



Patrick Connor, Chairperson
 Kel Smyth, Vice-Chairperson
 Roy Webber, Secretary
 Brian Black, Commissioner
 Todd Milkiewicz, Commissioner

**PLANNING COMMISSION
 REGULAR MEETING AGENDA
 January 22, 2015, at 6:00 p.m.**

*Christine Williams, Commissioner
 Steve Buckbee, Commissioner
 James Hellermann, Commissioner
 Tom Warstler, Commissioner
 James V. O'Toole, City Manager
 Ronald Beauchamp, City Council Liaison*

Escanaba City Hall, Council Chambers, 410 Ludington Street, Escanaba, MI 49829

Thursday, January 22, 2015, at 6:00 p.m.

CALL TO ORDER
 ROLL CALL
 APPROVAL/CORRECTION(S) TO MINUTES – December 11, 2014
 APPROVAL/ADJUSTMENTS TO THE AGENDA
 CONFLICT OF INTEREST DECLARATION
 UNFINISHED BUSINESS - None
 PUBLIC HEARING(S) - None

NEW BUSINESS

1. Discussion – Year in Review/Goal and Objective Setting – 2014 Planning Commission Plan of Work and 2015 Planning Commission Plan of Work.

Explanation: The Planning Commission will review the activities and accomplishments of the Commission over calendar year 2014. Additionally, the Planning Commission will discuss recommended Planning Commission goals and objectives for the upcoming 2015 Planning Commission Plan of Work.

2. Discussion – Community Master Plan Update.

Explanation: Administration will discuss a proposal submitted by the Central Upper Peninsula Development Regional Commission (CUPPAD) to update the City of Escanaba's Master Plan and review the City of Escanaba Zoning Ordinance.

3. Project Updates:

- a. Zoning Board of Appeals Hearings/Decisions.
- b. Michigan (MEDC) Redevelopment Ready Communities Program/Superior Trade Zone Update/ MSHDA/SHPO Certified Local Government Program Update.
- c. Delta County Planning Commission Update. The Planning Commission will be updated on the activities at the latest Delta County Planning Commission Meeting.
- d. Zoning/Land Use Permit Update.
- e. Various.

GENERAL PUBLIC COMMENT
 COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS
 ADJOURNMENT

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling City Hall at (906) 786-9402.

Respectfully Submitted,

Patrick Conner, Chairperson
 Planning Commission

**PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
December 11, 2014**

A meeting of the Escanaba Planning Commission was held on Thursday, December 11, 2014, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Vice Chairperson Patrick Connor, Commissioners Roy Webber, Kelvin Smyth, James Hellermann, Christine Williams and Brian Black

ALSO PRESENT: City Manager Jim O'Toole, City Council Liaison Ron Beauchamp, Executive Secretary Kim Peterson and project representatives Brian Boucher and John LeMire

EXCUSED ABSENT: Chairperson Tom Warstler and Commissioners Stephen Buckbee and Todd Milkiewicz

Vice Chairperson Connor called the meeting to order at 6:00 p.m.

City Manager O'Toole stated Commissioner Milkiewicz has resigned from the Planning Commission due to health issues.

Roll Call

Executive Kim Peterson conducted the roll call.

Approval/Correction of the October 9, 2014, Planning Commission Meeting Minutes

A motion was made by Commissioner Webber, seconded by Commissioner Smyth, to approve the October 9, 2014, Meeting Minutes. Ayes were unanimous.

Approval/Adjustments to the Agenda

Commissioner Webber would like an update on Basic Marine and this will be 3.f.

Conflict of Interest Declarations

None.

UNFINISHED BUSINESS

None.

PUBLIC HEARING

None.

PUBLIC COMMENT

None.

NEW BUSINESS

Election of Officers – Chair, Vice-Chair, Secretary and Deputy Secretary

City Manager O'Toole stated in accordance with the Escanaba Planning Commission Rules of Procedure, Section 4. Officers, paragraph A., the Planning Commission will elect from its membership a Chair, Vice-Chair, Secretary and Deputy Secretary for the upcoming calendar year.

Nomination for Patrick Connor for Chair was made by Commissioner Black, seconded by Commissioner Hellermann.

Nomination for Kel Smyth for Vice Chair was made by Vice Chairman Connor, seconded by Commissioner Webber.

Nomination for Roy Webber for Secretary was made by Commissioner Black, seconded by Commissioner Smyth.

Nomination for Brian Black for Deputy Secretary was made by Vice Chairman Connor, seconded by Commissioner Williams.

A motion was made by Commissioner Hellerman, seconded by Commissioner Williams, to appoint Patrick Connor as Chair, Kel Smyth as Vice Chair, Roy Webber as Secretary and Brian Black as Deputy Secretary. Ayes were unanimous.

Approval – 2015 Planning Commission Regular Public Meetings Schedule

City Manager O'Toole stated the Commissioners received an upcoming meeting schedule for 2015.

A motion was made by Commissioner Black, seconded by Commissioner Smyth, to approve the 2015 Planning Commission Regular Public Meetings Schedule as presented. Ayes were unanimous.

Project Updates:

- A. Zoning Board of Appeals Hearings/Decisions – Meeting was held on October 22, 2014, for a variance to a side yard encroachment for an attached garage. Administration recommended against the variance as there was no hardship defined by the zoning laws. The Board granted the variance due to the property being located on a corner lot with a dead end road near the golf course. Location was 1300 South 15th Street.
- B. Michigan (MEDC) Redevelopment Ready Communities Program – City Manager O'Toole asked the Commissioners to go to the City's website to review "Land Development Tools" This section has everything to do with land development within the City of Escanaba. Information was sent to the MEDC for review and a punch list will be returned to the City to continue with the work plan.
- C. Delta County Planning Commission Update – No meeting was held.

D. Zoning/Land Use Permit Update – See below:

ZONING PERMITS REPORT
January 1, 2014 thru December 11, 2014

3	NEW RESIDENTIAL HOME	\$735,000
34	RESIDENTIAL REMODELS	\$624,140
3	NEW COMMERCIAL	\$1,840,000
5	COMMERCIAL REMODELS	\$2,142,500
1	CHANGE OF USE	\$100,000
	HOME OCCUPATION	\$0
	LAND USE PERMIT	\$0
6	DEMOLITION PERMIT	\$47,000
39	TOTAL	\$5,488,640

E. Various – City Manager O’Toole stated the Certified Local Government status for downtown looks like the City was approved and the City Council will be asked to approve a resolution on December 18, 2014, which will allow the City to be the second community in the U.P. to have this status. This will allow the City to apply for Historic Preservation Grants.

City Manager O’Toole stated the Market Place Project is being discussed for possible relocation to the former Northern Motors parking lot on Ludington Street. The DDA authorized Ed Legault and Barry Polzin to provide a cost estimate and revisit the plan for a different location. Administration believes the new location is more central with being on main street and would be a huge marketing tool in landing someone in the Northern Motors Building. This location would have additional parking and would envision an outdoor patio or enclosed playground. Discussed the possibility of vacated the alley approximately half-way behind Jim’s Music to South 15th Street. An upcoming meeting is scheduled for City Administration, DDA Director Ed Legault and the architect Barry Polzin.

City Manager O’Toole stated the City received the maximum allowed of \$100,000 from Section 19 Emergency Fund for reimbursement from the last winter thawing situation. Paperwork has been submitted to the State to receive \$23,000 for the freezing situations that occurred last winter.

F. Basic Marine – City Manager O’Toole stated City Administration is still in negotiations on City property that Basic Marine would like to acquire.

GENERAL PUBLIC COMMENT

None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

None.

ADJOURNMENT

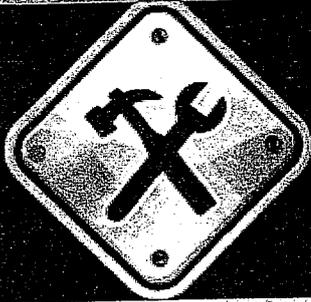
A motion was made by Commissioner Webber, seconded by Commissioner Williams, to adjourn the meeting. The meeting adjourned at 6:18 p.m. Ayes were unanimous.

Patrick Connor, Vice Chairperson
Escanaba Planning Commission

James V. O'Toole, City Manager
City of Escanaba

Roy Webber, Secretary
Escanaba Planning Commission

2014



2014 YEAR-END REPORT

Planning Commission

(DRAFT)

PC 1/22/15

January 9, 2015

Dear City Council Members and Residents of the City of Escanaba:

It is with pleasure that the Escanaba Planning Commission submits to you this 2014 Year-End Report on issues and matters brought before the Planning Commission in Calendar Year 2014.

In carrying out the duties and responsibilities of the Planning Commission conveyed under the Municipal Planning Act, Act 285 of 1931, as amended, the City and Village Zoning Act, Act 207 of 1921, as amended and Chapter 21 of the Escanaba Code of Ordinances, the Planning Commission hereby submits the 2014 Planning Commission Year-End Report for your review and consideration.

ROLE OF THE PLANNING COMMISSION

The roles of the Planning Commission include some functions in addition to the statutory duties and responsibilities. The role of the Planning Commission includes the social or cultural expectation that citizens have of the service that the Planning Commission provides in helping to set and implement local land use and development policy. There are eight (8) key roles of the Planning Commission:

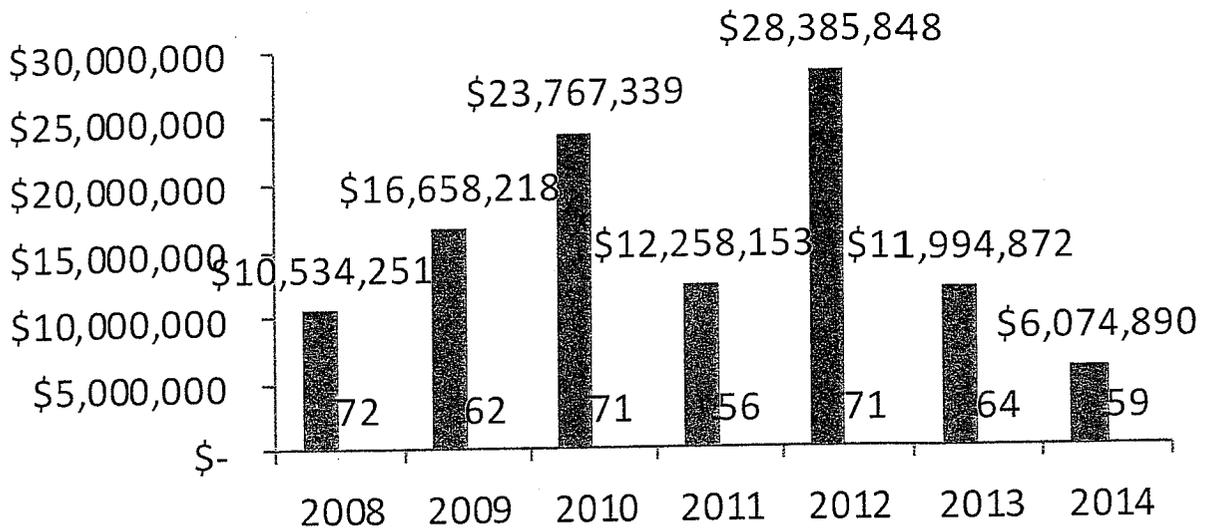
- A. Educate the public about local planning issues, the master plan and land use regulations.
- B. Cooperate and coordinate with other units of government on planning matters.
- C. Prepare, adopt and maintain a master plan.
- D. Review other community's draft master plans when submitted for that purpose, and provide coordination of planning and zoning in other units of government.
- E. Draft and present to the City Council a zoning ordinance and amendments and advise on various zoning actions.
- F. Review and comment on proposed public works projects.
- G. Prepare and annually adopt a capital improvement program.
- H. Prepare subdivision regulations and advise on proposed plats.

Respectfully Submitted,

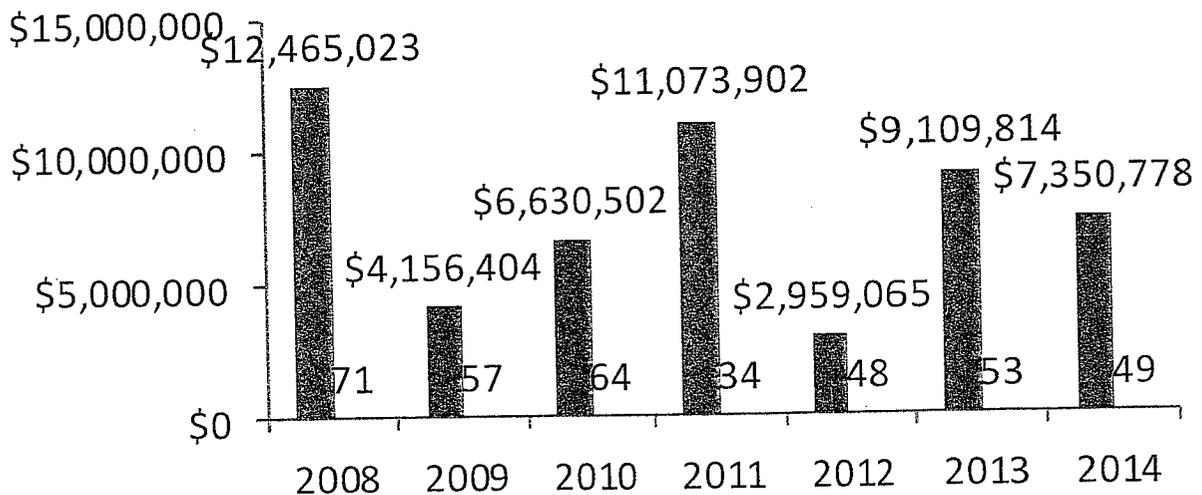
DRAFT.

Patrick Connor
Planning Commission Chairman

City of Escanaba Zoning Permits and Declared Values



Delta County Building Permits and Declared Values

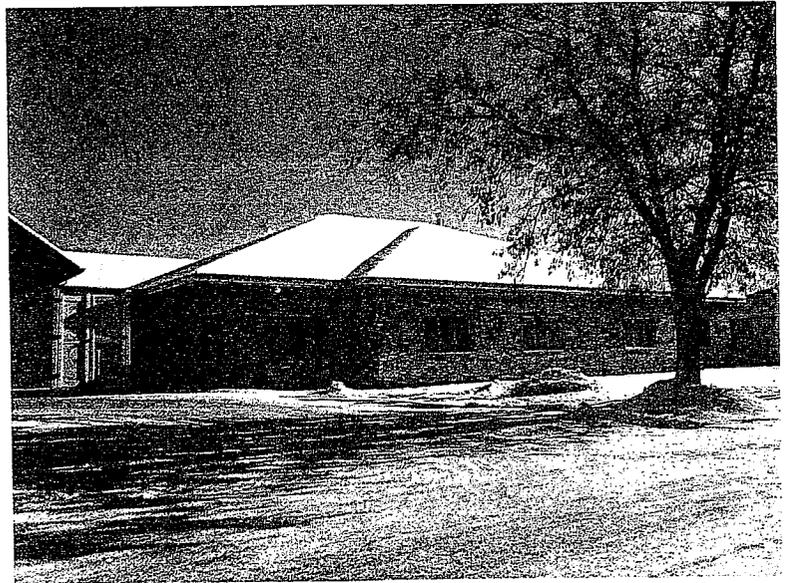


NOTE: The figures on the bottom of both charts reflect how many Zoning Land Use Permits were issued for each year.

SITE PLAN REVIEW/SPECIAL LAND USE PERMITS

NORTHERN MICHIGAN BANK AND TRUST—1921 3RD AVENUE NORTH

Amendment to the Zoning Map and Site Plan Review—1921 3rd Avenue North—Northern Michigan Bank and Trust. The Planning Commission conducted a Public Hearing and approved an Amendment to the Zoning Map and Land Use Permit to allow Northern Michigan Bank and Trust to expand their operation.



PERFORMANCE MATTERS—INDICATOR KEY:



INCREASING



STAYING ABOUT THE SAME



DECLINING

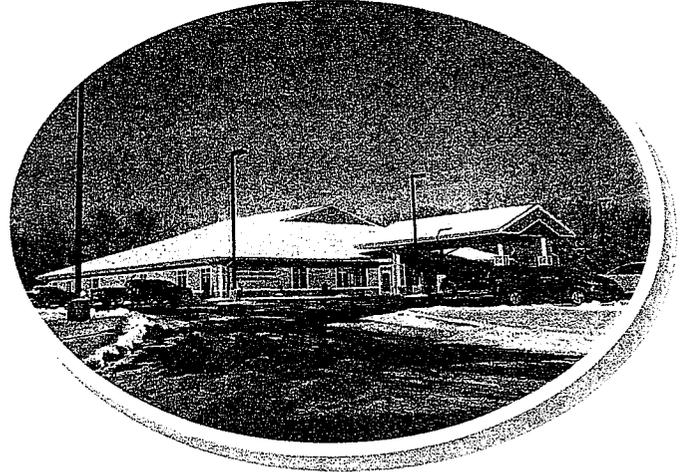
ROMPS FAMILY LLC (AKA STONEHOUSE RESTAURANT)

VACATE PART OF ALLEY—2223 LUDINGTON STREET/109 SOUTH LINCOLN ROAD

Site Plan Review and Request to Vacate Part of Alley—2223 Ludington Street/109 South Lincoln Road—Romps Family LLC (aka Stonehouse Restaurant). The Planning Commission conducted a Public Hearing and approved a Land Use Permit to allow vacating part of the alley for additional parking.

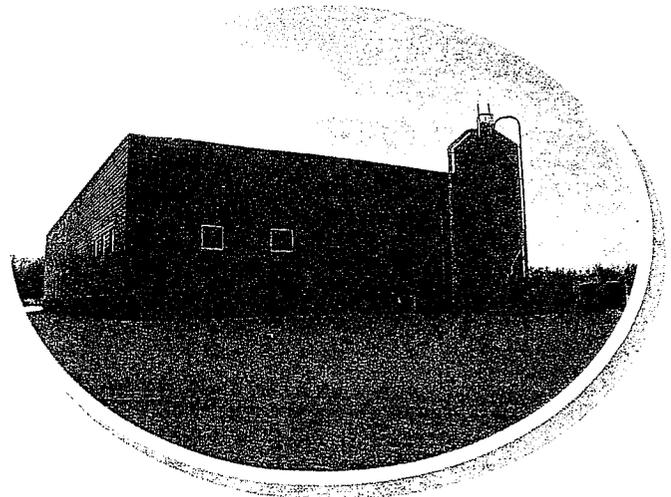
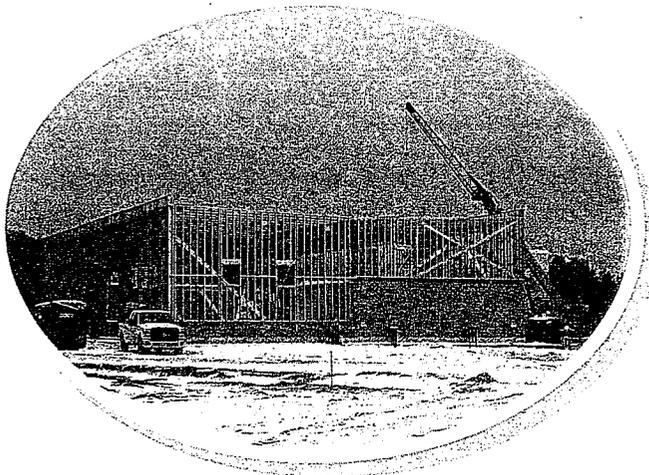


Site Plan Review/Approval—OSF Health Care System/OSF St. Francis Hospital—300 Willow Creek Road. The Planning Commission conducted a Public Hearing and approved a Land Use Permit request to allow construction of a 14,513 square foot physical therapy, occupational therapy and office building.



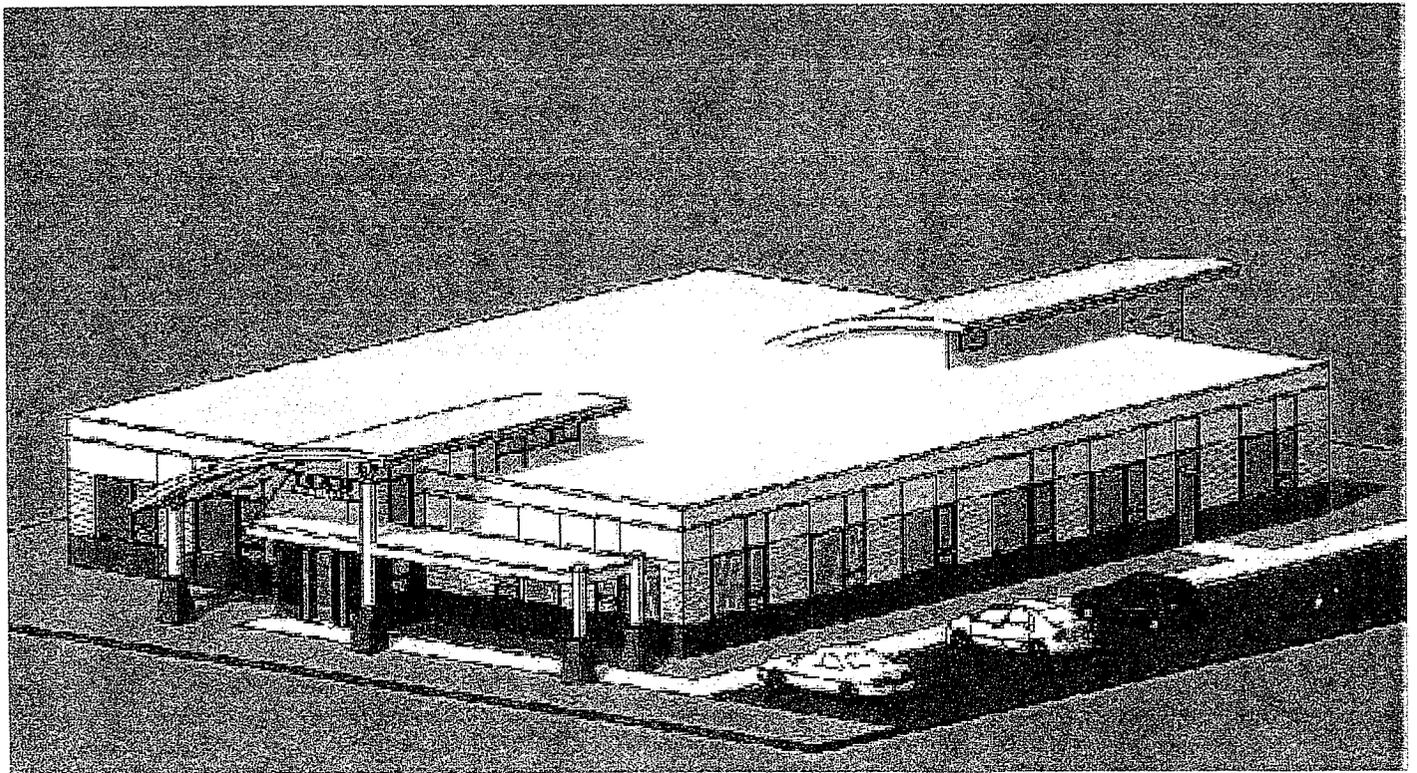
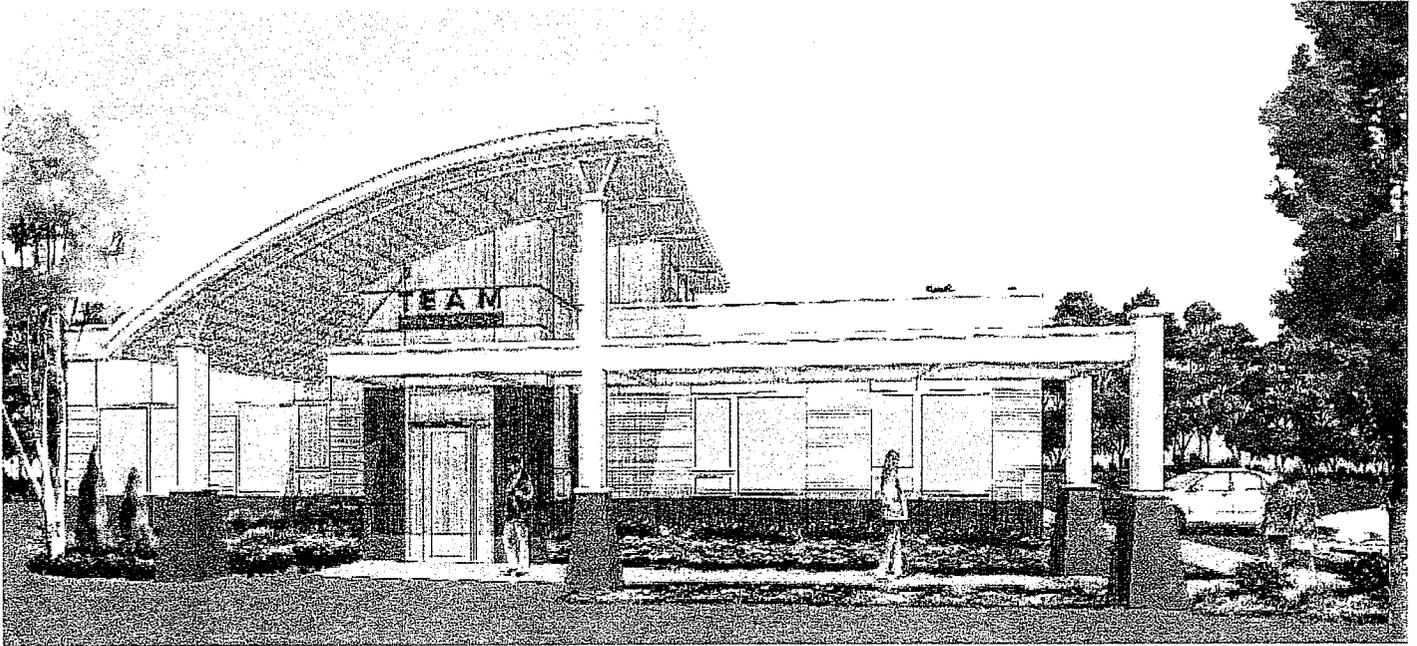
BELL'S UPPER HAND BREWERY—DELTA COUNTY RENAISSANCE ZONE

Site Plan Review/Approval—Bell's Upper Hand Brewery—Delta County Renaissance Zone. The Planning Commission conducted a Public Hearing and approved a Land Use Permit request to allow construction of a 11,500 square foot bottling manufacturing plant.

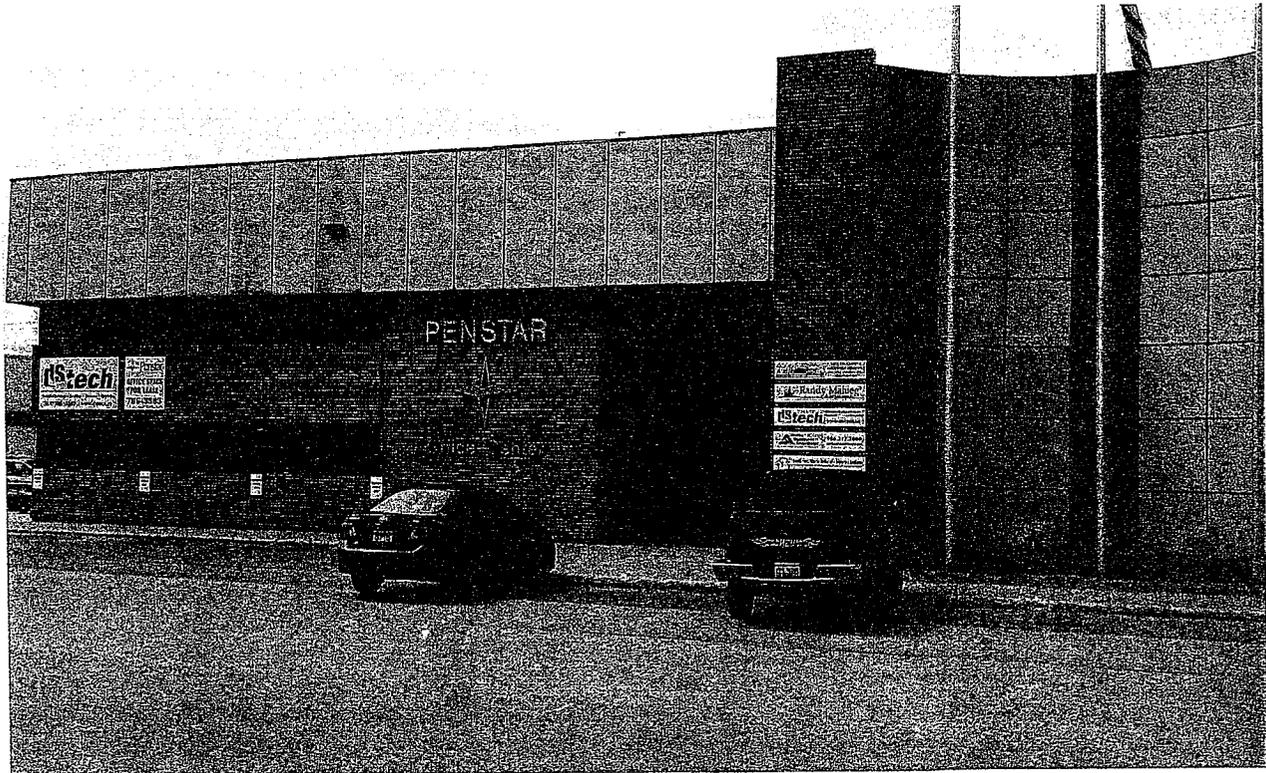


JERRY BOUCHER AKA GEEPAPA ENTERPRISES INC.—1008 NORTH 30TH STREET AND ADJACENT PROPERTIES (11.20 ACRES +/-)

Site Plan Review/Zoning District Use Change and Special Land Use Permit—Jerry Boucher aka Geepapa Enterprises, Inc.—1008 North 30th Street and Adjacent Properties (11.20 acres +/-). The Planning Commission conducted a Public Hearing and approved a Land Use Permit to allow for Team Wireless to have Verizon headquarters at this site.



Special Land Use Permit Request—Joe Knauf—1401 North 26th Street. The Planning Commission conducted a Public Hearing and approved a Special Land Use Permit to allow 1401 North 26th Street to operate as an Adult Day Care Facility.



January 1, 2014, to December 31, 2014

3 New Residential Zoning Permits Were Issued

New Residential Homes—Value \$735,000



700 Willow Creek Road



1615 20th Avenue South



1720 21st Avenue South

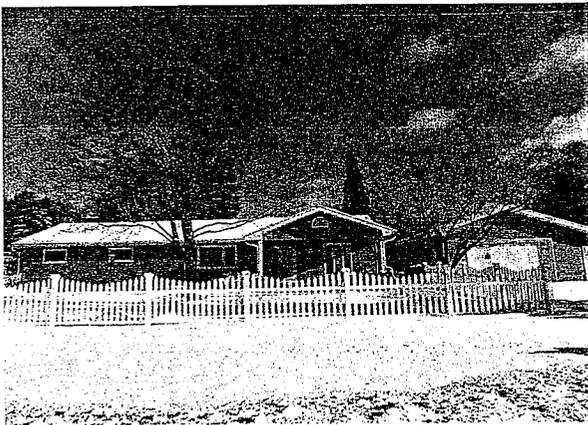
NEW RESIDENTIAL HOMES		
	2013	2014
New Residential Zoning Permits	8	3
New Residential Value	\$2,283,800	\$735,000

January 1, 2014, to December 31, 2014

36 Residential Remodel Zoning Permits Were Issued

Residential Remodel—Value \$624,140

248 Lake Shore Drive	1322 Sheridan Road	520 3rd Avenue North
3127 6th Avenue South	225 South 10th Street	911 South 11th Street
2107 5th Avenue South	806 North 19th Street	1415 Lake Shore Drive
627 South 17th Street	2300 Lake Shore Drive	1210 12th Avenue South
3101 Lake Shore Drive	1034 South 30th Street	2303 Lake Shore Drive
1130 South 30th Street	1218 12th Avenue South	1903 Park Avenue
1408 Lake Shore Drive	1716 Grand Avenue	1715 10th Avenue South
1302 North 18th Street	1005 Lake Shore Drive	1300 South 15th Street
901 Willow Creek Road	2100 Lake Shore Drive	1002 South 12th Street
812 1st Avenue South	1621 South 16th Street	925 6th Avenue South
1210 South 16th Street	1723 7th Avenue South	407 1st Avenue South
1615 Sheridan Road	921 Lake Shore Drive	421 South 11th Street



901 Willow Creek Road



2303 Lake Shore Drive

RESIDENTIAL REMODEL		
	2013	2014
Residential Remodel Zoning Permits	29	36
Residential Remodel Value	\$714,752	\$624,140

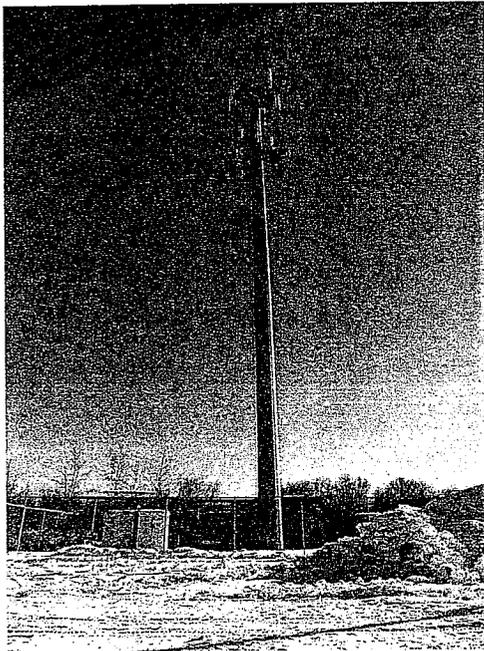


January 1, 2014, to December 31, 2014

5 New Commercial Zoning Permits Were Issued

New Commercial — Value \$1,140,000

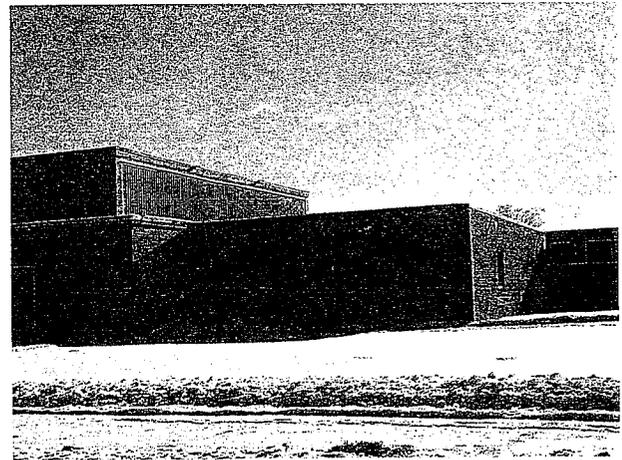
- 202 North 30th Street
- 5211 19th Avenue North
- 1701 North 28th Street
- 1008 North 30th Street
- 409 South 22nd Street



202 North 30th Street



1701 North 28th Street



409 South 22nd Street

NEW COMMERCIAL			
	2013	2014	
New Commercial Zoning Permits	10	5	↓
New Commercial Value	\$6,749,620	\$1,140,000	↓

January 1, 2014, to December 31, 2014

4 Commercial Remodel Zoning Permits Were Issued

Commercial Remodel — Value \$2,835,000

1921 3rd Avenue North
 1422 Ludington Street
 1st Avenue North/North 9th Street
 109 South 9th Street



Escanaba
Market Place

COMMERCIAL REMODEL		
	2013	2014
Commercial Remodel Permits	8	4
Commercial Remodel Value	\$2,095,000	\$2,835,000



8 Demolition Permits—Value \$40,500

117 Stephenson Avenue—Shed
 109 South Lincoln Road—Commercial Building
 1210 South 16th Street—Shed
 323 North 19th Street—Residential Home
 1403 Lake Shore Drive—Residential Home
 1715 10th Avenue South—Garage
 1210 South 16th Street—Garage
 1901 Lake Shore Drive—Residential Home

DEMOLITION		
	2013	2014
Demolition Permits	4	8
Demolition Value	\$46,400	\$40,500



January 1, 2014, to December 31, 2014

Change of Use—Value \$250

1630 Ludington Street—Car Lot

1801 Ludington Street—Installing Handicap Ramp

CHANGE OF USE			
	2013	2014	
Change of Use Permits	2	2	↔
Change of Use Value	\$105,300	\$250	↓

19 SIGN PERMITS

1636 Ludington Street	1711 Ludington Street
3300 Airport Road	301 North Lincoln Road
1814 North Lincoln Road	300 Willow Creek Road
2504 3rd Avenue North	2001 North Lincoln Road
1801 Ludington Street	2950 College Avenue
1900 6th Avenue North	428 South Lincoln Road
1200 North Lincoln Road	2900 27th Avenue North
423 Ludington Street	2625 Ludington Street
1606 Ludington Street	501 South Lincoln Road
	917 Ludington Street

SIGN PERMITS			
	2013	2014	
Sign Permits	18	19	↑

January 1, 2014, to December 31, 2014

50 Fence Permits Were Issued

1432 Stephenson Avenue
901 South 19th Street
941 Washington Avenue
1900 14th Avenue North
508 South 9th Street
1416 11th Avenue South
226 South 22nd Street
605 North 19th Street
521 South 13th Street
803 South 12th Street
601 North 18th Street
1222 8th Avenue South
3101 14th Avenue South
1410 North 20th Street
602 South 8th Street
1129 North 18th Street
314 South 9th Street
1216 North 19th Street
1504 Lake Shore Drive
123 South 22nd Street
1427 North 18th Street
1100 7th Avenue South
518 1st Avenue South
200 North 10th Street
1412 2nd Avenue North

1428 North 16th Street
606 South 19th Street
1204 10th Avenue South
1203 Willow Creek Road
615 Ogden Avenue
1010 Washington Avenue
522 2nd Avenue South
3401 Ludington Street
2105 5th Avenue South
208 North 10th Street
1512 North 19th Street
2106 5th Avenue South
1107 Stephenson Avenue
329 South 14th Street
1301 North Lincoln Road
629 South 15th Street
1031 Sheridan Road
1402 Ludington Street
215 Ogden Avenue
519 South 8th Street
711 Stephenson Avenue
901 Willow Creek Road
2115 6th Avenue South
1608 17th Avenue South
311 North 13th Street

FENCE PERMITS		
	2013	2014
Fence Permits	82	50

MAJOR DEVELOPMENT PLANS/PROJECTS/CAPITAL IMPROVEMENTS

MEDC Redevelopment Ready Communities Program. In 2014, the City of Escanaba was approved to participate in the MEDC Redevelopment Ready Communities Program. On May 29, 2014, a joint meeting of the Escanaba City Council, Escanaba Planning Commission, Escanaba Historical Commission and the Escanaba Downtown Development Authority was conducted with the MEDC to review the purpose of the program and to go over what the City of Escanaba could expect from the program. Under this program the City will obtain a comprehensive review of the City's Master Plan and Land Development Plans, and will also assess the City's business and residential opportunities, parking, downtown corridors, public input, targeted investments, redevelopment plans and other economic practices. Administration is recommending the Planning Commission adopt the completion of this review as a goal for 2015.

Certified Local Government. In 2014, the City of Escanaba was approved to be a "Certified Local Government" Community through the Michigan State Housing Development Authority. Under this program the City will be eligible for assistance with finances and technical support for specific projects that enhance and promote historic neighborhoods and commercial districts in the City by identifying specific preservation projects for grants administered by the Michigan State Historic Preservation Office. The City will be the second community in the U.P. to have this status and would also allow the City to apply for Historic Preservation Grants. Administration is recommending the Planning Commission adopt the implementation of this program as a goal for 2015.

Historical Registry Nomination. In 2014, The City of Escanaba's Downtown was placed on the National Registry of Historic Places through the Michigan Historic Preservation Board and the U.S. National Park Service.

Historical Façade Design Guideline. In 2014, the Planning Commission worked with the Escanaba Historic Commission, Escanaba Downtown Development Authority and Escanaba City Council on finalizing a "Downtown Façade Design Guideline". The guidelines provide guidance to property owners undertaking work within an established Historic District that is subject to review by the Historic District Commission or façade work undertaken as part of the Downtown Façade Incentive Program.

Next Development Michigan Act—Superior Trade Zone. The City of Escanaba, along with the various units of government in Delta and Marquette Counties created and submitted a proposed intergovernmental agreement to create the U.P. Next Michigan Development Corporation, also known as the "Superior Trade Zone". The agreement establishes the Superior Trade Zone as a separate legal entity having the same boundaries as the participating parties. The purpose of the agreement is to take advantage of the provisions of state law for economic development activities and the attraction of facilities and employment to the area. Administration is recommending the Planning Commission adopt the continuation for finalizing the Superior Trade Zone as a goal for 2015.

Resurfacing and Curb Repair City Wide – Major Streets/Local Streets—This included streets such as Lake Shore Drive, Ludington Street, Sheridan Road and Stephenson Avenue. Funding for Major Streets has been significantly cut by the State of Michigan. The Local Streets is classified as neighborhood streets and is included in the Major Street funding. The amount of money spent on snow removal will impact the street repairs that will be done in the following year. Once spring arrives, the City Engineering Department, along with a number of other agencies, all get together and rate every street in Escanaba using what’s called a PASER System, which is how the City determines what streets need the most work and how much money is needed for repairs. Amount budgeted was \$400,000. Sheridan Road was redone from 10th Avenue North to 17th Avenue North with a significant amount of Small Urban Grant money along with monies from the City’s Major Street Fund for a total of \$450,000.

Major Streets—Priority

5th Avenue South—Alley between South 15th, 16th and 14th Streets

12th Avenue North/North Lincoln Road at North 23rd Street—Fairgrounds Entrance

Local Streets—Priority

7th Avenue South—Lake Shore Drive

South 15th Street—9th Avenue South—10th Avenue South

14th Avenue South—Willow Creek Road/South 30th Street (chip seal)

North 16th Street—11th Avenue North and 12th Avenue North

South 15th Street—6th Avenue South and 7th Avenue South

10th Avenue South—South 14th Street and South 15th Street



Sidewalk Repair and Maintenance Program - City Wide—Routine repair and maintenance of existing sidewalk is needed City wide. Amount budgeted was \$5,000.

Non-Motorized Recreational Trail Upgrades – Year-Round Trail—This is the cross-country ski trail and snowshoe trail. The trail head was moved from North 30th Street to an area behind the Comfort Inn Suites as there is plenty of parking and lighting. Amount budgeted was \$5,000.

Civic Center Cement Entrance—The north side entrance was replaced with new cement slab. Amount budgeted was \$7,000.

DDA District Curb Repair Program—Funding was allocated to repair most critical infrastructure repairs in the DDA District which could include curb, brick pavers, sidewalk, and tree related problems for removal/replacement. Project evaluations, prioritization and ranking determined the east corner of the 100 block of South 13th Street and Ludington Street were in need of repair.

Power Pole Replacement– Power poles are being replaced throughout the City.

Street Light Replacement—There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Continued replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is being done. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.

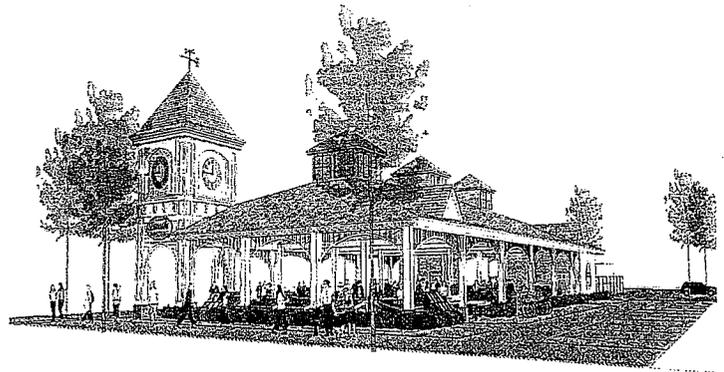
Ludington Street Resurfacing Funds—**Description:** In the Fall of 2014, the City of Escanaba received a Small Urban Grant for \$375,000 with a 20% local match to mill and resurface Ludington Street from 3rd Street to 9th Street. This grant is for the State fiscal year beginning October 2015.

Parking Lot Improvements – Reline, Landscaping, Signage in Line With Identity/Theme – 1100 Block of 1st Avenue North—The DDA is currently in the process of finalizing bid specifications to be sent out on the parking lot improvement.

Market Place Project - Escanaba Downtown Development Authority—The Downtown Development Authority obtained site plan approval for a new Market Place Facility to be located at the current Farmer’s Market on North 9th Street and 1st Avenue North. Since that time, the DDA has decided to revisit the concept with respect to location and is in the process of obtaining cost estimates (land purchase and construction) to possibly relocate the facility to a site located on Ludington Street, South 15th Street and 1st Avenue South, commonly known as the “Northern Motor’s Outdoor Car Display” lots. The DDA Administration is seeking public comment on the new location with the belief that the property is more centrally located in downtown which should help with future business attraction in the surrounding neighborhood and in drawing people to downtown. Additionally, the “new” location would have more parking availability than the current Farmer’s Market location and allow for an additional outdoor theater or an enclosed neighborhood playground.



INITIAL PLAN—North 9th Street Location



REVISED PLAN—Potential Relocation Ludington Street

Ludington Street Drainage Study—The DDA contracted with C2AE to perform an assessment of Ludington Street’s (approximately from 9th to 14th Streets) storm sewer system and the outlet from this area to the Bay. This area was chosen because of the flooding problems that occur during high intensity, short duration rain storms, which over the years have occurred more frequently. This study will look at the existing infrastructure and assess the condition and capacity of it. The ultimate goal of the study is to develop a conceptual plan and estimated cost of a permanent fix.

ZONING BOARD OF APPEALS

VARIANCE FOR 1300 SOUTH 15TH STREET

Public Hearing for a variance request at 1300 South 15th Street. The Zoning Board of Appeals conducted a Public Hearing and approved a variance request to the minimum side yard requirement to allow for an addition to an attached garage to the main structure.



RECOMMENDED 2015 PLANNING COMMISSION GOALS/OBJECTIVES

1. Continue work on the MEDC Readiness Re-development Community Program.
2. Continue work on the MSHDA/SHPO Certified Local Government Program.
3. Continue work on the Next Michigan Development District, also known as the “Superior Trade Zone”.
4. Update the Community Master Plan which will serve as a guide to help manage the future growth of Escanaba and as a tool that will shape and maintain the community as growth occurs.

PLANNING COMMISSION MEETINGS		
	2013	2014
Regular Planning Commission Meetings	8	8
Special/Joint Planning Commission Meetings	2	2



NB #2
PC 1/22/15

January 6, 2015

Mr. Jim O'Toole, City Manager
City of Escanaba
Escanaba, MI 49829

Dear Mr. O'Toole:

The CUPPAD Regional Commission is pleased to submit this proposal to the City of Escanaba to assist the City and its Planning Commission with updating the 2006 Master Plan and reviewing the Zoning Ordinance. We will provide the City with the following deliverables, which are detailed in the attached proposal:

- **Master Plan:** Upon plan completion, CUPPAD will provide the City with 10 hard copies of the Plan as adopted along with a copy on compact disc, and assist with publication of the plan online. The digital PDF will be interactive, with clickable links that allow the reader to easily navigate the document and view related content online. The PDF will be tablet and mobile-friendly.
- **Zoning Ordinance Review Summary:** A document detailing any recommended changes to the City's zoning ordinance resulting from the Master Plan update.
- **Plan Showcase:** As a pilot project, at no cost to the City, CUPPAD will develop high-impact materials that summarize the master plan, emphasizing community ownership of the process and outlining the goals, objectives, and implementation actions developed as part of the plan update. These materials include a summary document, slideshow, and brief video, and can be used by the City to market the plan and the community of Escanaba. The goal of this showcase is to ensure that the plan remains a living, actionable document that reflects the community's vision so it can be used as a key tool for decision-making.

As a dues paying member of the CUPPAD Regional Commission the City of Escanaba receives a discounted fee for services (\$60/hr). The fee for assisting the city with updating the Master Plan and reviewing the Zoning Ordinance would be **\$12,600**. Payment can be spread over two fiscal years. Typically, half of the amount is paid at the beginning of the project and the remaining amount is due at the conclusion.

Thank you for your support and interest in CUPPAD. We look forward to working with the City of Escanaba with this planning project.

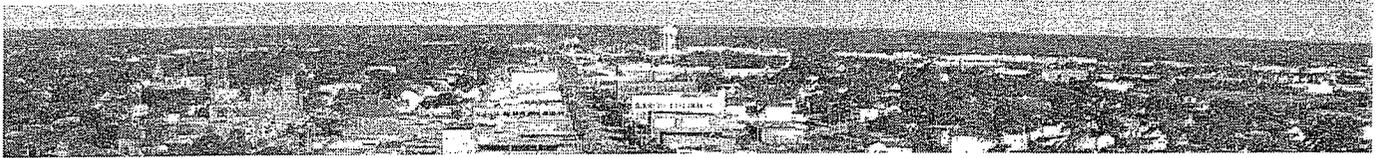
Sincerely,

Joel Schultz

Executive Director, CUPPAD Regional Commission

PROPOSAL : City of Escanaba Master Plan Update

The CUPPAD Regional Commission is pleased to submit this proposal to the City of Escanaba to assist the City and its Planning Commission with updating the 2006 Master Plan and reviewing the Zoning Ordinance. The updated plan will utilize 2010 Census information, 2013 American Community Survey data, and other available demographic and economic statistical information. Development of the updated plan will follow the procedures outlined in the MSUE Land Use Series checklist #1H "The Five Year Plan Review." The goals, objectives, and future land use map will be updated to reflect the community's current needs and priorities. In order to update these items, it is assumed a substantial portion of the existing Master Plan will need to be revised to reflect changes in demographic, economic, and housing conditions. The data will be presented in a visually-appealing, streamlined manner to create a user-friendly, cost-effective and informative planning document in an interactive PDF format. Graphs, charts, and pictures will be used as appropriate to produce a customized, professional plan for the City of Escanaba. Additionally, the Zoning Ordinance will be reviewed to determine if any updates are necessary based on revisions to the master plan and changes in legislation.



CUPPAD BACKGROUND

The Central Upper Peninsula Planning and Development (CUPPAD) Regional Commission is a voluntary organization of local governments serving Alger, Delta, Dickinson, Marquette, Menominee and Schoolcraft counties. CUPPAD was organized in 1968 under the provisions of the Regional Planning Act, Public Act 281 of 1945. The Regional Planning Act provides for regional planning; the creation, organization, powers and duties of regional planning commissions; and the supervision of activities of regional planning commissions. CUPPAD was designated as a certified Economic Development District in 1970.

The basic purpose of the CUPPAD Regional Commission is to foster cooperative analysis, planning and action for economic, social, and physical development and conservation within the central Upper Peninsula. The most efficient way to accomplish these goals is for local units of government to join together with neighboring communities to work through problems that are often difficult to handle independently. Membership in the CUPPAD Regional Commission is voluntary and open to all local units of government within the central Upper Peninsula. CUPPAD benefits from widespread support from local units of government.

CUPPAD currently employs six staff members to provide guidance to local units of government and private enterprises for land use planning, transportation planning, ordinance development, economic development, census data, mapping and technical assistance. Activities of the CUPPAD Regional Commission include, but are not limited to the following:

- Assist local units with Master Plan development
- Assist local units with Zoning Ordinance development
- Assist local units with Recreation Plan development
- Develop maps for Master Plans, Zoning Ordinances, etc.
- Assist with Downtown Development activities and planning
- Economic Development
- Prepare grant applications for local units and assist with administration
- Assist with the US Census update and analyze data



- Coordination of joint planning efforts
- Hazard Mitigation Plans
- Assist local units with Brownfield Redevelopment activities
- General technical assistance

Experience and References

The CUPPAD Regional Commission's recent planning and zoning efforts with local units of government include work with the City of Menominee, the City of Ishpeming, Ford River Township, joint planning effort with the City of Norway and Norway Township, Masonville Township, Burt Township, Meyer Township, Powell Township, and Forsyth Township.

CUPPAD also has ongoing mapping activities with local units of government which include zoning maps, master plan map development, parcel mapping, recreation plan map development, cemetery maps and 911 data maintenance.

References: Howard Robare, City of Ishpeming Zoning Administrator/Assessor
Ray Anderson, Norway City Manager
Len Bal, Norway Township Supervisor

Compliance with Michigan Planning and Zoning Enabling Acts

The updated plan will be in completed in conformance with the Michigan Planning Enabling Act. Section 125.3203 of the Michigan Zoning Enabling Act (MZEA) states that "the zoning ordinance shall be based on a plan designed to promote the public health, safety and general welfare, etc...." A Master Plan is a land use and infrastructure plan that sets forth local goals and policies for community growth and/or redevelopment over the next 20-30 years. Section 3 (g) and Section 81 (1) of the Michigan Planning Enabling Act (MPEA) indicate that the Master Plan can also serve as the required plan that must be the basis for the zoning ordinance prepared and adopted under the MZEA. To effectively serve that purpose, the Master Plan must have all the required elements of a master plan as specified in the MPEA. The Master Plan Update will feature a future land use and zoning plan as required by the Michigan Planning Enabling Act. The future land use plan will be the portion of the plan showing the planned use of land at some point during the planning period; this will include the future land use map. The zoning plan will include an explanation of how land use on the future land use map relates to the districts on the zoning map.

As required by the Michigan Planning Enabling Act, the Master Plan development process will feature cooperation with neighboring jurisdictions to prevent conflicts with master plans and zoning, as well as cooperation with local, regional, state and federal agencies.

SCOPE OF WORK FOR PLAN UPDATE

This work program describes the elements to be contained in the City of Escanaba Master Plan, including a list of maps. This work program can be modified based upon the mutual agreement of the City of Escanaba and the CUPPAD Regional Commission, provided that the modified work program does not result in a net increase in the amount of time allotted to the overall planning effort.

1. Planning Process and Public Input

CUPPAD will assist the City of Escanaba in preparing all coordinated planning notices and public notices under the Michigan Planning Enabling Act, as amended. CUPPAD will plan and facilitate a community charette and develop

an online survey to gather public input during the plan update. CUPPAD will assist the City with promoting the community charette on social media.

Throughout the project, CUPPAD staff will meet with the city planning commission as needed to review the existing goals and objectives identified in the plan, discuss and review issues of major developments and concerns, and review progress on the plan update.

The proposed plan will be available online and in hard copy at City Hall and the Library for public review and comment.

2. Plan Content

Included in this work program is the estimated time required for CUPPAD to complete 100% of the work on the plan. This includes travel time and meeting time, and is based on the assumption that the City of Escanaba will provide a copy of the current master plan to CUPPAD in Word, InDesign, or Publisher format.

1.0 INTRODUCTION AND HISTORICAL BACKGROUND

The chapter will describe the planning process and the relationship of planning to land use and development, zoning, etc.

- Estimated time required: 2 hours

2.0 HISTORICAL BACKGROUND

The chapter will provide a brief historical background.

- Estimated time required: 2 hours

3.0 DEMOGRAPHICS

The chapter will describe population trends and the composition of the population; discuss how these trends affect land use and development, demand for services, etc.

- Estimated time required: 10 hours

4.0 NATURAL RESOURCES

This chapter will identify and discuss natural features found in the City and their relationship to land use and development.

- Estimated time required: 2 hours

5.0 OPEN SPACE AND RECREATION

This chapter will examine recreation needs and existing sites and facilities; discuss potential changes in demand for recreation based on demographic changes.

- Estimated time required: 4 hours

6.0 COMMUNITY FACILITIES

This chapter will review the services and facilities provided to Escanaba residents by federal, state, county and local agencies-with emphasis on City and County services. The chapter will discuss potential changes or need for change in services.

- Estimated time required: 15 hours

7.0 PUBLIC PARTICIPATION

This chapter will describe the public participation process used in updating the plan. This category also includes time

spent preparing for, attending, and facilitating community meetings.

- Estimated time required: 20 hours

8.0 ECONOMIC ASSESSMENT

This chapter will examine economic trends and conditions, including labor force, unemployment, and income and a discussion of the relationship of the local economy to other areas. Many of the referenced statistics will come from Delta County.

- Estimated time required: 15 hours

9.0 HOUSING ASSESSMENT

This chapter will discuss housing patterns and trends, housing affordability, age and condition of housing and potential future housing needs.

- Estimated time required: 15 hours

10.0 LAND USE & ZONING

This chapter will update land use trends and current land use patterns. A discussion of factors affecting land use decisions is included, along with discussions of residential, commercial, agricultural and industrial uses. Land ownership and its effect on land use patterns will be discussed.

- Estimated time required: 20 hours

11.0 TRANSPORTATION

This chapter will review the existing transportation network, including air, ports, and surface transportation. The chapter will provide information on the road classification systems, financing, traffic volume and flow, and the relationship of the transportation network to land use and economic development.

- Estimated time required: 15 hours

12.0 FUTURE LAND USE

Update the future land use scheme for the City, which will reflect the goals, policies and objectives identified earlier. The land use scheme should also reflect the physical factors and demographic and economic trends identified in the earlier chapters of the plan. A brief zoning plan will also be covered in this chapter. Extensive time will be spent on this chapter and developing the future land use map. Current zoning districts will also be reviewed as well as any potential changes.

- Estimated time required: 25 hours

13.0 IMPLEMENTATION STRATEGIES

Based on issues and opportunities developed throughout the preceding chapters, goals, policies and objectives to guide the City's future development will be identified. These goals, policies and objectives will be used to assist City officials in making decisions on a day-to-day basis, and will provide a standard against which to measure progress.

- Estimated time required: 20 hours

MASTER PLAN MAPS: 25 Hours

SUBTOTAL: 190

Scope Of Work for the Zoning Ordinance Review

CUPPAD will review the City of Escanaba's current Zoning Ordinance and recommend any necessary changes.

- Estimated time required: 20 hours

SUBTOTAL: 20

TOTAL: 210

As a dues paying member of the CUPPAD Regional Commission the City of Escanaba receives a discounted fee for services (\$60/hr). The fee for assisting the city with updating the Master Plan and reviewing the Zoning Ordinance would be \$12,600.

3. Deliverables

- **Master Plan:** Upon plan completion, CUPPAD will provide the City with 10 hard copies of the Plan as adopted along with a copy on compact disc, and assist with publication of the plan online. The digital PDF will be interactive, with clickable links that allow the reader to easily navigate the document and view related content online. The PDF will be tablet and mobile friendly.
- **Zoning Ordinance Review Summary:** A document detailing any recommended changes to the City's zoning ordinance resulting from the Master Plan update.
- **Plan Showcase:** As a pilot project, at no cost to the City, CUPPAD will develop high-impact materials targeted to a) city officials and b) the public that summarize the master plan, emphasizing community ownership of the process and outlining the goals, objectives, and implementation actions developed as part of the plan update. These materials include a summary document, slideshow, and brief video, and can be used by the City to market the plan and the community of Escanaba. The goal of this showcase is to ensure that the plan remains a living, actionable document that reflects the community's vision so it can be used as a key tool for decision-making.

We look forward to working with the city planning commission and the city commission in undertaking this planning effort. We would be happy to meet with city administration to further refine our approach if necessary.



CUPPAD REGIONAL COMMISSION
2950 COLLEGE AVE.
ESCANABA, MI 49829
(906) 786-9234
cuppadd@cuppadd.org

4.1 PLANNING DATA

4.1.1 Population

Understanding an area's population trends helps determine a community's existing and future needs. These statistics also assist local governments in determining the direction of local capital improvements and related expenditures for recreation planning. Additionally, they are useful when applying recreation guidelines to a community.

From 1990 to 2010, the City's population declined steadily. This population decline was most likely the result of individuals moving from the City to the rural/suburban township areas or seeking work elsewhere. Table 4.1 displays the population trend for the City and other selected areas between 1990 and 2010.

Table 4.1: Population 1990-2010, Selected Areas

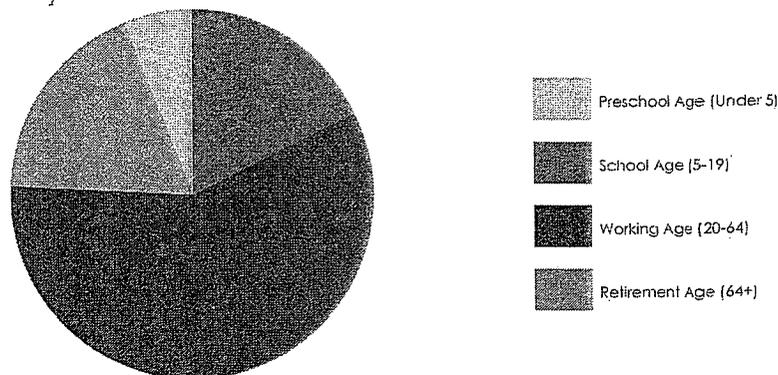
Area	1990	2000	2010
City of Menominee	9,398	9,131	8,599
City of Marinette	11,843	11,749	10,968
Menominee Co.	24,920	25,326	24,029

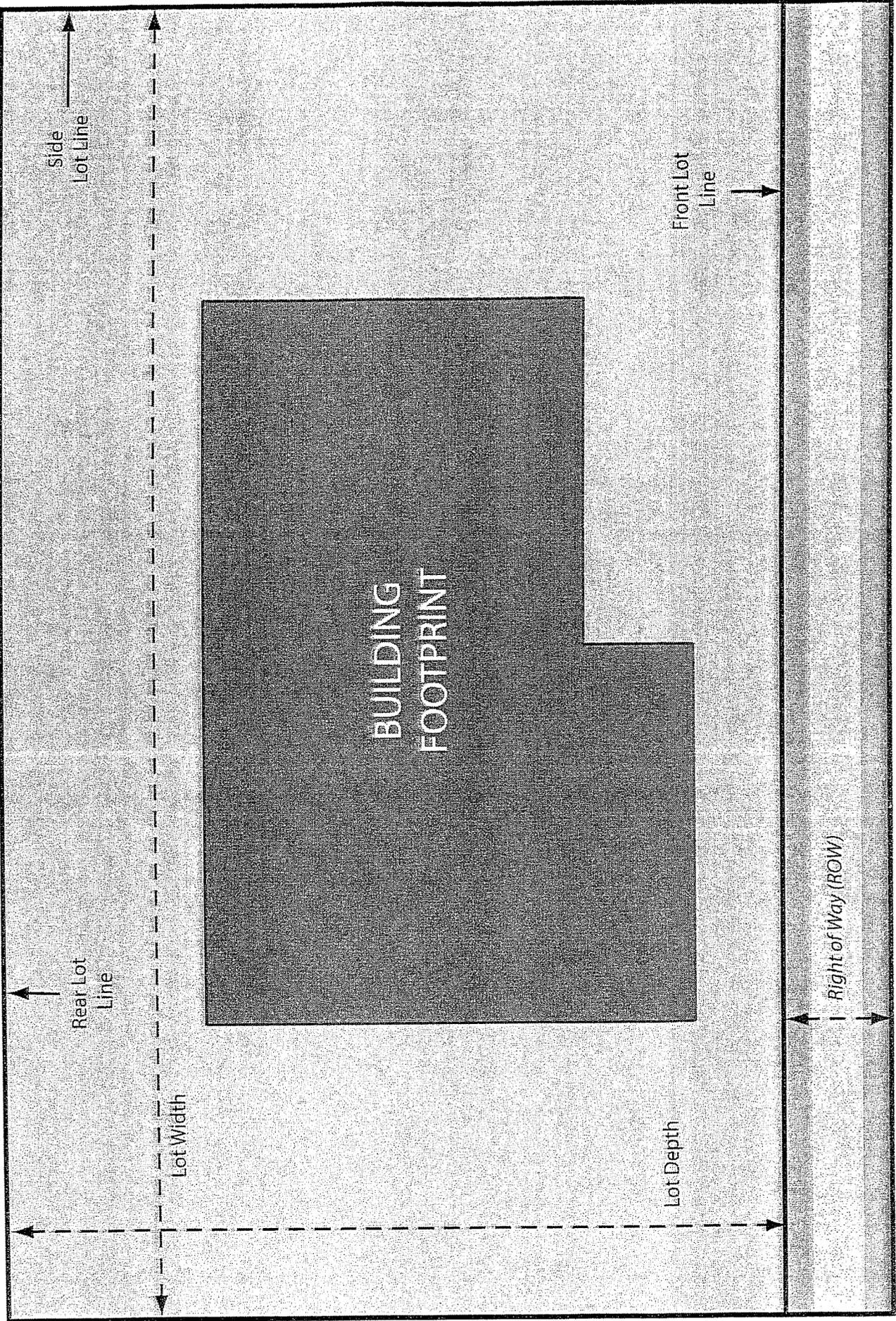
Source: U.S. Bureau of the Census, Census data for years cited.

According to the 2010 Census, the population of the City of Menominee is slightly younger than that of the county overall. The City's median age in 2010 was 44.0 years, two years younger than Menominee County as a whole at 46.2. The median age of city residents increased 4.6 years from a median age of 39.4 years in 2000.

The City's age structure is presented in four categories in Figure 4.1: preschool, normal school age, normal working age, and normal retirement age. People in the normal retirement category comprise 18.3 percent of the city's population, the preschool category comprises 5.6 percent, the normal school age category comprises 18.3 percent and the normal working age category comprises 57.7 percent of the population.

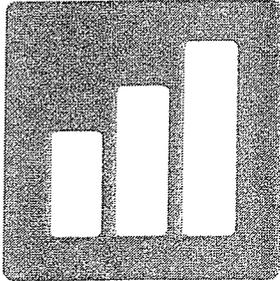
Figure 4.1 - Population by Age Group





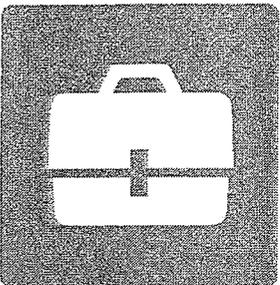
GOALS

ECONOMIC DEVELOPMENT



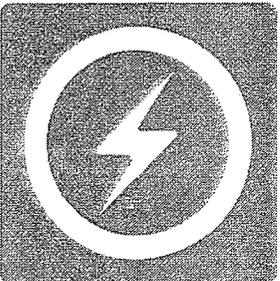
Grow and diversify the region's economy.

WORKFORCE DEVELOPMENT



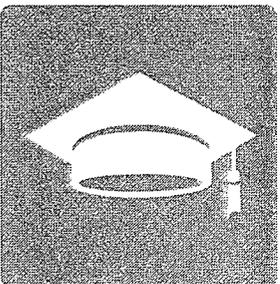
Strengthen the region's workforce pipeline.

TRANSPORTATION & INFRASTRUCTURE



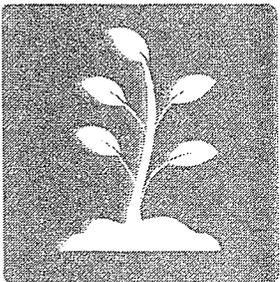
Optimize infrastructure and network conditions and connectivity.

EDUCATION



Enhance and expand educational opportunities.

QUALITY OF LIFE



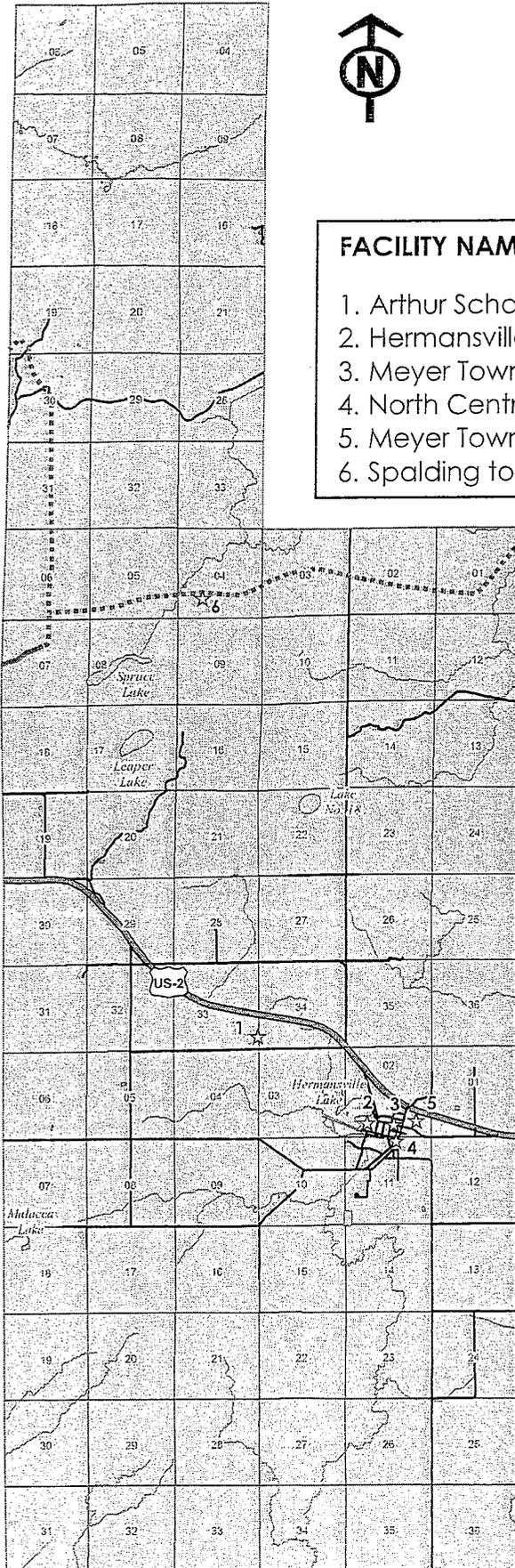
Improve quality of life for all residents.

Meyer Township Recreation Facilities



FACILITY NAMES

1. Arthur Schaefer Roadside Park
2. Hermansville Lake
3. Meyer Township Community Center
4. North Central Elementary School
5. Meyer Township Recreational Area
6. Spalding to LaBranch Snowmobile Trail



LEGEND

- ☆ Facilities
- Snowmobile Trail
- County Road
- == Highway
- ~~~~ Rivers
- Lakes
- Twp. Sections



Powell Township Parks & Recreation Plan 2015-2019

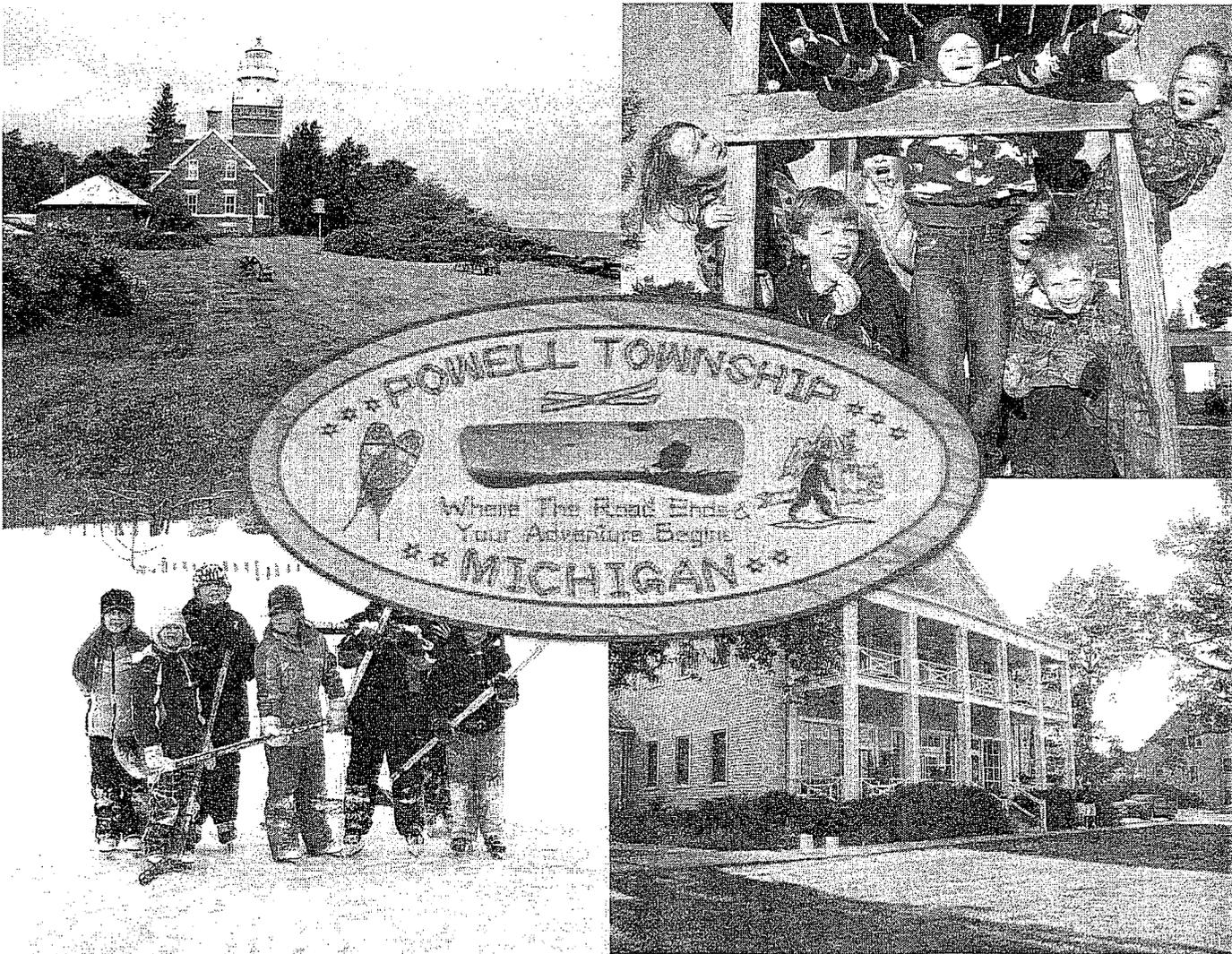


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5.0	Recreation Inventory.....	9
6.0	Planning & Public Participation	14
7.0	Goals & Objectives	17
8.0	Action Plan	19

Appendix A - Budget

Appendix B - Public Input

Appendix C - Minutes, Resolutions, Checklist

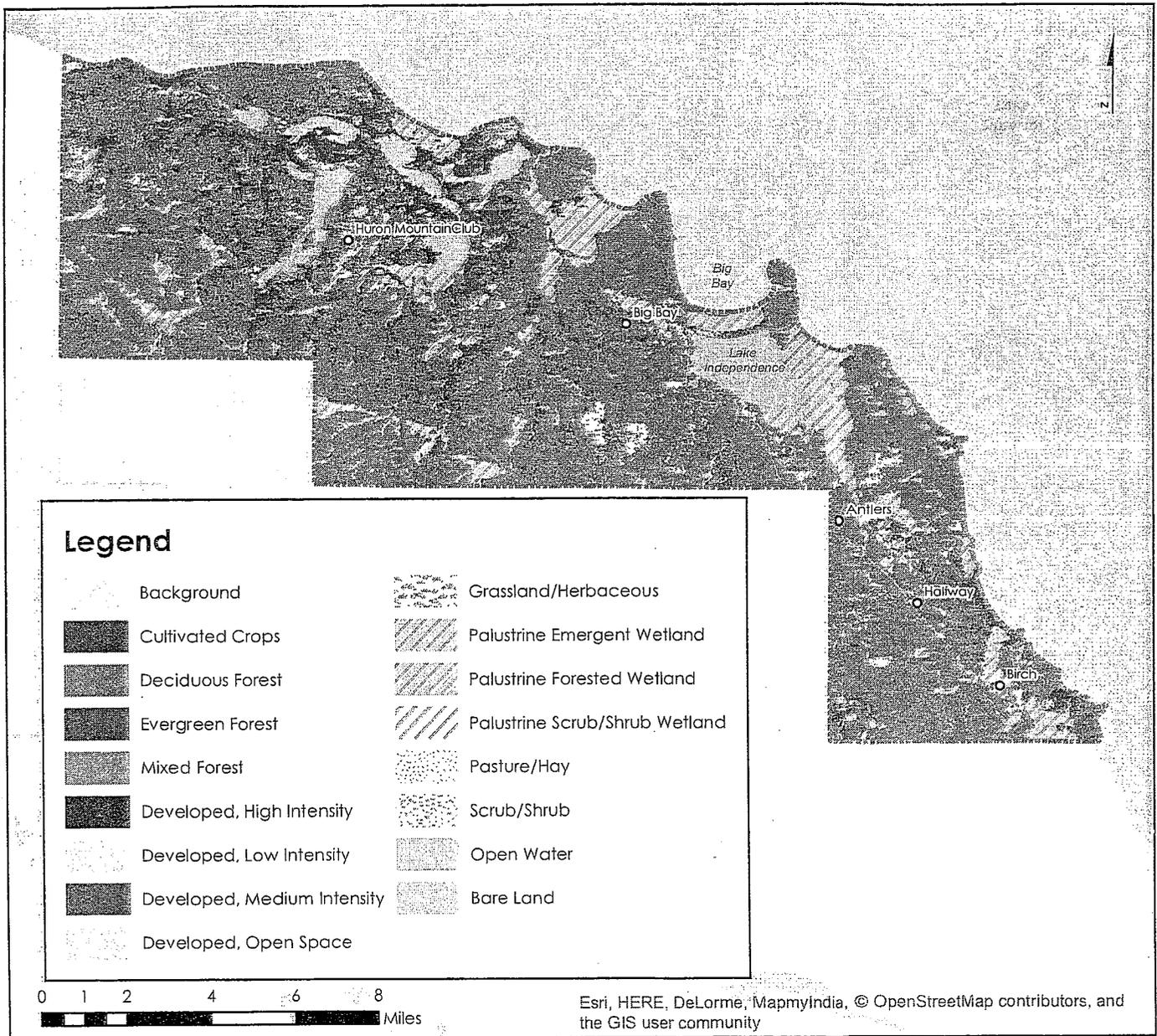
Appendix D - Map

4

Natural Resource Inventory

Powell Township is largely forested with miles of very high quality trout streams and old growth forest. The majority of this property is privately owned as large parcels managed for timber production. Many of these parcels are enrolled in the Commercial Forest Act and are available to the public for recreation. A number of other large land holdings also contribute to the pristine nature of the Township's land cover, including the Huron Mountain Club and the Yellow Dog Preserve. The Blue Ribbon trout waters of the Yellow Dog River and the Salmon-Trout River are located within the Township's Boundary.

MAP 4.1 - POWELL TOWNSHIP LAND COVER



5

Recreation Inventory

Powell Township’s Recreation Inventory includes a description of each facility along with its classification and accessibility rating. A list of nearby parks and recreation facilities is also included, as Township residents often travel to the City of Marquette and beyond for more options. See Map 5.1 in Appendix D for the locations of these facilities.

PARK CLASSIFICATION

Mini-Park: A park containing specialized facilities that serve a concentrated or limited population or specific group such as tots or the elderly. They are usually between 2,500 sq. ft. and one acre in size.

Neighborhood Park/Playground: An active recreation site incorporating one or more open space areas designed for field sport and providing play apparatuses. The open space areas should be able to serve the needs of both youths and adults. A baseball field with adjoining playground and restrooms would be an example of a neighborhood park. They are generally 5 to 10 acres in size and serve a 1/4 to 1/2 mile distance.

Community Park/Recreation Area: Area of diverse environmental quality. It may include areas suited for intense recreational facilities such as athletic complexes and large swimming pools or an area of natural quality for outdoor recreation such as walking, viewing, sitting, and picnicking. They are usually between 30 and 50 acres in size and serve a radius of 1/2 to 3 mile distance.

Regional Park/Recreation Area: Area of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping, and trail uses. It may include play areas. These types of facilities are usually greater than 50 acres and tend to attract individuals from outside the community.

ACCESSIBILITY RATINGS

Figure 5.1: Accessibility Ratings

Accessibility Rating	Definition
1	None of the facilities/park areas meet accessibility guidelines.
2	Some of the facilities/park areas meet accessibility guidelines.
3	Most of the facilities/park areas meet accessibility guidelines.
4	The entire park meets accessibility guidelines.
5	The entire park was developed/renovated using universal design principles.

Figure 6.2: Existing Public Open Space

Type of Park	Park Land Area (Acres)	Land Area Standard (Acres)
Mini Parks		
Halfway Fire Hall Playground	0.50	
<i>Subtotal</i>	0.50	0.25 to 0.50
Neighborhood Parks		
Draver Park	3.60	
Halfway Ball Field	28.00	
<i>Subtotal</i>	31.60	1.00 to 2.00
Community Parks		
Burns Landing	3.85	
<i>Subtotal</i>	3.85	5.00 to 8.00
Regional Parks		
Thomas Rock	389.00	
Perkins Park	71.00	
<i>Subtotal</i>	460.00	5.00 to 10.00
Total Park Area	495.95	11.25 to 20.50

Source: Roger A. Lancaster, Ed. 1983, Recreation, Park and Open Space Standards and Guidelines, Alexandria, Virginia: National Recreation and Park Association.

PUBLIC PARTICIPATION PROCESS

Powell Township held a public workshop on December 9th, 2014 which was advertised around Big Bay and in the Mining Journal. Residents and stakeholders also had the opportunity to provide their thoughts and input through an online survey accessible through the Powell Township website throughout the public review process.



Public Input Session

7

Goals & Objectives

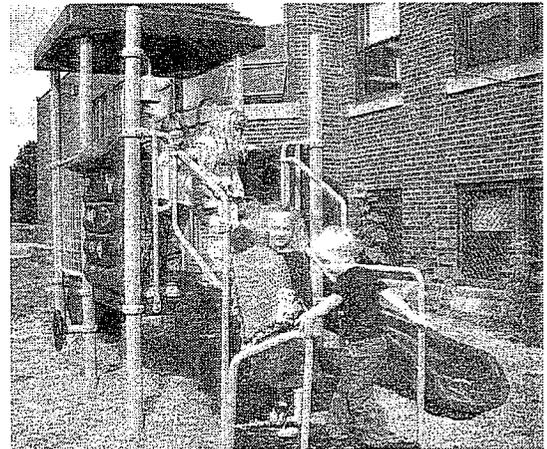
Powell Township used the guidelines and public input described in Chapter 6 to develop the following goals. Chapter 8, "Action Plan" contains the objectives/projects that will be implemented to achieve these goals.

Goal: Continue to improve and develop recreation facilities to support tourism within the Township.

Natural beauty and existing recreational facilities draw many tourists to the Township. Miles of Lake Superior shoreline, many inland lakes, waterfalls, steep slopes and the undeveloped character of the area, as well as the historic significance of some sites in the Township, serve to bring both transient visitors and summer residents to the Township. Approximately 50% of the Township's housing units are for seasonal or recreational use. The relative remoteness of the area and the lodging and dining facilities available in Powell Township results in the community of Big Bay playing host to tourists and nearby residents that also visit the Northern reaches of neighboring Michigamme, Champion, Ishpeming, and Marquette Townships. Tourism has the potential to become a significant engine of economic activity and growth and ensuring the availability of quality recreation facilities will continue to attract tourists to the area.

Goal: Increase the quality and availability of recreational facilities for all-ages.

Powell Township has experienced an increase in population that has continued for the last forty years. This is in part due to an influx of retirees, evidenced by the increase in retirement-age individuals from 17.3% of the population in 2000 to 22.3% of the population in 2010. Meeting the recreation needs of the Township's older population may require following universal design principles to renovate existing facilities.



Children playing at Powell Township school.

Children comprise 13.1% of the Township's 2010 population of 816. Providing recreation activities that interest youth is also important to help attract and retain families with children and reverse the national trend of increased childhood obesity and disconnect from the natural world.

Goal: Ensure that future recreation developments align with the character of the Township.

Quality of life is a key attribute that brings residents and visitors to Powell Township. The natural features are major part of the setting that makes the Township a superior place to live, work, and recreate. As the population continues to increase, more formal development of recreation facilities is important to maintaining the Township's quality of life. These improvements need to match the character of the place and its people.

MICHIGAN REDEVELOPMENT READY COMMUNITIES PROGRAM

The Redevelopment Ready Communities® (RRC) Program is a state-wide certification program that supports communities to become development ready and competitive in today's economy. It encourages communities to adopt innovative redevelopment strategies and efficient processes which build confidence among businesses and developers. Through the RRC program, local municipalities receive assistance in establishing a solid foundation for development to occur in their communities – making them more attractive for investments that create places where people want to live, work and play.

Once engaged in the program, communities commit to improving their redevelopment readiness by undergoing a rigorous assessment, and then work to achieve a set of criteria laid out in the RRC Best Practices. Each best practice addresses key elements of community and economic development, setting the standard for evaluation and the requirements to attain certification. The program measures and then certifies communities that actively tap the vision of local residents and business owners to shape a plan for their future while also having the fundamental practices in place to be able to achieve that vision. The six RRC best practices include:

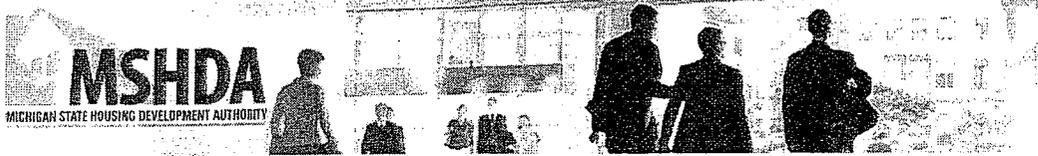
- Community Plans and Public Outreach
- Zoning Regulations
- Development Review Process
- Recruitment and Education
- Redevelopment Ready Sites®
- Community Prosperity

Through the RRC best practices, communities build deliberate, fair and consistent development processes from the inside out. RRC provides the framework and benchmarks for communities to strategically and tactically ask “What can we do differently?” By shifting the way municipalities approach development, they're reinventing the way they do business – making them more attractive for investments that create places where talent wants to live, work and visit.

The RRC program also has an advisory council consisting of public and private sector experts to assist in guiding the development of the best practices, provide feedback and recommendations on community assessments, and consider new opportunities to enhance the program. In addition to Michigan Economic Development Corporation (MEDC) assistance, communities receive comments from multiple perspectives from experts working in the field, tapping into a broader pool of talent.

RRC certification formally recognizes communities for being proactive and business friendly. Certified communities clearly signal they have effective development practices such as well-defined development procedures, a community-supported vision, an open and predictable review process and compelling sites for developers to locate their latest projects. Through the program, MEDC provides evaluation support, expertise and consultation, training opportunities, and assist certified communities market their top redevelopment sites. These packaged sites are primed for new investment because they are located within a community that has effective policies, efficient processes and broad community support.

For more information email RRC@michigan.org or contact the MEDC at 517.373.9808.

NB # 3. C.
PC 1/22/15
MI.gov[MSHDA Home](#) [Online Services](#) [Contact MSHDA](#)[MSHDA](#) > [HISTORIC PRESERVATION](#) > [SHPO PROGRAMS](#) > [CERTIFIED LOCAL GOVERNMENT PROGRAM](#)

The Certified Local Government Program in Michigan

The Purpose of the Program

The National Historic Preservation Act of 1966 [PDF] was amended in 1980 to provide for a federal-state-local preservation partnership. Grant funds were made available from the National Park Service through the State Historic Preservation Offices for Certified Local Governments (CLGs) to initiate and support historic preservation activities at the local level.

Since then, twenty-three Michigan local governments have become CLGs. Any municipality can become a CLG: a county, a township, a large city or small village, or a town. By meeting a few simple but important standards, a community may receive financial aid and technical assistance that will enhance and promote historic neighborhoods and commercial districts. An active CLG program can become an important planning vehicle for community development by identifying specific preservation projects and applying for grants to carry out the projects. The SHPO provides guidance for all units of government to initiate and develop such programs.

As of December 2013, the following Michigan communities are CLGs:

- Allegan
- Ann Arbor
- Battle Creek
- Bay City
- Birmingham
- Boyne City
- Canton Township
- Detroit
- East Lansing
- Farmington Hills
- Grand Rapids
- Holland
- Jackson
- Kalamazoo
- Lansing
- Mason
- Menominee
- Monroe
- Mount Clemens

- Rochester Hills
- Saline
- Washtenaw County
- Ypsilanti

A full list of Michigan's local districts, both CLG and non-CLG, is [available here](#)

To speak with a SHPO staff person about the CLG program, please contact us by email at preservation@michigan.gov, by telephone at (517) 373-1979, or by mail at:

Michigan State Historic Preservation Office
702 West Kalamazoo Street
PO Box 30740
Lansing, Michigan 48909-8240

[Michigan.gov Home](#) [MSHDA Home](#) [State Web Sites](#) [Office of Regulatory Reinvention](#)
[Policies](#) [Michigan News](#) [Michigan.gov Survey](#)

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