| | 12. Review existing zoning standards to determine the tools available to encourage improvement and redevelopment of existing commercial areas within the Village | HIGH | 2018 | | | | |
| | 13. Establish regulations to permit development of private property while protecting important viewsheds of the waterfront and other identified areas | HIGH | 2018 | | | | |
| <i>f. Administration</i> | 1. Establish a formal process to submit proposed re-zonings, site plans and other appropriate review for comments by nearby governmental units | LOW | 2022 | | | | |
| | 2. Provide for opportunities for informal discussions by developers and stakeholders during development review through a citizen participation ordinance | LOW | 2022 | | | | |
| <i>g. Amendment</i> | 1. Consider potential for groundwater contamination as part of rezoning decisions | MEDIUM | 2020 | | | | |
| <i>h. Special Use Permit</i> | 1. Consider potential for groundwater contamination as part of special use decisions | MEDIUM | 2020 | | | | |
| <i>i. Landscaping</i> | 1. Review the standards in Section 4-114 and incorporate landscape standards that encourage the use of vegetation that compliments existing natural areas | HIGH | 2018 | | | | |
| <i>j. Other Ordinances</i> | 1. Develop incentives for open space and viewshed preservation | LOW | 2022 | | | | |

Village of Mackinaw City Master Plan 2017-2022 Implementation Table

| Action Item | Sub-Task | Priority Level | Timeframe | Annual Review Progress Indicators | | | |
|--|--|----------------|-----------|-----------------------------------|----------------|------------------------|----------------------|
| | | | | Complete | Still Relevant | Task for Upcoming Year | Task for Future Year |
| B. BASIS FOR ANNUALLY UPDATED 6-YEAR CAPITAL IMPROVEMENT PLAN | | | | | | | |
| <i>a. Parks and Recreation</i> | 1. Ensure adequate barrier-free access to all parks | MEDIUM/ONGOING | 2018-2022 | | | | |
| | 2. Improve non-motorized connections to the parks | | | | | | |
| | 3. Establish dog-friendly parks | | | | | | |
| | 4. Expand family-oriented youth and senior citizen activities and amenities to the parks and recreation system | | | | | | |
| | 5. Identify and protect open space and natural features in existing parks | | | | | | |
| | 6. Identify open space and natural features for possible incorporation into the park system | | | | | | |
| | 7. Enhance facilities and aesthetics of existing parks | | | | | | |
| | 8. Continue investment in sidewalk, trailway, and streetscape improvements that enhance the pedestrian and bicycle experience. | | | | | | |
| | 9. Continue development of the Heritage Village/Nature Park | | | | | | |
| | 10. Promote Village recreation programs and activities | | | | | | |
| | 11. Establish a Parks and Recreation Board | HIGH | 2018 | | | | |
| <i>b. Water and Sewer</i> | 1. Loop existing water mains to improve pressure and water quality | HIGH/ONGOING | 2018-2022 | | | | |
| | 2. Develop long range plans for extension of water and sewer into unserved areas and integrate into the Village Capital Improvement Plan | HIGH/ONGOING | 2018-2022 | | | | |
| | 3. Identify future funding options, including future economic development projects, for expansion of water and sewer facilities | HIGH/ONGOING | 2018-2022 | | | | |
| | 4. Coordinate future capital improvement planning to provide necessary infrastructure to future industrial sites | HIGH/ONGOING | 2018-2022 | | | | |
| <i>c. Transportation</i> | 1. Continue to implement the Village’s Hike and Bike plan and integrate complete street concepts into transportation projects | HIGH | 2018-2020 | | | | |
| | 2. Incorporate pedestrian infrastructure that links residential areas with the downtown, parks and adjacent neighborhoods | HIGH | 2018-2020 | | | | |
| | 3. Develop a comprehensive “wayfinding” signage program to direct motorists, pedestrians, cyclists and snowmobilers to major areas of interest within the Village | HIGH | 2018-2020 | | | | |
| | 4. Continue the development and maintenance of streetscape corridors within the Village that improve landscaping, provide community art opportunities, and provide places for people to sit and enjoy the community and meet with visitors and neighbors | HIGH | 2020 | | | | |
| | 5. Continue landscape and signage improvements that improve the appearance of community gateways; discuss with MDOT the ability to complete landscaping improvements along I-75 exit points. | HIGH | 2020 | | | | |
| | 6. Coordinate planning for unified parking, walkways, signage, streetscape design & location | HIGH | 2020 | | | | |

Village of Mackinaw City Master Plan 2017-2022 Implementation Table

| Action Item | Sub-Task | Priority Level | Timeframe | Annual Review Progress Indicators | | | |
|--|---|------------------|-----------|-----------------------------------|----------------|------------------------|----------------------|
| | | | | Complete | Still Relevant | Task for Upcoming Year | Task for Future Year |
| C. OTHER POLICIES THAT MAY TRANSLATE INTO ACTIONS (OTHER THAN ZONING ORDINANCE WRITING OR THE DEVELOPMENT OF THE CIP) | | | | | | | |
| <i>a. Transportation</i> | 1. Plan for future expansion with adequate right-of-way and setbacks | HIGH | 2018-2019 | | | | |
| | 2. Establish access management standards to maintain street capacity and minimize traffic conflicts | HIGH | 2018-2019 | | | | |
| | 3. Maintain street inventory and asset management program | HIGH | 2018-2019 | | | | |
| <i>b. Housing</i> | 1. Maintain proper code enforcement and continual review of property maintenance codes to address issues as they arise | HIGH, | 2017-2022 | | | | |
| | 2. Provide funding for improvements to homes through involvement in federal and state housing rehabilitation programs | ONGOING | | | | | |
| <i>c. Intergovernmental Cooperation</i> | 1. Identify opportunities for sharing community services with adjacent municipalities, the county, state and non-profit organizations | HIGH, ONGOING | 2017-2022 | | | | |
| | 2. Actively participate in review of master plans of adjacent municipalities and the county | | | | | | |
| | 3. Promote joint training with adjacent municipalities and the county on issues such as growth management and resource protection | | | | | | |
| | 4. Cooperate with adjacent municipalities to review development requirements and CIPs to eliminate unnecessary conflicts or differences in requirements | | | | | | |
| <i>d. Public Involvement</i> | 1. Provide opportunities for stakeholder involvement in updating the Village Master Plan | HIGH, ONGOING | 2017-2022 | | | | |
| | 2. Promote public participation in the preparation and review of Village plans | | | | | | |
| | 3. Educate the public on the plan development process to encourage participation | | | | | | |
| | 4. Draft a comprehensive public participation plan, identifying interested and affected stakeholders and their unique communication needs encompassing all planning processes. It will serve as “best practices” for obtaining community input. | | | | | | |
| <i>e. Sense of Place</i> | 1. Continue to support the concepts outline in the Village’s Hike and Bike Plan to provide biking and walking opportunities within the Village and surrounding areas; complete research and development of complete street concepts within plans. | HIGH, ONGOING | 2017-2022 | | | | |
| | 2. Continue partnerships with non-profit community organizations to plan, promote, and implement community events and festivals | | | | | | |
| | 3. Promote opportunities for volunteerism within the community | | | | | | |
| | 4. Provide appropriate locations for semi-public facilities such as churches and civic organizations to support civic life | | | | | | |
| | 5. Identify Areas of the Village to determine historic importance | | | | | | |
| | 6. Support private efforts to preserve historical structures and sites | | | | | | |
| | 7. Evaluate public improvements for their impact on adjacent historical areas | | | | | | |
| | 8. Evaluate regulations to develop form-based codes or other regulations to maintain community character | | | | | | |
| <i>f. Environmental and Viewshed Protection</i> | 1. Identify sensitive environmental areas and viewsheds and target them for public purchase or establishment of private conservation easements | HIGH, ONGOING | 2017-2022 | | | | |
| | 2. Educate landowners on techniques for reducing nutrient runoff and erosion from everyday activities | | | | | | |
| | 3. Educate landowners on appropriate landscaping in areas along the lakeshore and other environmentally sensitive areas | | | | | | |
| | 4. Provide opportunities for future developments to connect natural features to the Village’s “green infrastructure” through a Village greenway | | | | | | |
| | 5. Establish and communicate clear guidelines for beach cleaning so that they are enjoyable and protect the natural features as required by environmental laws | | | | | | |
| | 6. Continue to integrate Arbor Day celebrations into enhancement of tree plantings within the Village parks | | | | | | |
| | 7. Protect and maintain the urban forest | | | | | | |

Village of Mackinaw City Master Plan 2017-2022 Implementation Table

| Action Item | Sub-Task | Priority Level | Timeframe | Annual Review Progress Indicators | | | |
|--|--|----------------|-----------|-----------------------------------|----------------|------------------------|----------------------|
| | | | | Complete | Still Relevant | Task for Upcoming Year | Task for Future Year |
| C. OTHER POLICIES THAT MAY TRANSLATE INTO ACTIONS (OTHER THAN ZONING ORDINANCE WRITING OR THE DEVELOPMENT OF THE CIP) | | | | | | | |
| <i>g. Economic Development</i> | 1. Rezone and market Village-owned property for complementary industrial and business park development | HIGH, ONGOING | 2017-2022 | | | | |
| | 2. Prepare plans for development and funding of site improvements through Community Development Block Grant (CDBG) provisions | | | | | | |
| | 3. Leverage the Village quality of life to attract industries and businesses | | | | | | |
| | 4. Pursue the recruitment of industry and businesses that complement the Village’s existing visitor economy and protect the Village’s character and sense of place | | | | | | |
| | 5. Identify potential industrial sites and zone them for industrial uses | | | | | | |
| <i>h. Government</i> | 1. Develop a diversified tax base to fund local government by reducing property taxes and creating new funding sources for the Village’s tax base. | HIGH | 2017-2018 | | | | |
| | 2. Consider reclassification of the Village of Mackinaw City from a village to a city. | HIGH | 2017-2018 | | | | |
| D. IMPLEMENT STRATEGIC PLAN TO ATTAIN SHORT-RANGE GOALS OVER NEXT 3 YEARS | | | | | | | |
| <i>a. Update Zoning Ordinance</i> | 1. Site Plan Review Standards (Fire Plan) | ONGOING | 2017-2018 | | | | |
| | 2. Open Air Business Special Use Requirements | | | | | | |
| | 3. B-4 Customer Service Floor Area | | | | | | |
| | 4. Sexually-Oriented Business Regulations | | | | | | |
| | 5. Continue with Zoning Ordinance review of remaining sections for possible amendments | | | ONGOING | 2017-2022 | | |
| <i>b. Annual CIP Review</i> | | ANNUAL | 2017-2022 | | | | |
| <i>c. Annual Master Plan Review*</i> | 1. Review for possible changes in conditions or policy; amend as necessary | ANNUAL | 2017-2022 | | | | |

***NOTE: The Village of Mackinaw City Planning Commission is only responsible for implementing the annual review of the Village Master Plan. The Village Council is responsible for implementing all other tasks, with consideration of recommendations made by the Planning Commission.**

Chapter 15 Appendix

Open Meetings for 2012 and 2018 Master Plan

- June 1, 2005 – Youth Planning Workshop
- September 7, 2006 – Announcement sent to stakeholders for the Visioning Workshop
- September 20, 2006 – Town Meeting, Comprehensive Development Plan Public Input Session
- October, 2006 – Stakeholder Survey concerning overall satisfaction with the Village’s goals for Future Planning
- November 24, 2006 – Announcement for Future Land Use Planning Workshop and Notice of Intent to Update Master Plan
- December 8, 2006 – Announcement for Future Land Use Planning Workshop
- December 4, 2006 – Public Input Workshop
- December 14, 2006 – Future Land Use Workshop
- April 12, 2007, June 28, 2007, December 13, 2007 – Planning Commission Public Meetings
- February 8, 2007 – Future Commercial Land Use Workshop
- February 28, 2007 – Announcement sent to stakeholders for the Recreation Planning Workshop
- March 8, 2007 – Recreation Planning Workshop
- May 2, 2007 – Future Commercial Land Use Workshop
- June 14, 2007 – Natural Resources Workshop
- July 10, 2008, August 14, 2008, August 28, 2008, November 11, 2008, September 11, 2008, September 25, 2008, October 23, 2008 – Planning Commission Public Meetings
- February 12, 2009, February 26, 2009, February 25, 2009 – Planning Commission Public Meetings
- March 11, 2010, March 25, 2010, April 8, 2010, April 22, 2010, May 27, 2010, June 10, 2010, August 26, 2010, September 9, 2010, September 23, 2010, October 28, 2010, November 11, 2010, December 9, 2010 - Planning Commission Public Meetings
- June 24, 2010 – Master Plan Presentation
- March 3, 2011 – Village Council approval to distribute Master Plan and move forward to set the Public Hearing
- May 12, 2011 – Public Hearing Master Plan Presentation and Public Comments Period
- August 25, 2011 – Adoption of Master Plan by Planning Commission
- February 25, 2016 - Planning Commission meeting worked on master plan update.
- April 28, 2016 - Planning Commission meeting worked on master plan update.
- May 12, 2016 Planning Commission meeting worked on master plan update.
- May 26, 2016 Planning Commission meeting worked on master plan update.
- June 9, 2016 Planning Commission meeting worked on master plan update.
- June 23, 2016 Planning Commission meeting worked on master plan update.
- July 28, 2016 Planning Commission meeting worked on master plan update.
- August 11, 2016 Planning Commission meeting worked on master plan update.
- August 25, 2016 Planning Commission meeting worked on master plan update.
- June 22, 2017 Planning Commission and NEMCOG workshop on Master Plan implementation. .
- August 24, 2017 Planning Commission and NEMCOG workshop to review updated master sections, in particular Chapter 2 Social and Economic Characteristics; Chapter 3 Natural Resources; Chapter 4 Community Services, Facilities, and Organizations; Chapter 5 Transportation; and Chapter 7 Existing Land Use.
- September 28, 2017 Planning Commission and NEMCOG workshop to complete final review of draft and recommend it for distribution to the Village Council.
- February 22, 2018 Planning Commission Public Hearing and Resolution of Adoption

- March 1, 2018 Village Council Resolution of Concurrence.

Figures, Surveys, Diagrams and Charts

- Figure 1-1 Location Map, Mackinaw City, Plotted and completed by Jeffrey Guerrero, C2ae, 123 W. Main Street, Suite 200, Gaylord, MI 49735; Telephone No. (989) 732-8131; Facsimile (989) 732-2714
- Figure 1-2 Ownership Base Map, Mackinaw City, Plotted and completed by Jeffrey Guerrero, C2ae, 123 W. Main Street, Suite 200, Gaylord, MI 49735; Telephone No. (989) 732-8131; Facsimile (989) 732-2714
- Figure 2-1 Unemployment Rates 2006-2016, MEDC
- Figure 2-2 Seasonal Housing Characteristics Village of Mackinaw City, Cheboygan and Emmet Counties, State–2010, Source: American Fact Finder, U.S. Bureau of the Census
- Figure 2-3 Village of Mackinaw City Revenue Breakdown, Source: Munetrix
- Figure 2-4: Village of Mackinaw City Expenditures, Source: Munetrix
- Figure 3-1 Village of Mackinaw City Soils Map, Source: Natural Resources Conservation Service
- Figure 3-2 Village of Mackinaw City Soils Constraints Map, Source: Natural Resources Conservation Service
- Figure 3-3 Village of Mackinaw City Wetlands Inventory, Source: US Fish and Wildlife Service National Wetlands Inventory and National Wetlands Inventory (NWI) Maps
- Figure 4-1 Water Consumption, measured quarterly, Source: Village of Mackinaw City
- Figure 4-2 Properties within 100' of water lines, Plotted and completed by Jeffrey Guerrero, C2ae, 123 W. Main Street, Suite 200, Gaylord, MI 49735; Telephone No. (989) 732-8131; Facsimile (989) 732-2714
- Figure 4-3 Properties within 200' of sewer lines, Plotted and completed by Jeffrey Guerrero, C2ae, 123 W. Main Street, Suite 200, Gaylord, MI 49735; Telephone No. (989) 732-8131; Facsimile (989) 732-2714
- Figure 4-4 Village of Mackinaw City Stormwater Collection Map, Plotted and completed by Jeffrey Guerrero, C2ae, 123 W. Main Street, Suite 200, Gaylord, MI 49735; Telephone No. (989) 732-8131; Facsimile (989) 732-2714
- Figure 5-1 Sidewalk Map, Plotted and completed by Jeffrey Guerrero, C2ae, 123 W. Main Street, Suite 200, Gaylord, MI 49735; Telephone No. (989) 732-8131; Facsimile (989) 732-2714
- Figure 5-2 Traffic Crashes, Source: Source: Munetrix
- Figure 6-1 Mackinaw City's Public Parks, Source: Village of Mackinaw City
- Figure 6-2 Recreation Administration Parks
- Figure 6-3 Conkling Heritage Park Performance Shell, Source: Village of Mackinaw City
- Figure 6-4 Parkland Acquisition Priorities, Source: Village of Mackinaw City, Recreation Plan
- Figure 6-5 Cross Town Loop, Source: Sandy Planisek
- Figure 6-6 Downtown Loop, Source: Sandy Planisek
- Figure 7-1 Existing Land Use Map Mackinaw City, 2010, Source: C2ae, 123 W. Main Street, Suite 200, Gaylord, MI 49735; Telephone No. (989) 732-8131; Facsimile (989) 732-2714
- Figure 7-2 Existing Land Use Mackinaw City, 2010, Source: ROWE Professional Services Co., 2010
- Figure 12-1 Future Land Use Map, Source: C2ae, 123 W. Main Street, Suite 200, Gaylord, MI 49735; Telephone No. (989) 732-8131; Facsimile (989) 732-2714
- Figure 14-1 Decision Tree for Planning Commission Review of a Proposed Text Amendment, Source: Village of Mackinaw City
- Figure 14-2 Decision Tree for Planning Commission Review of a Proposed Rezoning, Source: Village of Mackinaw City

Tables

- Table 2-1 Population Trends Village of Mackinaw City, 1960–2010, Source: U.S. Bureau of the Census
- Table 2-2 Age Distribution Village of Mackinaw City, Townships, Counties, State - 2010, Source: U.S. Bureau of the Census
- Table 2-3 Household (HH) and Per Capita (PC) Income Village, Townships, Counties, and State – 2009, Source: U.S. Bureau of the Census
- Table 2-4 Income Sources in Mackinaw City, Cheboygan and Emmet Counties, US Census Bureau
- Table 2-5 Educational Attainment Mackinaw/Wawatam Townships, Cheboygan/Emmet Counties, State - 2009, Source: U.S. Bureau of the Census
- Table 2-6 Annual Employment Information, Source: U.S. Bureau of the Census
- Table 2-7 Total Establishments by Number of Employees (2017) U.S. Bureau of the Census
- Table 2-8 Employees by Major SIC Code in Village of Mackinaw City (2017) U.S. Bureau of the Census
- Table 2-9 Mackinaw Township State Equalized Valuation by Property Class, Source: Cheboygan County Equalization Department
- Table 2-10 Wawatam Township State Equalized Valuation by Property Class, Source: Emmet County Equalization Department
- Table 2-11 Total State Equalized Valuation Comparisons Village of Mackinaw City and Combined Township Totals, Source: Village of Mackinaw City, Cheboygan and Emmet Counties, Source: Cheboygan County Soil Survey, Emmet County Soil Survey, data recorded in City of Cheboygan
- Table 2-12 Multi -Year General Fund Data for Mackinaw City, Source: Munetrix
- Table 2-13 Dashboard for Village of Mackinaw City, Source: Munetrix
- Table 3-1 Average Annual Weather Statistics Cheboygan and Emmet Counties, Source: Cheboygan County Soil Survey, Emmet County Soil Survey, data recorded at City of Cheboygan
- Table 3-2 Part 201 and Part 213 Sites of P.A. 451, Michigan Department of Environmental Quality
- Table 5-1 Streetscape Improvements, Source: Village of Mackinaw City
- Table 5-2 Public Parking, Source: Village of Mackinaw City
- Table 5-3 Parking Counts, Source: Village of Mackinaw City
- Table 6-1 Recreation Administration, Source: Village of Mackinaw City
- Table 7-1 Existing Land Use Statistics Village of Mackinaw City, Source: Michigan Resource Inventory System and ROWE photo interpretation, field verification and map updating
- Table 13-1 Future Land Use/Zoning Comparison Table, Source: Village of Mackinaw City
- Table 14-1 Strategic Plan Actions, Source: Village of Mackinaw City

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Northeast Michigan Council of Governments

80 Livingston Blvd Suite U-108 | PO Box 457 | Gaylord, MI 49734 | Voice: 989.705.3730 | Fax: 989.705.3729 | nemcog.org

February 28, 2017

Dear Sir/Madam:

The Village of Mackinaw City has begun working with the Northeast Michigan Council of Governments to update the Village's current Master Plan.

As required by Public Act 33 of 2008, as amended, the Michigan Planning Enabling Act, notification of the intent to update the plan is being sent to all adjacent governmental entities, public utilities, and public transportation agencies to request cooperation and comment.

ADJACENT GOVERNMENTAL UNITS: Prior to and after adoption of the Master Plan, draft and final copies of the plan will be sent to all adjacent governmental units, as defined in the Michigan Planning Enabling Act, for review and comment. The plan will be transmitted via CD or email unless the governmental unit requests a printed copy (send request for a printed copy to Denise Cline at NEMCOG at dmcline@nemcog.org).

UTILITIES & PUBLIC TRANSPORTATION AGENCIES: Utilities and public transportation agencies that would like to review the plan must request copies of the draft and final plan and may be charged for photo copies and postage. There will be no charge to utilities and public transportation agencies that choose to receive the plan on CD or via email. Please send request for draft and final plans to Denise Cline at NEMCOG at dmcline@nemcog.org.

Thank you for your cooperation and we look forward to your participation in this important project.

Sincerely,

Denise Cline
Chief Planner/Deputy Director

Regional
Cooperation
Since
1968

Alcona * Alpena * Cheboygan * Crawford * Emmet * Montmorency * Oscoda * Otsego * Presque Isle

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Employer

**AFFIDAVIT OF MAILING
NOTICE OF INTENT TO PREPARE A MASTER PLAN**

Shereen M. Heff certify that the communities and agencies on the attached list were notified of the Village of Mackinaw City's intent to update the Master Plan. The notification was sent on 3/23/17 by first class mail and in accordance with Public Act 33 of 2008, as amended.

- 1. Emmet County Planning Commission**
Tammy Doernenburg
3434 Harbor Petoskey Road, Suite E
Harbor Springs, Michigan 49740
- 2. Cheboygan County Planning Commission**
Steve Schnell
PO Box 70
Cheboygan, MI 49721
- 3. Mackinac County Planning Commission**
100 S. Marley St.
St. Ignace, MI 49781
- 4. Wawatam Township**
PO Box 481
Mackinaw City, MI 49701
- 5. Mackinaw Township**
PO Box 95
Mackinaw City, MI 49701
- 6. St. Ignace Planning Commission**
396 N. State Street
St. Ignace, MI 49781-1487
- 7. Moran Township Planning Commission**
PO Box 364
St. Ignace, MI 49781
- 8. MDOT North Region Office**
Patty O'Donnell
2084 US-31 South, Suite B
Traverse City, MI 49685
- 9. Cheboygan County Road Commission**
5302 S. Straits Hwy
Indian River, MI 49749

10. Emmet County Road Commission

2265 E. Hathaway Rd.
Harbor Springs, 49740

11. Straits Area Regional Ride

Michael Couture, Transportation Director
1520 Levering Rd
Cheboygan, MI 49721

12. Consumers Energy

821 Hastings St., TC 49688

13. DTE

PO Box 740786
Cincinnati, OH 45274-0786

14. AT & T

AT&T Headquarters 208 S. Akard St.
Dallas, TX 75202

**MINUTES REGULAR PLANNING COMMISSION MEETING
MACKINAW CITY**

7:00 P.M.

September 28, 2017

I. CALL TO ORDER/WELCOME

Planning Commission Chair John Lemanski was present and called the regular meeting to order.

II ROLL CALL

Secretary Matt Cooley called the Roll with the following Commissioners present- Ron Dye, Earl Taylor, Paul Allers, Mitch Montgomery, Danny Ranville. Also present- Fred Thompson-Zoning Administrator, Rick Deuelle-NEMCOG and Lana Jaggi-Recording Secretary

Visitors:

**Rosada Mann-Resident
Robert Heilman-Resident**

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

Motion Taylor seconded Allers to approve the minutes of the regular meeting of August 24, 2017 as presented. Voice vote, motion carried.

V. PUBLIC COMMENT:

**Rosada Mann
Robert Heilman**

VI. OLD BUSINESS:

A. Complete Draft of the 2017 Master Plan

Rick Deuelle attended meeting to review and complete the latest draft Master Plan of 2017-2022. Commissioners and Mr. Deuelle reviewed the draft Table of Contents chapter by chapter. Changes/corrections were acknowledged for Chapters 6, 7, 11 and 12. Mr. Deuelle will make necessary changes/corrections and send updated draft via email to Manager Wyman. Mr. Deuelle also submitted an Implementation Table.

B. Approve submission of the draft plan to the Village Council

Motion Dye seconded Allers that the Village of Mackinaw City Planning Commission, in accordance with Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), transmits the draft Village of Mackinaw City Master Plan, with corrections, to the Village Council and requests their approval to distribute the plan for community and agency review and comment. Roll Call: Yeas-Ranville, Montgomery, Allers, Lemanski, Cooley, Taylor, Dye. Motion carried.

**MINUTES REGULAR PLANNING COMMISSION MEETING
MACKINAW CITY**

7:00 P.M.

September 28, 2017

Page 2

C. Amendment to the Timeline of the Humbard Dock Development

Motion Dye seconded Ranville to recommend approving the request from the Humbard Dock Development to extend the construction timeline from October 31, 2017 to June 01, 2018 excluding any timeline made for the removal of the ship Welcome. Roll Call: Yeas-Allers, Lemanski, Cooley, Taylor, Dye, Ranville, Montgomery. Motion carried.

Discussion included issues that impeded the current timeline which were documented in a letter from the developers and received by Mr. Thompson on 9/21/2017. Chair Lemanski was diligent in making sure the separation of the Welcome timeline be made as it is a different factor with its own timeline.

VII. NEW BUSINESS:

A. Shepler's Nicolet Street Parking Lot Improvements-2017-SP-004

Mr. Thompson reviewed history of Shepler's Nicolet parking corridor with Commissioners, noting the Village engineer, C2AE, letter on file, the Shepler rebuttal correspondence to present day site plan review request.

Motion Dye seconded Ranville to recommend approval of Site Plan 2017-SP-004, Shepler's with the following stipulations for timeline: deadline of June 20, 2018 for asphalt completion and October 01, 2018 for landscape and miscellaneous work completion. Roll Call: Yeas- Lemanski, Cooley, Taylor, Dye, Ranville, Montgomery, Allers. Motion carried.

VIII. COMMISSIONER COMMENTS:

Chair Lemanski reminded board of following:

Council of Whole Work Session concluding the Zoning Re-write is to be held on October 19, 2017 at 1:00 pm

IX. COMMISSIONER CALENDAR

1. Regular Meeting –October 12, 2017 Special Meeting

VI. ADJOURNMENT: 7:50 pm

Respectfully submitted:

John Lemanski; Chair

Lana Jaggi; Recording Secretary

**MINUTES REGULAR COUNCIL MEETING
MACKINAW CITY**

7:00PM

October 19, 2017

Page 2

IX. Old Business:

A. Resolution to Close Ambulance Operations Fund 210

Motion Newman seconded Mollen to approve the Resolution to Close Ambulance Fund 210 as presented. Roll Call: Yeas-Mollen, Newman, Rodriguez, Heilman, Glenn, Chastain, Michalak. Motion carried.

B. Approval of draft Village of Mackinaw City Master Plan 2017 for Distribution

Motion Mollen seconded Newman that the Village of Mackinaw City Council, in accordance with the Michigan Planning Enabling Act (P. A. 33 of 2008, as amended), approves the draft Village of Mackinaw City Master Plan for Distribution to communities and agencies for review and comment. Roll Call: Yeas-Newman, Rodriguez, Heilman, Glenn, Chastain, Michalak, Mollen. Motion carried.

X. New Business:

A. Susan Burtnett-Presentation- US Army Corp of Engineer Project Briefing
Susan Burtnett of the US Army Corp of Engineers, presented the Remedial Investigation/Feasibility Study at the Waugoshance Point US Navy Target location. The presentation was placed on file and Ms. Burtnett said they would be touching base with Council once the investigation closes.

B. Humbard Dock Development-Request to Amend Timeline

Attorney Mathew Vermetten addressed Council on behalf of his client, Joseph Lieghio, who sent correspondence received on 9/21/2017 to Fred Thompson, Village Zoning Administrator, requesting a timeline extension for the Humbard Dock Development. The correspondence was included in the October 19, 2017 Council packet.

Motion Newman seconded Chastain to approve the Humbard Dock Development request to extend the completion timeline to June 01, 2018. Roll Call: Yeas-Rodriguez, Heilman, Glenn, Chastain, Michalak, Mollen, Newman. Motion carried.

C. Site Plan Review 2017-SP-004 Shepler's Nicolet Street Parking Lot Improvements

Chris Shepler, Shelper's Inc, defined how Shepler's Ferry Co. came to a decision to re-assign ferry boat day parking and direct guests to exit northbound I-75 at exit 338 and park at the lot Shepler's now refer to as "Nicolet Street Parking Gateway". Motion Chastain seconded Mollen to approve Site Plan Review 2017-SP-004, Shepler's Nicolet Street Parking Lot Improvement as presented. Voice vote, motion carried unanimously.



Northeast Michigan Council of Governments

PO Box 457
80 Livingston Blvd Suite U-108
Gaylord, MI 49734

Voice: 989.705.3733
Fax: 989.705.3729
www.nemcog.org

TO: Local Entities
FROM: Village of Mackinaw City
DATE: October 23, 2017
SUBJECT: Draft 2018 Village of Mackinaw City Master Plan

Village of Mackinaw City has completed its draft Master Plan update. As required by the Michigan Planning Enabling Act, a draft of the master plan is being transmitted for your community's review and comment.

According to the act, townships, cities, villages, counties, utilities, railroads and agencies have 63 days to comment on the draft master plan. Those comments must be received within 63 days of date of the transmittal of the draft master plan. Comments should be addressed to the Village of Mackinaw City Planning Commission.

Comments should be transmitted to:
Village of Mackinaw City Planning Commission
PO Box 580
Mackinaw City, MI 49701
Phone: (231) 436-5351
Fax: (231) 436-4166
Email: pwyman@mackinawcity.org

In addition, this letter is the official notice of public hearing on the Master Plan.
Thursday, February 22, 2018, 7:00 p.m. at the Mackinaw City Village Hall, 102 South Huron St., Mackinaw City.

Thank you for your cooperation and we look forward to your participation in this important process.

Communities that received draft

Emmet County Planning Commission
Cheboygan County Planning Commission
Mackinac County Planning Commission
Wawatam Township
Mackinaw Township
St. Ignace Planning Commission

Moran Township Planning Commission
MDOT North Region Office
Cheboygan County Road Commission
Emmet County Road Commission
Straits Area Regional Ride

Affidavit of Mailing

2018 Village of Mackinaw City Draft Master Plan

I, Richard Deuell, Consultant certify communities on the below list were sent the DRAFT Village of Mackinaw City Master Plan on October 23, 2017. The master plan was transmitted in accordance with MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008



Name

10/23/2017

Date

Entities who received copy of master plan

- 1. Emmet County Planning Commission**
Tammy Doernenburg
3434 Harbor Petoskey Road, Suite E
Harbor Springs, Michigan 49740

 - 2. Cheboygan County Planning Commission**
Steve Schnell
PO Box 70
Cheboygan, MI 49721

 - 3. Mackinac County Planning Commission**
100 S. Marley St.
St. Ignace, MI 49781

 - 4. Wawatam Township**
PO Box 481
Mackinaw City, MI 49701

 - 5. Mackinaw Township**
PO Box 95
Mackinaw City, MI 49701

 - 6. St. Ignace Planning Commission**
396 N. State Street
St. Ignace, MI 49781-1487
-

- 7. Moran Township Planning Commission**
PO Box 364
St. Ignace, MI 49781

 - 8. MDOT North Region Office**
Patty O'Donnell
2084 US-31 South, Suite B
Traverse City, MI 49685

 - 9. Cheboygan County Road Commission**
5302 S. Straits Hwy
Indian River, MI 49749

 - 10. Emmet County Road Commission**
2265 E. Hathaway Rd.
Harbor Springs, 49740

 - 11. Straits Area Regional Ride**
Michael Couture, Transportation Director
1520 Levering Rd
Cheboygan, MI 49721

 - 12. Consumers Energy**

 - 13. DTE**

 - 14. AT & T**
-

UNAPPROVED
MINUTES REGULAR PLANNING COMMISSION MEETING
VILLAGE OF MACKINAW

7:00 P.M.

January 25, 2018

I. Call to Order/Welcome

Planning Commission Chair John Lemanski was present and called the Regular Meeting to order.

II. Roll Call

Secretary Matt Cooley called the roll with the following Commissioners present: Ron Dye, John Lemanski, Paul Allers, Matt Cooley.

Absent: Mitch Montgomery, James Tamlyn and Danny Ranville

Also present-Fred Thompson-Zoning Administrator and Janelle Bancroft-Recording Secretary.

Visitors: Robert Heilman and Sandy Planisek

III. Pledge of Allegiance

IV. Approval of Minutes

Motion Allers, support Dye to approve the minutes of the Regular Meeting of December 14, 2017 as presented. Voice vote, motion carried.

V. Public Comment

None

VI. Old Business

1. Set date for Public Hearing on Master Plan

Chair Lemanski made the following motion- The Village of Mackinaw City Planning Commission sets the public hearing for the Village of Mackinaw City Master Plan for February 22, 2018 at 7:00 p.m., at the Village Hall, and notice of the hearing will be published in the Cheboygan Tribune Newspaper in accordance with Section 43(1) of the Act. Support Allers, Voice vote, motion carried.

2. Discuss Zoning Ordinance #138

Some discussion amongst commissioners on joint work session with the Village Council-positive comments. When the possible date of the Public Hearing will be scheduled was mentioned.

VII. New Business

None

VIII. Commissioner Comments

Chair Lemanski shared information concerning the Regional Planning Commission Meeting he and Danny Ranville attended in St. Ignace. He will email to Commissioners.

IX. Commissioner Calendar

1.Public Hearing on Master Plan and Regular Meeting –February 22, 2018

X. Adjournment

Chair Lemanski adjourned the meeting at 7:16 P.M.

All communication, petitions, additions, etc. must be in the office of the Village Secretary by 12 o'clock noon on the Monday preceding the second and fourth Thursday of every month to be on the Agenda

**VILLAGE OF MACKINAW CITY
102 S. HURON AVENUE
MACKINAW CITY, MI 49701**

NOTICE

The Village of Mackinaw City is pleased to present for review and comment the draft copy of the 2018 Village of Mackinaw City Master Plan prior to the public hearing to adopt the plan scheduled for February 22, 2018, at 7:00 p.m., at the Mackinaw City Village Hall.

The Plan identifies the Village's Social and Economic Characteristics, Natural Resources, Community Services, Facilities, and Organizations, Transportation and is required by the State of Michigan to be eligible to apply for state and federal recreation funds.

The Plan is available for review at the following locations:

- 1) Mackinaw City Village Hall
102 S. Huron Avenue
Mackinaw City, MI 49701**
- 2) Mackinaw Area Public Library
528 West Central Avenue
Mackinaw City, MI 49701**
- 3) www.mackinawcity.org**

Please send comments concerning the Plan to Patrick C. Wyman, Village Manager, Village of Mackinaw City, Post Office Box 580, Mackinaw City, MI 49701.

Dated: January 26, 2018

County of Cheboygan, ss
State of Michigan

VILLAGE OF MACKINAW CITY

102 S. HURON AVENUE
MACKINAW CITY, MI 49701

- NOTICE -

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Mackinaw City, MI 49701
- 3) www.mackinawcity.org

Please send comments concerning the Plan to Patrick C. Wyman, Village Manager, Village of Mackinaw City, Post Office Box 580, Mackinaw City, MI 49701.

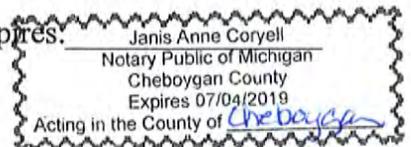
Nichole St. Andrew, being duly sworn, says: I am an employee of THE CHEBOYGAN DAILY TRIBUNE, a newspaper printed and circulated in in said county. The annexed is a printed copy of a notice which was published in said paper on the following dates to wit:

January 31 A.D. 20 18
_____ A.D. 20 _____
_____ A.D. 20 _____

NSA
Subscribed and sworn to me this 31st
day of January A.D. 20 18

Janis Anne Coryell
Notary Public, Cheboygan County, Michigan

My Commission expires.



**VILLAGE OF MACKINAW CITY
102 S. HURON AVENUE
MACKINAW CITY, MI 49701**

NOTICE

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Mackinaw City, MI 49701**
- 3) www.mackinawcity.org**

Please send comments concerning the Plan to Patrick C. Wyman, Village Manager, Village of Mackinaw City, Post Office Box 580, Mackinaw City, MI 49701.

Dated: January 26, 2018

Web Site

Home Community Visitors Business Government Documents Departments News Contact Us

> Home

Village Government Meetings
Government Meetings

Memorials Available

News & Notices



Cooperation, Collaboration and Consolidation Plan 2014

Unfunded Accrued Liability Plan 2014.pdf

PUBLIC ACT 51, Annual Certification of Employee-related Conditions.pdf

Mackinaw City, MI

10°
1:21 pm EST
Sunny

Welcome to Mackinaw City

The Village of Mackinaw City is a resort community located on the shores of the Straits of Mackinac at the tip of Michigan's Lower Peninsula. Please click the following video to view our historic and most beautiful surroundings: **The Gateway to all Things Northern Michigan.**

Mackinaw City is a great place to live, work, and visit with beautiful scenic views of the Great Lakes, Mackinac Bridge, and countryside. The Village is host to over 1.2 million visitors each year who enjoy the Village's scenic beauty, 100+ retail shops, exciting attractions, marinas, great restaurants, hotels, bed and breakfasts, and campgrounds.

Mackinaw City is also making history with an entrepreneurial spirit, which makes the Village a great place to locate or expand your business. We hope you find this site useful as your portal.

2018 MASTER PLAN DRAFT
POLICE OFFICER-Part Time
FULL TIME CEMETERY MAINTENANCE SUPERVISOR.pdf

Capital Improvement Plan 2016-17 through 2021-22
Memorials Available

In an effort to better serve you, the Mackinaw City Municipal Building is open from 8:00 AM until 4:30 PM, Monday through Friday. **For emergencies please call 911 (including after hours water and sewer problems.)**

Please feel free to contact the Village at #231-436-5351

Department extensions are as follows:

- Police/Fire 1
- Administration 2
- Clerk 3
- Treasurer 4
- Water/sewer meter reads 5
- Department of Public Works 6
- Water/Sewer Department 7
- Marina 8

Wawatam Area Seniors
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View the 2016 Report
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Freedom of Information Act
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Area Events, Lodging and Shopping Information

Community Christmas 2016 Pictures

Community Trees.JPG

Pathway to Santa.JPG

Community Trees 2.JPG

Mackinaw City Chamber of Commerce Events

Mackinaw Area Visitors Bureau Events

http://www.mackinacbridge.org/bridge-cam-20/

Date: January 22, 2018

To: Local Communities

From: Village of Mackinaw City

In accordance with the Michigan Planning Enabling Act

**PUBLIC HEARING NOTICE
VILLAGE OF MACKINAW CITY
2018 MASTER PLAN**

The Village of Mackinaw City Planning Commission will hold a public hearing on its 2018 Master Plan at 7:00 p.m. on Thursday, February 22, 2018, at the Village of Mackinaw City Hall located at 102 South Huron, Mackinaw City. The draft Master Plan can be viewed on the Village Web Site: <http://mackinawcity.org/>

Written comments may be mailed to: Village of Mackinaw City Planning Commission, PO Box 580 Mackinaw City, MI 49701; or emailed to pwyman@mackinawcity.org. For additional information call: 231-436-5351

Notice sent to:

Emmet County Planning Commission
Cheboygan County Planning Commission
Mackinac County Planning Commission
Wawatam Township
Mackinaw Township
St. Ignace Planning Commission
Moran Township Planning Commission
MDOT North Region Office
Cheboygan County Road Commission
Emmet County Road Commission
Straits Area Regional Ride

UNAPPROVED

MINUTES REGULAR PLANNING COMMISSION MEETING
VILLAGE OF MACKINAW

7:00 P.M.

February 22, 2018

I. **Call to Order/Welcome**

Planning Commission Vice- Chair Ron Dye was present and called the Special Meeting to order.

II. **Roll Call**

Secretary Matt Cooley called the roll with the following Commissioners present: Ron Dye, Mitch Montgomery, Paul Allers, Matt Cooley and Danny Ranville.

Absent: James Tamlyn and John Lemanski

Also present-Fred Thompson-Zoning Administrator and Janelle Bancroft-Recording Secretary.

Visitors: List attached.

III. **Pledge of Allegiance**

IV. **Approval of Minutes**

Motion Allers, support Cooley to approve the minutes of the Special Meeting of February 22, 2018 as presented. Voice vote, motion carried.

V. **Public Comment**

None

VI. **Old Business**

1. **Adoption of 2017-2018 Village of Mackinaw City Master Plan**

Motion by Allers to adopt the 2017-2018 Village of Mackinaw City Master Plan with inclusion of added corrections as addendum to 2017-2018 Master Plan for future considerations; Support by Ranville, Voice Vote, Motion carried.

2. **Request Resolution of Concurrence from Village Council**

Motion by Cooley-The Village of Mackinaw City Planning Commission, in accordance with Michigan Planning Enabling Act (P.A. 33 of 2008, as amended),

VII. **New Business**

1. Shepler's Ferry up-coming season and future plans

Chris Shepler, President of Shepler's Ferry along with employees Jason Wiley and Zach Lentz presented a slide show of upcoming improvements and changes

**Resolution of Adoption
Village of Mackinaw City Planning Commission**

2018 VILLAGE OF MACKINAW CITY MASTER PLAN

WHEREAS: The Village of Mackinaw City Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Village, and;

WHEREAS: The Village of Mackinaw City Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and entities of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to communities and entities for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on February 22, 2018, before the Planning Commission, with notice of the hearing being published in the Cheboygan Tribune Newspaper on January 31, 2018 in accordance with Section 43(1) of the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Village of Mackinaw City Planning Commission as the Village of Mackinaw City Master Plan on this 22nd day of February, 2018.

Motion: Paul Allers

Second: Danny Ranville

Ayes: Matt Cooley, Paul Allers, Mitch Montgomery, Ronald Dye, Danny Ranville

Nays: None

Absent: James Tamlyn and John Lemanski

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the February 22, 2018, meeting of the Village of Mackinaw City Planning Commission.

Ronald Dye, Vice- Chair

Matthew Cooley, Secretary



UNAPPROVED

MINUTES REGULAR PLANNING COMMISSION MEETING
VILLAGE OF MACKINAW

7:00 P.M.

February 22, 2018

I. Call to Order/Welcome

Planning Commission Vice- Chair Ron Dye was present and called the Regular Meeting to order.

II. Roll Call

Secretary Matt Cooley called the roll with the following Commissioners present: Ron Dye, Mitch Montgomery, Paul Allers, Matt Cooley and Danny Ranville.

Absent: James Tamlyn and John Lemanski

Also present-Fred Thompson-Zoning Administrator and Janelle Bancroft-Recording Secretary.

Visitors: List attached.

III. Pledge of Allegiance

IV. Approval of Minutes

Motion Allers, support Cooley to approve the minutes of the Special Meeting of February 8, 2018 as presented. Voice vote, motion carried.

V. Public Comment

None

VI. Old Business

1. Adoption of 2017-2018 Village of Mackinaw City Master Plan

Motion by Allers to adopt the 2017-2018 Village of Mackinaw City Master Plan with inclusion of added corrections as addendum to 2017-2018 Master Plan for future considerations; Support by Ranville, Voice Vote, Motion carried.

2. Request Resolution of Concurrence from Village Council

Motion by Cooley-The Village of Mackinaw City Planning Commission, in accordance with Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), transmits the adopted 2017-2018 Village of Mackinaw City Master Plan to the Village Council for their consideration; Support by Montgomery, Voice Vote, Motion Carried.

VII. New Business

1. Review of Site Plan 2018-SP-001, Embers Inn and Tavern Addition and Renovation

Architect Mark Buday reviewed and summarized Site Plan 2018-SP-001, Tavern Addition and Renovation to the Embers Inn. Commissioner Ranville suggested to Mr. Buday that it might benefit him to extend his time line. Mr. Buday agreed and, with Planning Commission approval, moved the Substantial Completion date to July 3, 2018.

Motion by Ranville to recommend approval of Site Plan 2018-SP-001, Embers Inn and Tavern Addition and Renovation, support by Montgomery, Voice Vote, Motion carried.

VIII. Commissioner Comments

None

IX. Commissioner Calendar

1. Regular Meeting –March 22, 2018

X. Adjournment

Vice-Chair Dye adjourned the meeting at 7:40 P.M.

Respectfully Submitted,

Ron Dye, Vice-Chair

Janelle Bancroft, Recording Secretary

**Resolution of Adoption
Village of Mackinaw City Planning Commission**

2018 VILLAGE OF MACKINAW CITY MASTER PLAN

WHEREAS: The Village of Mackinaw City Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Village, and;

WHEREAS: The Village of Mackinaw City Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and entities of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to communities and entities for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on February 22, 2018, before the Planning Commission, with notice of the hearing being published in the Cheboygan Tribune Newspaper on January 31, 2018 in accordance with Section 43(1) of the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the Village of Mackinaw City Planning Commission as the Village of Mackinaw City Master Plan on this 22nd day of February, 2018.

Motion: Paul Allers

Second: Danny Ranville

Ayes: Matt Cooley, Paul Allers, Mitch Montgomery, Ronald Dye, Danny Ranville

Nays: None

Absent: James Tamlyn and John Lemanski

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the February 22, 2018, meeting of the Village of Mackinaw City Planning Commission.

Ronald Dye, Vice- Chair



Matthew Cooley, Secretary



**RESOLUTION OF CONCURRENCE
Mackinaw City Village Council
2018 Village of Mackinaw City Master Plan**

WHEREAS: The Village of Mackinaw City Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the Township, and;

WHEREAS: The Village of Mackinaw City Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and entities of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to communities and entities for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on February 22, 2018, before the Planning Commission, with notice of the hearing being published in the Cheboygan Tribune Newspaper on January 31, 2018 in accordance with Section 43(1) of the Act;

WHEREAS: The plan was adopted by the Planning Commission on February 22, 2018;

NOW THEREFORE BE IT RESOLVED THAT,

The Mackinaw City Village Council does hereby concur with the action of the Planning Commission by means of passing this resolution on the 1st day of March, 2018.

Motion: Trustee S. Newman

Second: Trustee T. Chastain

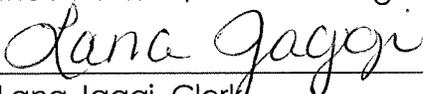
Ayes: Pres R. Heilman, Trustees-S. Newman, M. Rodriguez, T. Chastain, P. Michalak and B. Mollen

Nays: None

Absent: Trustee R. Glenn

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the March 01, 2018 meeting of the Mackinaw City Village Council.



Lana Jaggi, Clerk



Northeast Michigan Council of Governments

PO Box 457
80 Livingston Blvd Suite U-108
Gaylord, MI 49734

Voice: 989.705.3733
Fax: 989.705.3729
www.nemcog.org

TO: Local Entities
FROM: Village of Mackinaw City
DATE: April 5, 2018
SUBJECT: Adopted 2018 Village of Mackinaw City Master Plan

Village of Mackinaw City has completed its Master Plan update. As required by the Michigan Planning Enabling Act, the adopted 2018 Master Plan is being transmitted for your records.

Village of Mackinaw City Planning Commission
PO Box 580
Mackinaw City, MI 49701
Phone: (231) 436-5351
Fax: (231) 436-4166
Email: pwyman@mackinawcity.org

Communities that received final copy

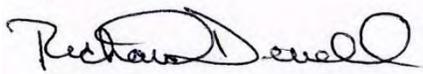
Emmet County Planning Commission
Cheboygan County Planning Commission
Mackinac County Planning Commission
Wawatam Township
Mackinaw Township
St. Ignace Planning Commission

Moran Township Planning Commission
MDOT North Region Office
Cheboygan County Road Commission
Emmet County Road Commission
Straits Area Regional Ride

Affidavit of Mailing

2018 Village of Mackinaw City Master Plan

I, Richard Deuell, Consultant certify communities on the below list were sent the DRAFT Village of Mackinaw City Master Plan on April 6, 2018. The master plan was transmitted in accordance with MICHIGAN PLANNING ENABLING ACT, Act 33 of 2008



Name

4/6/2018

Date

Entities who received copy of master plan

- 1. Emmet County Planning Commission**
Tammy Doernenburg
3434 Harbor Petoskey Road, Suite E
Harbor Springs, Michigan 49740

- 2. Cheboygan County Planning Commission**
PO Box 70
Cheboygan, MI 49721

- 3. Mackinac County Planning Commission**
100 S. Marley St.
St. Ignace, MI 49781

- 4. Wawatam Township**
PO Box 481
Mackinaw City, MI 49701

- 5. Mackinaw Township**
PO Box 95
Mackinaw City, MI 49701

- 6. St. Ignace Planning Commission**
396 N. State Street
St. Ignace, MI 49781-1487

- 7. Moran Township Planning Commission**

PO Box 364
St. Ignace, MI 49781

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Patty O'Donnell
2084 US-31 South, Suite B
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5302 S. Straits Hwy
Indian River, MI 49749

10. Emmet County Road Commission

2265 E. Hathaway Rd.
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1520 Levering Rd
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