

MANISTEE CITY PLANNING COMMISSION

Meeting of Thursday, August 7, 2008

7:00 p.m. -Council Chambers, City Hall, 70 Maple Street,
Manistee, Michigan

AGENDA

I Call to Order

II Roll Call

III Approval of Agenda

At this time the Planing Commission can take action to approve the August 7, 2008 Agenda.

IV Approval of Minutes

At this time Planning Commission can take action to approve the July 3, 2008 meeting Minutes.

V Public Hearing

Street Vacation - Pine Street between River Street and the River Channel

A request has been received from the City of Manistee to vacate that portion of Pine Street between River Street and the River Channel. During the process of developing plans for renovations to the Marina Building at 480 River Street it was discovered that the Marina Building and amenities are located within the Pine Street right-of-way. The vacation of this portion of Pine Street would be added to parcel #51-51-349-702-06 which is owned by the City of Manistee.

At this time the Chair shall open the hearing.

The Applicant shall present any comments and explanation of the case.

The City Staff and any consultants serving the City shall present their reports.

The hearing will be opened for public comments

The hearing will be closed

VI New Business

Street Vacation - Pine Street between River Street to the River Channel

A Public Hearing was held earlier in response to the request from the City of Manistee to vacate that portion of Pine Street between River Street and the River Channel.

At this time the Planning Commission could make a recommendation to City Council to vacate that portion of Pine Street between River Street and the River Channel.

William & Kelly Chizmar, 333 Fifth Street

William & Kelly Chizmar, 333 Fifth Street would like to construct a new detached garage (accessory building) that would be approximately 24' 6" in height. Under Section 515.D of the Zoning Ordinance they are requesting a higher structure to achieve architectural compatibility with the principal building. The Ordinance limits accessory buildings to 18 feet in height.

At this time the Planning Commission will approve/deny the request from William & Kelly Chizmar, 333 Fifth Street to construct an accessory building approximately 24' 6" in height as shown on plan prepared by Mike Zimmerman Const. labeled "Bill Chizmar Detached Garage, 333 Fifth Street, Manistee Drawn by MZ Dated 7/30/2008" is possible to achieve architectural compatibility with the principal building.

VII Old Business

Russell Edenburn, 32 Arthur Street - Special Use Permit

A public hearing was held on July 3, 2008 in response to the request from Russell Edenburn for Special Use Permit for a Recycling Transfer Station at 32 Arthur Street. The City of Manistee Planning Commission tabled the request until the August 7, 2008 Meeting.

At this time the Planning Commission could adopt a resolution to approve/deny the request from Russell Edenburn for a Special Use Permit - Recycling Transfer Station at 32 Arthur Street.

Viewshed and View Corridor Protection

The members of the Planning Commission met with our Planner of Record this past February. During that meeting the Planning Commission discussed the need to develop language in the ordinance that would protect viewsheds and view corridors. A memo has been received from Williams & Works for the Commissioners review.

At this time the Planning Commission could determine how they wish to proceed to protect Viewsheds and View Corridors within the City of Manistee.

Review of Goals

As part of the process to re-write the Master Plan the Planning Commission has drafted Goals. These goals were forwarded to our Planner of Record for review. A memo has been received from Williams and Works for the Commissioners review.

At this time the Planning Commission will review the recommendations from Williams and Works to establish Goals for the Master Plan.

VIII Public Comments and Communications

At this time the Chair will ask if there are any public comments.

IX Correspondence

At this time the Chair will ask if any correspondence has been received to be read into the record.

X Staff Reports

At this time the Chair will ask Staff for their report.

XI Members Discussion

At this time the Chair will ask members of the Planning Commission if they have any items they want to discuss.

XII Adjournment



MEMORANDUM

TO: Planning Commissioners
FROM: Denise Blakeslee 
DATE: July 31 2008
RE: August Meeting

Commissioners, I hope that everyone is enjoying this beautiful summer.

Enclosed is your packet for the August Planning Commission Meeting. We have the following items on the Agenda:

Street Vacation - Pine Street between River Street and the River Channel

A request has been received from the City of Manistee to vacate that portion of Pine Street between River Street and the River Channel. The vacation of this portion of Pine Street would be added to parcel #51-51-349-702-06 which is owned by the City of Manistee.

One letter has been received in response to the public hearing notice, it is included in your packet.

William & Kelly Chizmar, 333 Fifth Street

William & Kelly Chizmar, 333 Fifth Street would like to construct a new detached garage (accessory building) that would be approximately 24' 6" in height. The Ordinance limits accessory buildings to 18 feet in height. Under Section 515.D of the Zoning Ordinance they are requesting a higher structure to achieve architectural compatibility with the principal building.

Russell Edenburn, 32 Arthur Street - Special Use Permit

A public hearing was held on July 3, 2008 in response to the request from Russell Edenburn for a Special Use Permit for a Recycling Transfer Station at 32 Arthur Street. The City of Manistee Planning Commission tabled the request until the August 7, 2008 Meeting.

Correspondence received in response to this request is enclosed in your packet.

Viewshed and View Corridor Protection and Review of Goals

You received copies of the Memo's from Williams and Works in your packet for the July Meeting. Please bring your copies with you for discussion.

We have received a draft of the Manistee County Master Plan. A copy is enclosed for your review.

See you Thursday! Please call me if you are unable to attend the meeting.

:djb



PLANNING AND ZONING
COMMUNITY DEVELOPMENT
231.398.2805
FAX 231.723-1546
www.ci.manistee.mi.us

MEMORANDUM

TO: Planning Commissioners

FROM: Jon R. Rose 
Community Development Director

DATE: July 31, 2008

RE: Street Vacation - Pine Street between River Street and the River Channel.

Commissioners, Staff is asking the Planning Commission to make a recommendation to City Council to vacate that portion of Pine Street between River Street and the River Channel. The Marina Building and amenities for the City Marina are currently located within that portion of Pine Street.

The vacation of this portion of the street would be added to the Marina parcel. This request would not result in any loss of public use of the property.

Staff supports the request.

Response to Public Hearing Notice

On July 23, 2008 - I received a call from Charter Communications and they have no conflicts with this request.

JRR:djb

Ruth M. Seng
1867 Lakeshore Road
Manistee, MI 49660

July 14, 2008

Jon R. Rose
Community Development,
City of Manistee
P.O. Box 358
Manistee, MI 49660

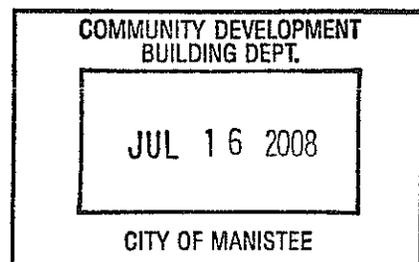
Dear Jon,

In answer to your recent letter as to the vacating of Pine Street between River Street and the River Channel.

I have no objection.

Sincerely,

Ruth M. Seng
Ruth M. Seng





P. O. Box 358 • Manistee, Michigan 49660-0358 • www.ci.manistee.mi.us

CITY HALL
70 Maple Street

CITY MANAGER
231.398.2801

CITY ASSESSOR
231.398.2802

BUILDING INSPECTOR
231.398.2806

**PLANNING, ZONING &
COMMUNITY DEV.**
231.398.2805

CITY CLERK
231.398.2803

CITY TREASURER
231.398.2804

WATER BILLING
231.723.2559

ADMINISTRATION
FAX 231.723.1546

ERK/TREASURER
FAX 231.723.5410

POLICE DEPARTMENT
70 Maple Street
231.723.2533
FAX 231.398.2012

FIRE DEPARTMENT
281 First Street
231.723.1549
FAX 231.723.3519

PUBLIC WORKS
280 Washington St.
231.723.7132
FAX 231.723.1803

PARKS DEPARTMENT
231.723.4051

WATER MAINTENANCE
231.723.3641

WASTEWATER PLANT
50 Ninth St.
231.723.1553

July 8, 2008

City of Manistee Planning Commission
City Hall
70 Maple Street
Manistee, MI 49660

RE: Street Vacation

Commissioners:

The City of Manistee is requesting the vacation of the portion of Pine Street between River Street and the River Channel. During the process of developing plans for renovations to the Marina Building at 480 River Street it was discovered that the Marina Building and amenities are located within the Pine Street right-of-way.

The vacation of this portion of Pine Street would be added to parcel #51-51-349-702-06 which is owned by the City of Manistee. Thank you for your consideration.

Sincerely,

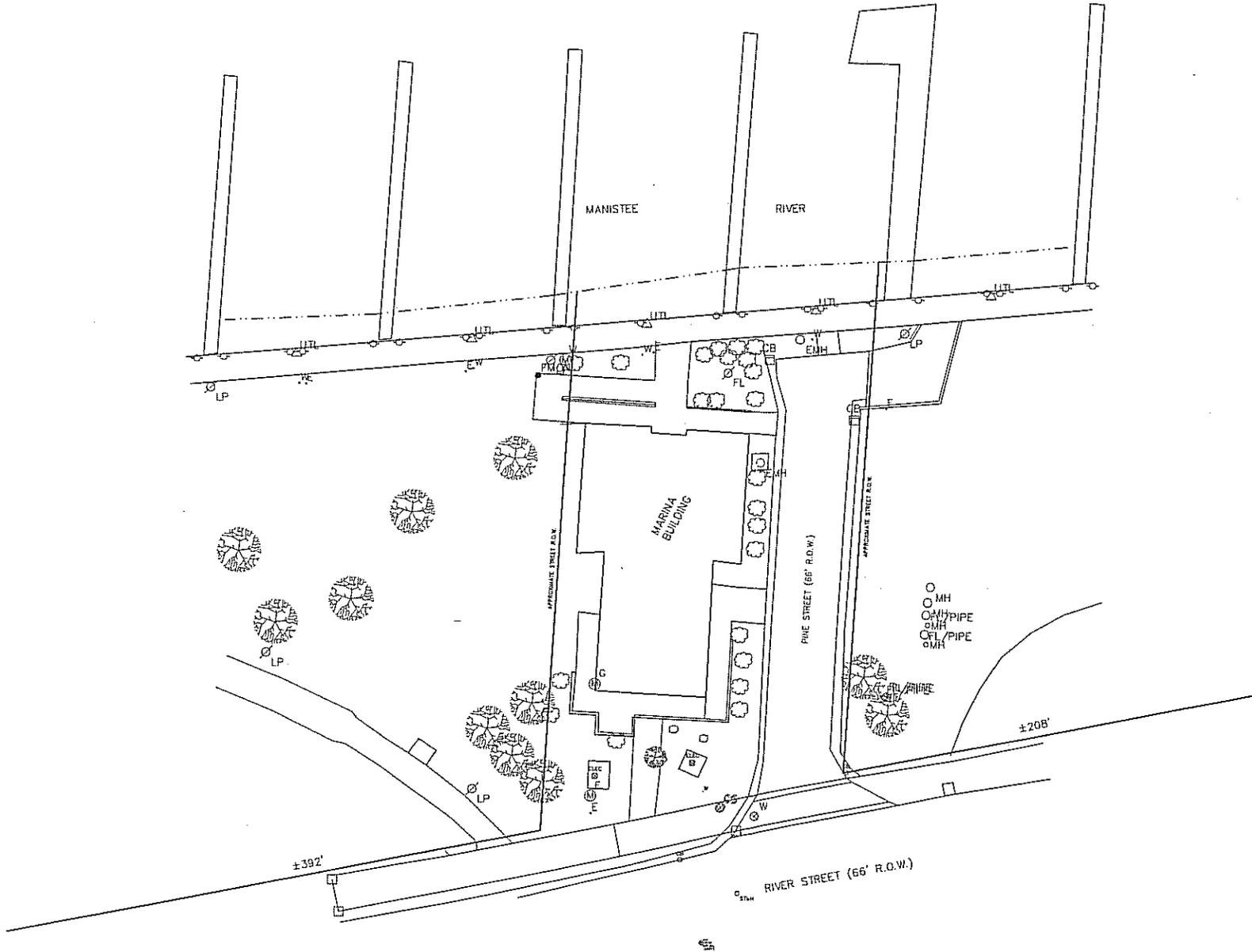
CITY OF MANISTEE

Jon R. Rose
Community Development Director

JRR:djb

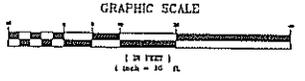
cc: Mitch Deisch, City Manager





LEGEND

- | | | | |
|---|-----------------------|---|--------------------|
| ⊙ | = TREE | ⊙ | = TELEPHONE POLE |
| ⊙ | = ELECTRICAL LOCATION | ⊙ | = WATER CURB STOP |
| ⊙ | = CITY WIRE | ⊙ | = UTILITY POLE |
| ⊙ | = POWER POLE | ⊙ | = TRAFFIC SIGN |
| ⊙ | = TELEPHONE LOCATION | ⊙ | = BORING LOCATION |
| ⊙ | = GAS LOCATION | ⊙ | = GAS VALVE |
| ⊙ | = WATER LOCATION | ⊙ | = WATER METER |
| ⊙ | = SANITARY MANHOLE | ⊙ | = GARD POST |
| ⊙ | = STORM MANHOLE | ⊙ | = LIFT STATION |
| ⊙ | = TELEPHONE PEDESTAL | ⊙ | = LIGHT POLE |
| ⊙ | = STREET SIGN | ⊙ | = DRUM |
| ⊙ | = CABLE TV | ⊙ | = ELECTRIC MANHOLE |
| ⊙ | = FIRE HYDRANT | ⊙ | = HANDICAP |
| ⊙ | = CATCH BASIN | ⊙ | = CURB CATCH BASIN |
| ⊙ | = WATER VALVE | | |



NO.	REVISION DESCRIPTION	BY	DATE
CITY OF MANISTEE			
 ABONMARCHÉ CONSULTANTS, INC. <small>381 Pine Street Manistee, Michigan 231-753-1188 FAX 231-753-1181</small>			
<small>ARCHITECTS / ENGINEERS / SURVEYORS / PLANNERS</small>			
DRAWING TITLE: MANISTEE CITY MARINA EXISTING CONDITIONS SURVEY			
<small>SCALES: VERTICAL: N.A. HORIZONTAL: 1" = 10'</small>			SHEET 1
<small>DATE: JUNE 17, 2009</small>			
<small>DESIGNED: N.A.</small>			
<small>DRAWN: POL/JRS APPROVED: GRS</small>			



PLANNING AND ZONING
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MEMORANDUM

TO: Planning Commissioners

FROM: Jon R. Rose 
Community Development Director

DATE: July 31, 2008

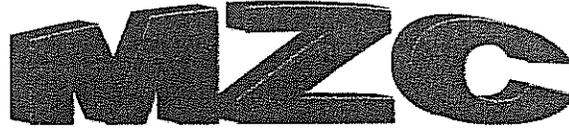
RE: William & Kelly Chizmar, 333 Fifth Street - Architectural Compatibility

Commissioners, we have received a request from William & Kelly Chizmar, 333 Fifth Street. Mr. & Mrs. Chizmar would like to construct a new detached garage (accessory building) that would be approximately 24' 6" in height. Under Section 515.D of the Zoning Ordinance they are requesting a higher structure to achieve architectural compatibility with the principal building.

Enclosed is a copy of the request that we have received from Mike Zimmerman Construction, Inc. who is Mr. & Mrs. Chizmar's Contractor for this project.

Staff review of the request shows that the increased height for the garage would achieve architectural compatibility with the principal building.

JRR:djb



Mike Zimmerman Construction, Inc.

Phone: (231)398-2573

Custom Homes

11477 North Zip Rd.
Manistee, Mi. 49660
Lic. # 2102154356

Fax: (231)723-3001
mcz@jackpine.net

Manistee Planning Commission

On behalf of Bill and Kelly Chizmar of 333 5th St., Manistee, I am requesting an exception to Section 515 article D regarding accessory buildings and structures. The allowable height is 18 feet.

Mr. Chizmar purchased the foreclosed house on the adjoining lot and has contracted with me to build a detached garage. The height of the garage will be 24'6". The garage will be within the required setbacks. We will also be replacing the windows and siding of the existing house. We will be using FiberCement siding for both the house and the garage. The decorative trim around the windows and on the front porch of the house will be kept and re-painted. The exterior finish of the garage will match the design, material and color of the house.

Once completed, this project will improve the appearance of the neighborhood, increase the tax base for the community, and preserve the historical look of the district.

7/31/08

Mike Zimmerman, President

A handwritten signature in black ink, appearing to read 'Mike Zimmerman', is written over a horizontal line.

Mike Zimmerman Construction, Inc.

- G. Parking areas required under this Section, and city-owned parking lots, shall not be used for the storage of, camping within, or continuous parking or storage of recreational vehicles, trailers, motor vehicles and junk for more than a twenty-four (24) hour period.
- H. Within the C-1, C-2 and C-3 Districts, the Planning Commission may approve shared parking arrangements among various uses when it can be demonstrated that parking in sufficient quantities for all such uses as set forth in this Section shall be available at all times.

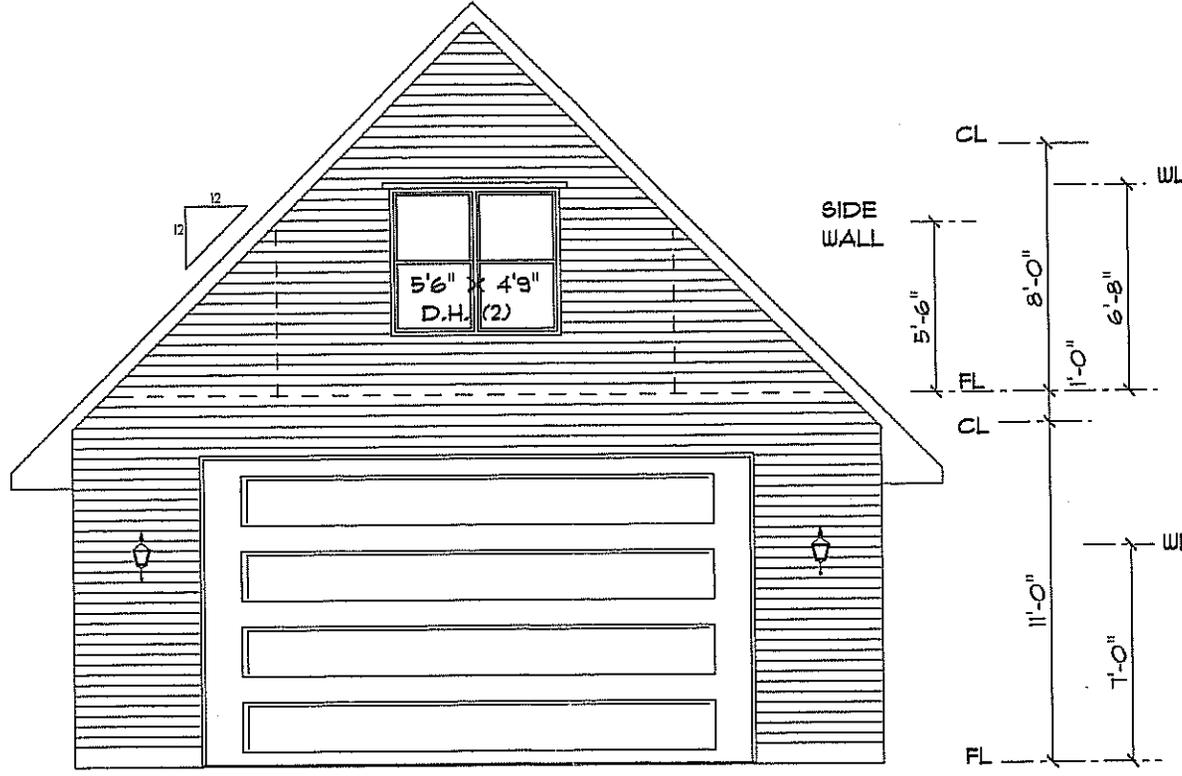
SECTION 515 ACCESSORY BUILDINGS AND STRUCTURES

- A. All accessory buildings and structures shall be located in the side yard or rear yard, except when built attached to the principal building (for example radio or television antennas, or upper story accessory dwellings).
- B. Accessory buildings shall be located in compliance with the setback requirements of this Ordinance.
- C. An accessory building attached to the principal building of a parcel shall be made structurally a part thereof, and shall comply in all respects with the requirements applicable to the principal building. A detached accessory building shall not be located closer than ten (10) feet to the principal structure.
- D. An accessory building and structure in the R-1, R-2, R-3 and R-4 Districts shall not be higher than eighteen (18) feet and side walls shall not be higher than twelve (12) feet, unless a higher structure is approved by the Planning Commission and the Historic District Commission (if applicable) to achieve architectural compatibility with the principal building.
- E. In all Districts except L-I and G-I accessory buildings shall not be taller than the principal building. In all Districts except C-1, L-I and G-I, the building area of all accessory buildings shall not exceed the building area of the principal building, except in accord with Section 1804, hereof.
- F. No accessory building shall be used as a dwelling or for temporary or permanent residential or lodging purposes or as sleeping quarters for human beings, except as permitted pursuant to Section 1831, pertaining to Accessory Dwellings.

SECTION 516 ACCESSORY USES

- A. When an activity or use is conducted in conjunction with another principal use and the former use; (1) constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, or (2) is commonly associated with the principal use and integrally related to it, then the former use may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the permit issued for the principal use. Uses may be considered accessory to the principal use regardless of whether the accessory use is separately identified in this ordinance as a permitted or special use.
- B. Interpretation of Accessory Uses: For purposes of interpreting accessory uses:





NORTH ELEVATION

SCALE: 1/4"

DRAWN BY: MZ

APPROVED

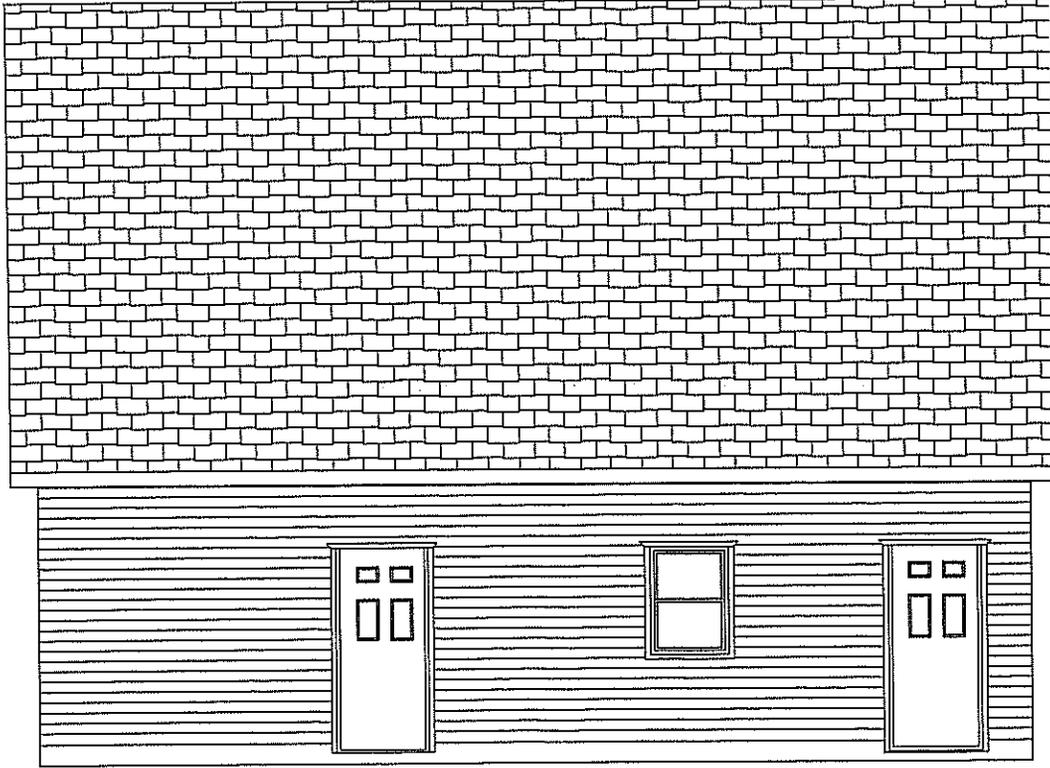
BILL CHIZMAR DETACHED GARAGE
 333 5TH STREET, MANISTEE

MIKE ZIMMERMAN CONS.
 11471 N. ZIP RD.
 MANISTEE, MI. 49660

DATE: 04/26/2008

REVISED

DRAWING*



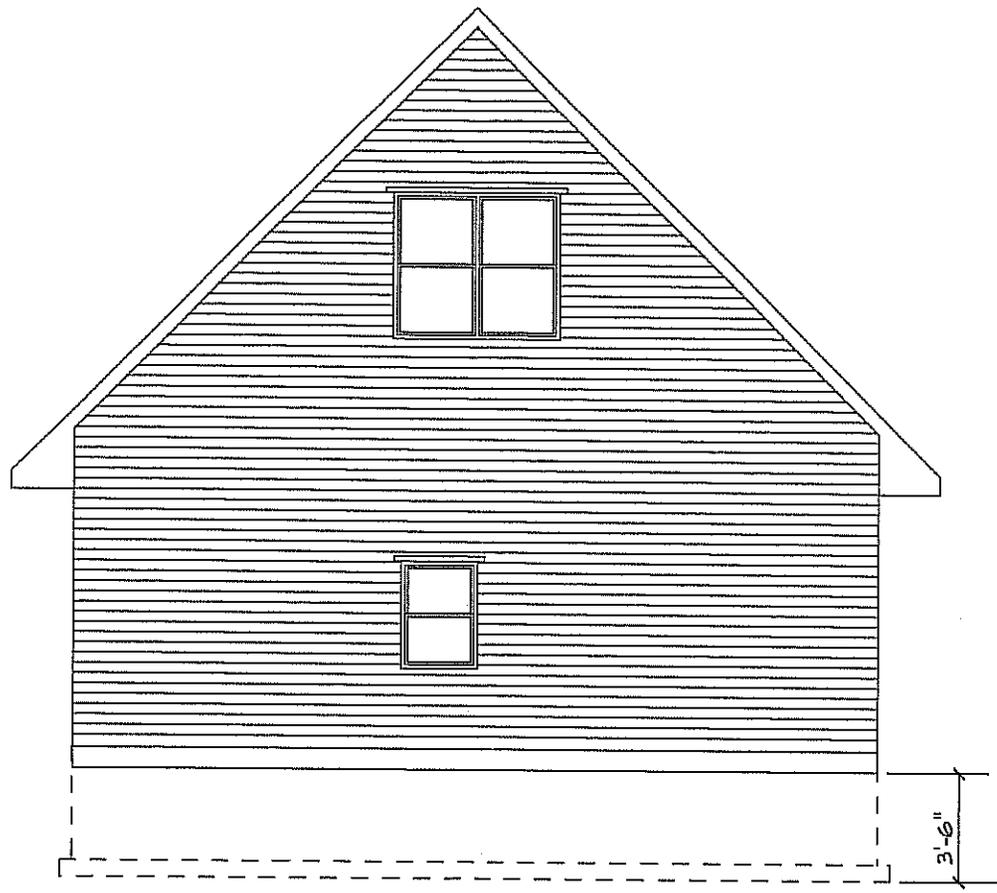
EAST ELEVATION

BILL CHIZMAR DETACHED GARGAE
333 5TH STREET, MANISTEE

SCALE: 1/4"
DRAWN BY MZ
APPROVED

MIKE ZIMMERMAN CONS.
14411 N. ZIP RD.
MANISTEE, MI. 49660

DATE: 04/26/2008
REVISED
DRAWING#



SOUTH ELEVATION

BILL CHIZMAR DETACHED GARGAE 333 5TH STREET, MANISTEE	SCALE: 1" = 4' DRAWN BY MZ APPROVED	MIKE ZIMMERMAN CONS. 11411 N. ZIP RD. MANISTEE, MI. 49660	DATE: 07/26/2008 REVISED DRAWING#
--	---	---	---

BILL CHIZMAR DETACHED GARGAE
333 5TH STREET, MANISTEE

APPROVED

DRAWN BY MZ

MIKE ZIMMERMAN CONS.

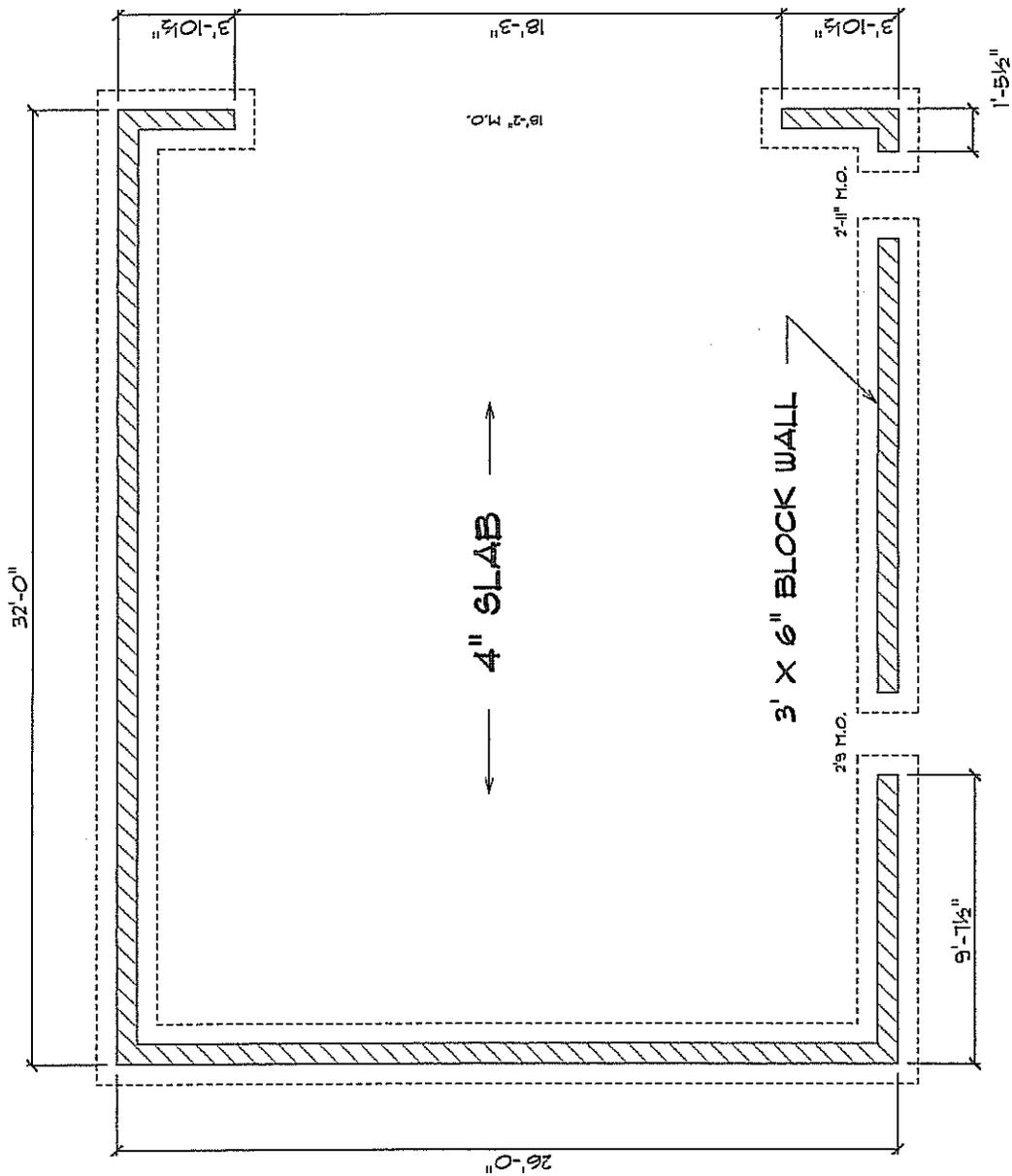
1471 N. ZIP RD.
MANISTEE, MI, 49660

DRAWING#

REVISED

DATE #DATE 03/20/2008

SCALE: 1" = 4'





PLANNING AND ZONING
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231.398.2805
FAX 231.723-1546
www.ci.manistee.mi.us

MEMORANDUM

TO: Planning Commissioners

FROM: Jon R. Rose 
Community Development Director

DATE: July 30, 2008

RE: Russell Edenburn - Special Use Permit Request

Commissioners, the request from Russell Edenburn for a Special Use Permit for a Recycling Transfer Station was tabled at the July Meeting. This item has been placed under old business on the August 7, 2008 Agenda.

Mr. Edenburn was asked to submit a revised site plan that includes the parking area for the truck and the location of the dumpster. We have not received a revised site plan.

Correspondence received in response to request

Attached is a letter from Michael R. Wood regarding the Edenburn request.

JRR:djb

Bayview Condominiums of Manistee

Michael R. Wood
10130 N. Centerline Road
Bitely, Michigan 49309
231.745.3236 • Fax 231.745.8736

Cell 231 250 1594

July 14, 2008

Mr. Jon Rose
Community Development Director
City of Manistee

Dear Mr. Rose:

Subject: Special Use Permit—Mr. Edenburn's Recycling Transfer Station

Thank you (Ms. Blakeslee) for the informal minutes of the July 3, 2008 public hearing.

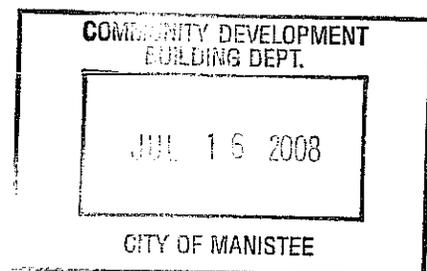
With regard to Mr. Edenburn's desire for a "test site," might I suggest that consideration be given to using the City Garage site or some other well-known out of the residential mainstream City owned location, i.e. if it is a test location within the City, the actual location should not matter.

Just one more thought...

Sincerely,

Michael R. Wood
Michael R. Wood, President
Owners' Association

cc. Bayview Owners



City of Manistee
Planning Commission Resolution to Deny a
Special Use Permit, Case Number PC-2008-06
Russell Edenburn for a Recycling Transfer Station

At a regularly scheduled meeting of the City of Manistee Planning Commission held August 7, 2008 the following resolution was adopted to approve a Special Use Permit for a Recycling Transfer Station as shown on Site Plan prepared by Slawinski Surveying and Mapping dated June 17, 2008

Planning Commissioner Linda Albee moved, supported by Planning Commissioner Harlo Haines, the adoption of the following resolution.

WHEREAS, On June 5, 2008 the City of Manistee Planning Commission determined that a Recycling Collection Center is a Use Similar to uses permitted as a Special Land Use, and

WHEREAS, On June 5, 2008 the Planning determined that a Recycling Transfer Station is similar to a Warehouse, Public, and

WHEREAS, During the meeting of June 5, 2008 the Planning Commission developed Regulations and Standards for a Recycling Transfer Station, and

WHEREAS, On June 16, 2008 a Special Use Permit Application was received from Russell Edenburn for a Recycling Transfer Station at 32 Arthur Street , and

WHEREAS, a Recycling Transfer Station is a Use Similar to uses permitted as a Special Land Use - Warehouse, Public is provided for as a Special Use under the C-1 Regional Commercial Zoning District, and

WHEREAS, the Planning Commission has provided proper notice and held a public hearing on the proposed development on July 3, 2008, and

WHEREAS, the Planning Commission has received written comment, and has completed review of the application and site plan received from the Applicant and the input received at said public hearing, and

WHEREAS, the Planning Commission tabled the request from Russell Edenburn for a Special Use Permit - Recycling Transfer Station at 32 Arthur Street until the August 7, 2008 meeting to allow Commissioners time to review all of the letters that have been submitted and to allow the applicant to complete the Site Plan, and

WHEREAS, Mr. Edenburn was not in attendance and the updated Site Plan was not received, and

WHEREAS, The Planning Commission wanted it noted that they are 100% behind recycling, and

WHEREAS, The inclination is this is not the right site for the proposed project due to the close proximity with a restaurant and residences, and



PLANNING COMMISSION
c/o PLANNING DEPARTMENT
231-723-6041

Manistee County Courthouse • 415 Third Street • Manistee, Michigan 49660

July 23, 2008

City of Manistee
c/o Michelle Wright, Clerk
P.O. Box 358
Manistee, MI 49660

RE: Manistee County 2008 Master Plan Draft

Dear Ms. Wright:

Enclosed is a draft of the proposed master plan for Manistee County. In accordance with MCL 125.104c of the County Planning Act (P.A. 282 of 1945 as amended), the enclosed proposed master plan was either required to be sent to your agency by statute, or your agency requested to receive this copy.

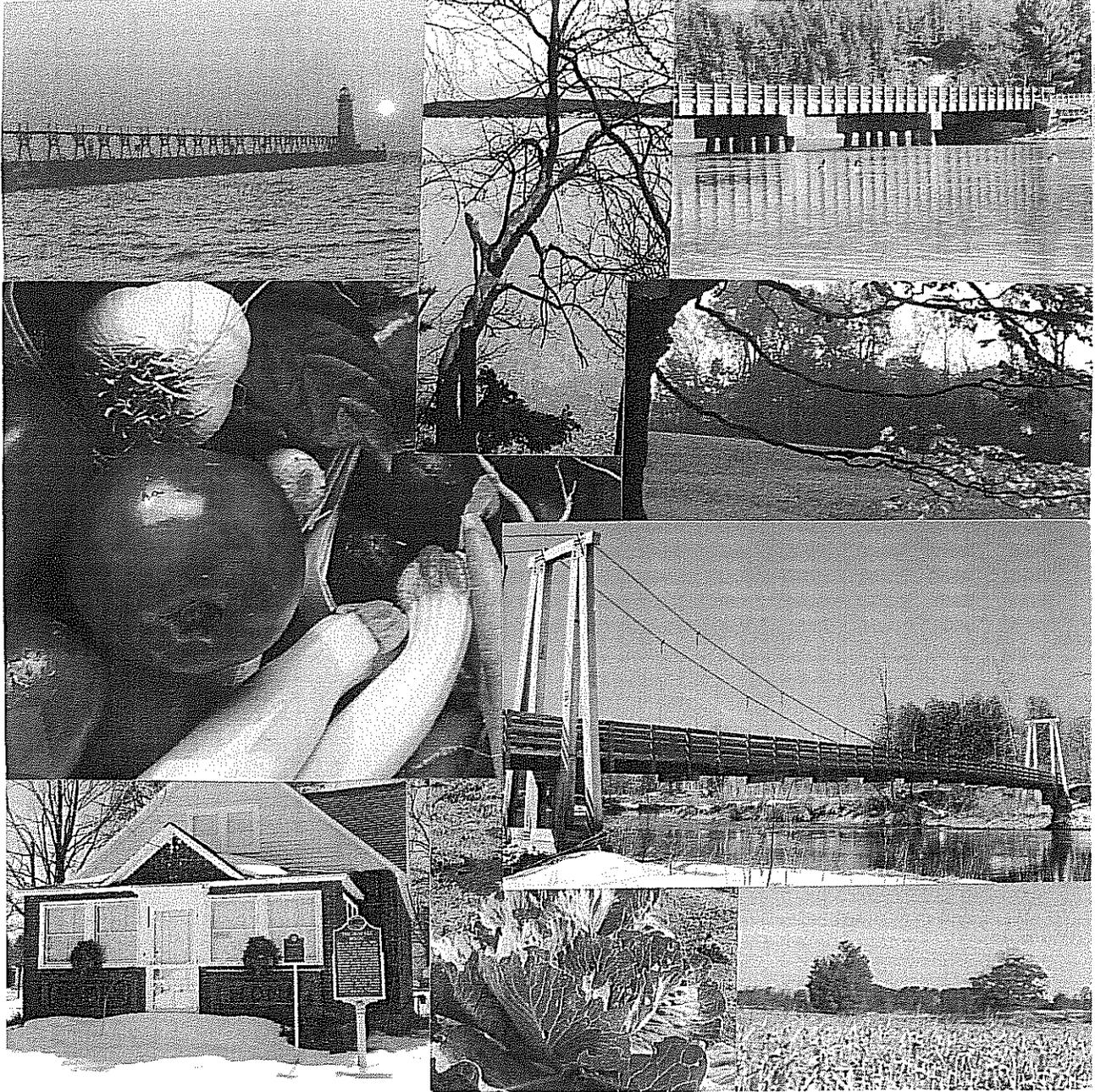
You may submit comments on the proposed plan to the county planning commission within 65 days after the proposed plan was submitted to you. Thank you for your cooperation and comments. The Manistee County Planning Commission looks forward to your forthcoming correspondence.

Sincerely,

Sue Wagner, Planning Director for
William Pettis, Secretary
Manistee County Planning Commission

Enc

MANISTEE COUNTY MASTER PLAN
2008
Draft July 2008 Copy



ACKNOWLEDGMENTS

Manistee County Planning Commission

Karl Waitner, Chair
Clara Kraus Saari, Vice Chair
William C. Pettis, Secretary
Gayle Crampton
Glenn Lottie
Mary Becker-Witt
Roger Smithe
Linda Finout (member through June 10, 2007)

Manistee County Board of Commissioners

Allan O'Shea, Chairperson
Janice McCraner, Vice Chairperson
Glenn Lottie
Ervin Kowalski
Ed Haik
Kathy Fenstermacher
Carl Rutske

County Staff

Sue Wagner, Planning Director
Lynn Ware, Secretary/Assistant to the Planner

Williams Consulting Services

Roger Williams, AICP

enVision Manistee County

Manistee Community Foundation
Karen Bruchan, Director

Manistee County Municipalities

City of Manistee
Village of Bear Lake
Village of Copemish
Village of East Lake
Village of Kaleva
Village of Onekama
Arcadia Township
Bear Lake Township
Brown Lake Township
Cleon Township
Dickson Township
Filer Charter Township
Manistee Township
Maple Grove Township
Marilla Township
Norman Township
Onekama Township
Pleasanton Township
Springdale Township
Stronach Township

Northwest MI Council of Governments

"Manistee County Master Plan Resource
Book"
Megan Olds, Regional Planning Director

Photo Credits

Vincent Hancock, Clara Kraus Saari,
Sue Wagner, Williams Consulting Services

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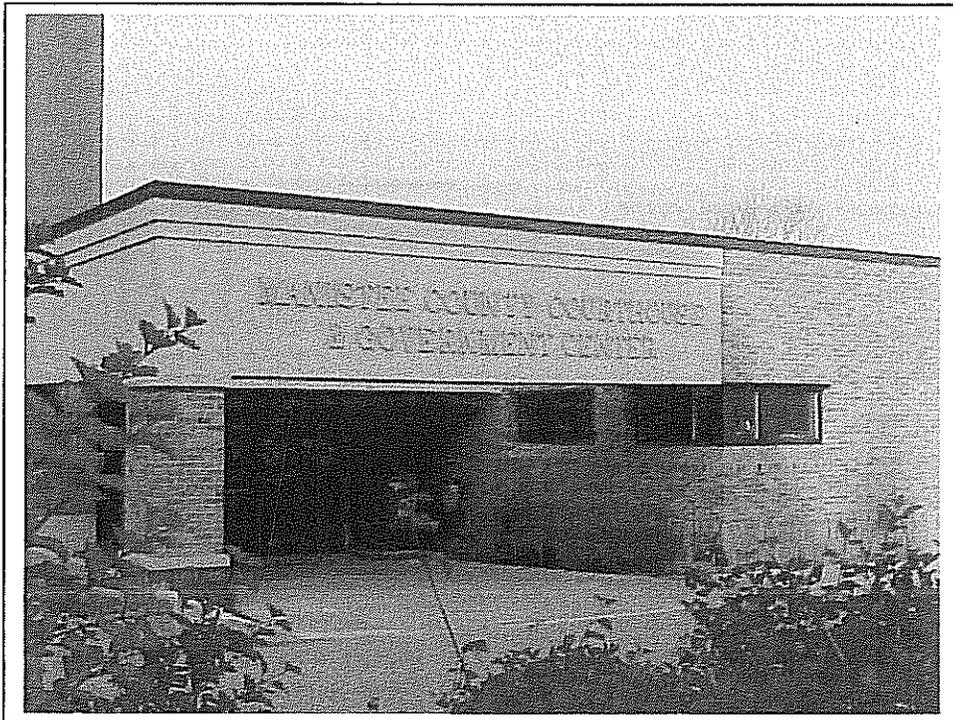
CHAPTER 1 A PLAN FOR MANISTEE COUNTY

Why does Manistee County need a plan? Manistee County's current plan was adopted in 1997 and is in need of revision. A County Plan is used as a guide by the county, other units of government, agencies and citizens to provide an overall, general direction for future land use changes.

Manistee County has changed quite a bit since the last plan was adopted. Changes will continue as new people move into the county and economic development expands. Planned development can minimize environmental damage and save taxpayers and governments money by avoiding costly sprawl.

The County Planning Commission has chosen to create a new plan, rather than amending the original plan, for the following reasons:

- 1) The age of the present plan.
- 2) The enactment of the Michigan Planning Enabling Act and the Coordinated Planning Act.
- 3) The major improvements in planning expertise at the local government level, as well as the efforts of groups such as "enVision Manistee County".
- 4) The creation and adoption of many plans by local units of government.
- 5) The significant accomplishment made by the Little River Band of Ottawa Indians in the creation of a master plan for tribal lands.



Manistee County Government Center

Who is the plan for? Since Manistee County does not administer zoning regulations, and has no plans to do so in the future, a Basic Plan or “general plan” is what appears to be the best type of plan for the County. Therefore, this plan is primarily for county government, that is, the plan will serve as a guide to public investment and services provided by Manistee County. It will be used by the Board of Commissioners and other agencies, departments and boards of the county for future decision making, capital budget planning, and a guide to where future services and facilities will be needed.

Of course, agencies related to local and county government, and state agencies will also use the plan as part of their decision making, facility and program planning.

One factor important to the planning commission is the ability to address “Issues of Greater Than Local Concern” with this plan. These are issues that cross political boundaries and may be beyond the ability or jurisdiction of local government to address. These concerns may be entirely within the boundaries of the county, or may even cross boundaries with adjacent counties, or may involve several counties. Therefore, this plan considers adjacent county growth policies and plans as well as those within the county.

What will the new plan contain? This new plan will build on planning at the local levels within Manistee County. That is, the Manistee County Planning Commission will honor the planning already done at the city, village and township level within Manistee County, as well as the adopted plans of the Little River Band of Ottawa Indians and other quasi-public organizations within the county. It will contain an overview of existing social, economic and physical characteristics of the county, future goals in these areas, and a future land use plan.

A plan for coordination: The state legislature enacted Act 263 of 2001, the Coordinated Planning Act. This act amended the planning statutes of cities & villages, townships and counties requiring notification of adjacent governments of the intent to prepare a plan, a sharing of proposed plans, and an opportunity for an adjacent governmental unit to comment on a proposed plan before it is adopted.

Who developed the plan? This plan was developed primarily by the County Planning Commission with assistance from many sources. Following the requirements of the Coordinated Planning Act, the County Planning Commission notified all adjacent governmental units of their intention to prepare this plan. An extensive list of “stakeholders” was developed to be sure all affected and interested parties would know about, and have a chance to participate in, the creation of the plan. In addition, a great deal of information and guidance was provided by the Northwest Michigan Council of Governments and enVision Manistee.

What is the legal status of the plan? This plan is a policy guideline, and is intended to be able to be changed as circumstances change in the future. It is not an “ordinance”, so it has no legal standing such as that of zoning. This plan will be used by the County Planning Commission in its review of local plans and township zoning ordinances.

CHAPTER 2 POPULATION, HOUSING AND EDUCATION

What is the population? Manistee County's population is growing and changing, as is all of Northwest Lower Michigan. Northwest Lower Michigan is defined as the ten adjacent counties of Emmet, Charlevoix, Antrim, Kalkaska, Grand Traverse, Leelanau, Benzie, Manistee, Wexford and Missaukee.

The table on the next page shows a growth rate of over 15 percent between 1990 and 2000, according to the U.S. Census Bureau. In fact, several townships within the county experienced growth rates of over 20 percent and a few approaching 50 percent. This new growth is a result of people moving into the county. The top growing areas within the county are Springdale Township at 46.6 percent, Pleasanton Township at 42.6 percent and Norman Township at 41 percent.

This new growth will result in an increase in housing units and new demands for public services and infrastructure maintenance and improvements. New jobs, changes in spending patterns, and an increase in the tax base will also follow.

Balancing the impacts of an increase in population while protecting and preserving the quality of life for the people who live, work, and play in Manistee County will be an important responsibility for area residents through their units of government, and is a major purpose of this plan.

In summary, we have learned that the county population will increase in the next twenty years. Additionally, the population increase will be in new people moving in to the county, and at an older age than the county would experience if birth rates were keeping pace with death rates. Therefore, the overall age of the county population is expected to increase.



M-55 near Manistee/Wexford County Line

Population Change – 1990 to 2000

Unit of Government	1990 Census	2000 Census	Percent Change	2005 Estimate	2000-2005 Change
Arcadia Twp	553	621	12.3%	633	12
Bear Lake Twp	1,419	1,587	11.8%	1,642	55
Brown Twp	588	712	21.1%	730	18
Cleon Twp	713	932	30.7%	975	43
Dickson Twp	735	929	26.4%	989	60
Filer Charter Twp	1,966	2,208	12.3%	2,234	26
Manistee Twp	2,952	3,764	17.5%	4,006	242
Maple Grove Twp	1,123	1,285	14.4%	1,287	2
Marilla Twp	268	362	35.1%	389	27
Norman Twp	1,189	1,676	41.0%	1,694	18
Onekama Twp	1,266	1,514	19.6%	1,521	7
Pleasanton Twp	573	817	42.6%	828	11
Springdale Twp	498	730	46.6%	793	63
Stronach Twp	688	804	16.9%	849	45
Bear Lake V.	339	318	-6.2%	331	13
Copemish V.	222	232	4.5%	226	-6
East Lake V.	473	441	-6.8%	569	128
Kaleva V.	484	509	5.2%	502	-7
Manistee City	6,734	6,586	-2.2%	6,656	70
Onekama V.	515	647	25.6%	634	-13
County Totals	21,265	24,527	15.6%	25,226	699

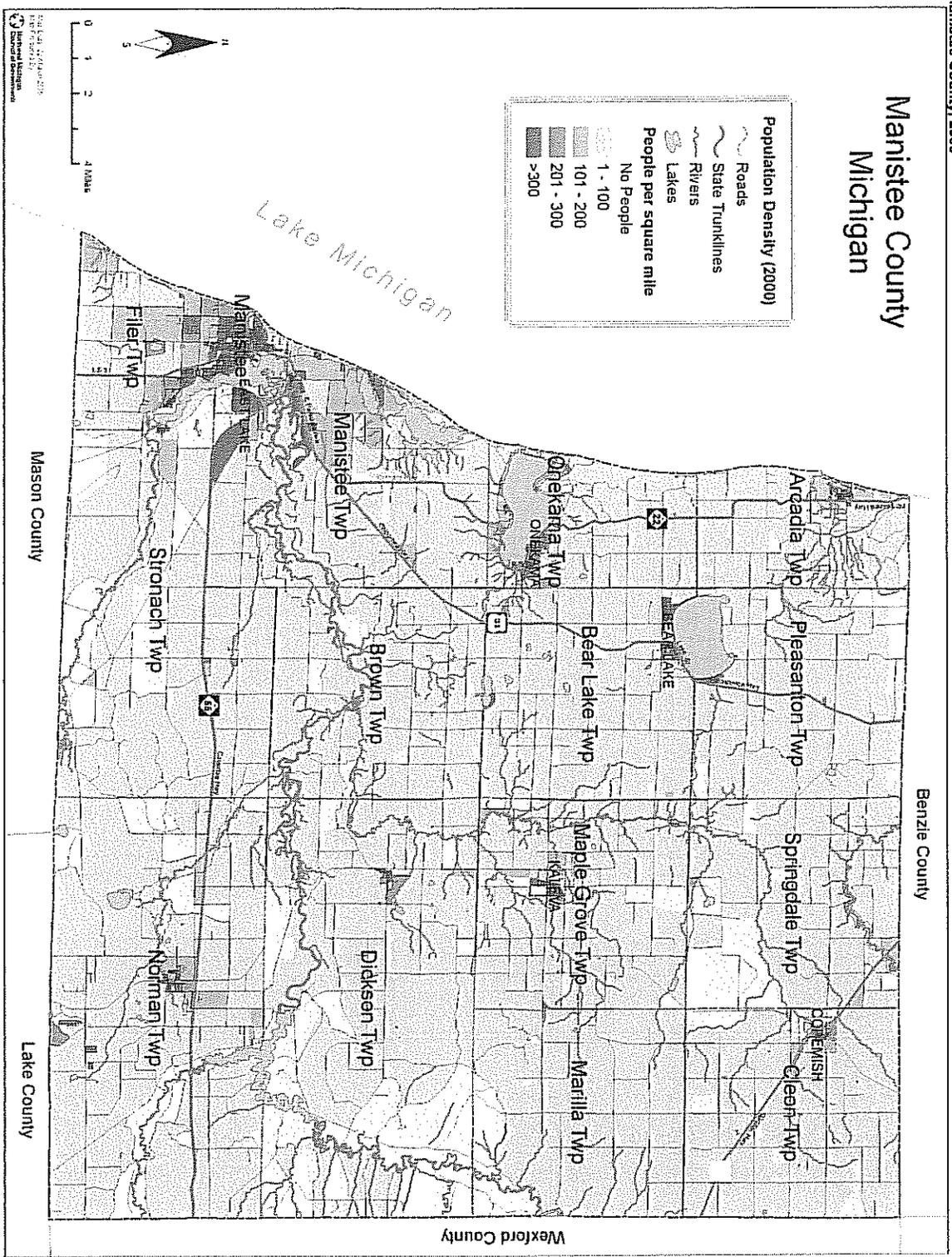
Source: U.S. Census Bureau. Williams Consulting Services

Note: Village totals are included in township totals

Includes inmates at the Oaks Correctional Facility

Population Density: The map on the next page shows a generalized overall picture of population density within the county. While we know that Springdale, Pleasanton and Norman Townships experienced the most numerical growth between 1990 and 2000, their relative population density remains much lower than the City of Manistee and other more populated areas of the County.

Map 1: Population Density of Manistee County, 2000



What does the future population look like?

While examination of current population trends is important, a look into the future of population characteristics is very important to the Manistee County Master Plan. The size and detailed characteristics of the future population will largely govern how the county can respond to changes in the wider world of Northwest Michigan, the state and the nation.

Forecasted Total Population of Manistee County by Age, 2005 – 2030

	Year				Percent Change		
	2005	2010	2020	2030	2000-2010	2010-2020	2020-2030
Total Population	25,667*	26,145	27,123	27,822	6.2%	3.7%	2.6%
Age 0 to 4 years	1,344	1,338	1,371	1,285	2.0%	2.5%	-6.3%
Age 5 to 15 years	3,433	3,286	3,228	3,204	-7.2%	-1.8%	-0.7%
Age 16 to 17 years	723	630	610	623	-3.1%	-3.2%	2.1%
Age 18 to 24 years	2,138	2,218	1,944	1,883	20.8%	-12.4%	-3.1%
Age 25 to 34 years	2,853	2,956	3,140	2,829	4.0%	6.2%	-9.9%
Age 35 to 44 years	3,964	3,770	3,765	3,933	-4.4%	-0.1%	4.5%
Age 45 to 54 years	3,772	3,994	3,791	3,793	16.0%	-5.1%	0.1%
Age 55 to 64 years	2,987	3,329	3,839	3,666	26.9%	15.3%	-4.5%
Age 65 to 74 years	2,270	2,310	2,958	3,456	-3.7%	28.1%	16.8%
Age 75 to 84 years	1,592	1,669	1,688	2,239	13.5%	1.1%	32.6%
Age 85 and older	591	645	789	911	16.2%	22.3%	15.5%

Source: "Economic & Demographic Outlook for Michigan and Its Counties to the Year 2030," prepared for the Statewide Model Unit, Bureau of Transportation Planning, Michigan Department of Transportation, by the Institute of Labor and Industrial Relations, University of Michigan, July 2003.

* Recent population analysis by the Northwest Michigan Council of Governments puts the 2005 population of Manistee County at 25,226.

Observations about Manistee's Future Population

- Manistee County's total population is expected to grow over the next 25 years. The current growth rate is expected to continue at least through the year 2010.
- Manistee County's median age is expected to rise in the coming decades due to an increase of those aged 55 years and older. These new residents bring with them financial resources they have accumulated in their working life, and also many skills useful to new businesses and community activities. Growth in younger age groups is also needed to provide support for the excellent education system.
- From 2010-2020, the age demographic 65-74 in Manistee County is expected to show the largest gains in terms of percentage and numbers in Manistee County.



Ball Diamond at East Lake

Recreational opportunities are an important element in providing a healthful living environment for the citizens of the county.

What about housing? In addition to population, the characteristics of housing are very important to understand in order to plan effectively for the future needs of residents of the county.

Housing numbers will continue to increase and persons per household will continue to go down, as seen in Northwest Michigan, the State of Michigan and the nation. There will be an increased need for housing in the county, and at a rate greater than the predicted population increase.

Owner and Renter-Occupied Housing in Manistee County, 2000

Geographic Area	Total Housing Units	Owner-Occupied Housing Units		Renter-Occupied Housing Units	
		Number	Percent	Number	Percent
Manistee County	14,272	8,012	81.3	1,848	18.7
Arcadia Township	545	248	88.6	32	11.4
Bear Lake Township	916	560	87.6	79	12.4
Bear Lake Village	161	104	78.8	28	21.2
Brown Township	379	252	91.0	25	9.0
Cleon Township	478	300	85.5	51	14.5
Copemish Village	105	67	78.8	18	21.2
Dickson Township	660	324	89.0	40	11.0
Filer Charter Twp	996	806	91.0	80	9.0
Manistee City	3,426	1,882	64.6	1,030	35.4
Manistee Township	1,391	1,076	90.6	112	9.4
Eastlake Village	209	171	90.5	18	9.5
Maple Grove Twp	771	438	84.2	82	15.8
Kaleva Village	251	160	75.5	52	24.5
Marilla Township	222	138	95.8	6	4.2
Norman Township	1,632	577	84.7	104	15.3
Onkama Township	1,117	502	83.3	101	16.7
Onkama Village	315	181	75.7	58	24.3
Pleasanton Twp	623	313	91.0	31	9.0
Springdale Twp	567	284	87.7	40	12.3
Stronach Township	549	312	89.9	35	10.1

Source: U.S. Census Bureau, 2000.

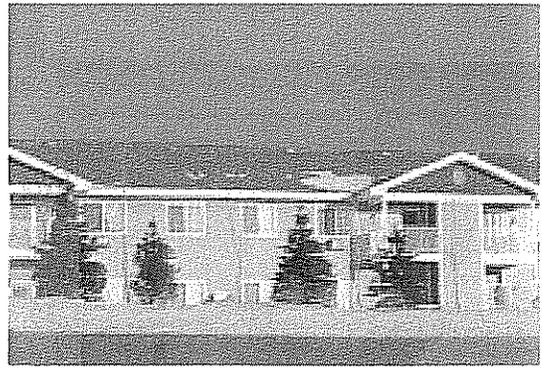
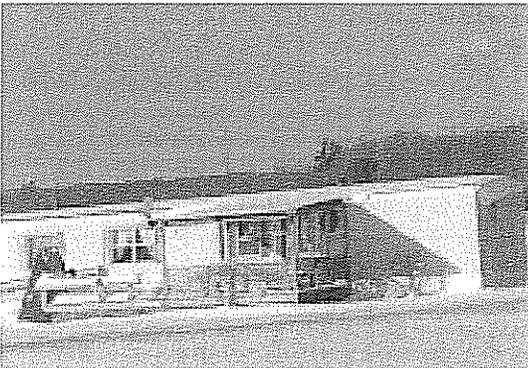
Number and Size of Households

Manistee County's household size has decreased from 1970-2000 from 3.1 in 1970 to 2.37 in 2000, while the overall number of households has increased by nearly 15%.

Manistee County Households, 1970-2000

	1970	1980	1970-1980 Percent Change	1990	1980-1990 Percent Change	2000	1990-2000 Percent Change
Number of households	6,471	8,490	31.20%	8,580	1.06%	9,860	14.92%
Persons per household	3.1	2.68	-13.55%	2.45	-8.47%	2.37	-3.29%
Married couple families --as percent of total households	4,528	5,559	22.77%	5,088	-8.47%	5,428	6.68%
	69.97%	65.48%	-6.43%	59.30%	-9.43%	55.05%	-7.17%

Source: U.S Census Bureau, 100% Data



Housing Types in Manistee County

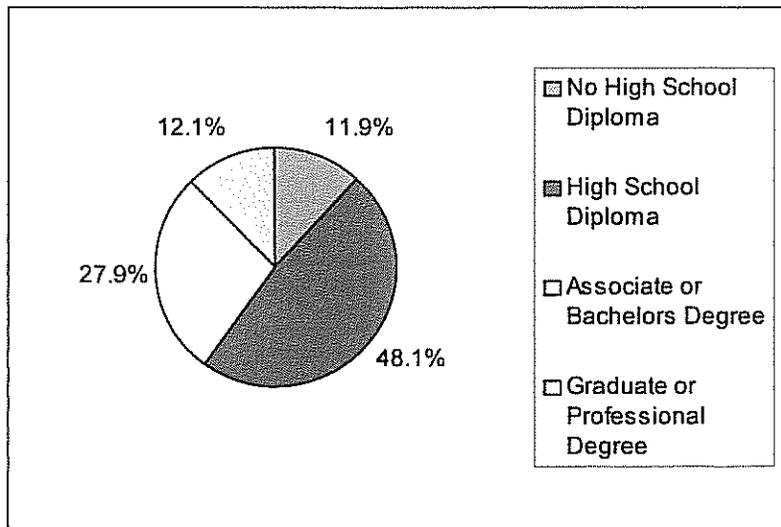
EDUCATION

Manistee County is very fortunate to have an excellent educational system with a high graduation rate. All public schools in the county have passed the Michigan Educational Assessment Program (MEAP), which meets federal AYP (Annual Yearly Progress) educational requirements. Many high school graduates go on to earn four-year degrees but do not return to the area because of lack of job opportunities.

In addition, West Shore Community College provides excellent vocational education programs and is quick to respond to community needs for specialized training for new business and industry needs. Additionally, the college operates an off-campus program at West Shore Medical Center, Manistee.

As the nation's economy becomes increasingly more reliant on knowledge-based jobs and technical workers, there will be an increased need for more highly educated workers. In Northwest Lower Michigan, 40% of the incoming population between 1995 and 2000 had an associate degree or higher.

Percentage of Incoming Population by Educational Attainment, Northwest Lower Michigan 1995—2000



Source: U.S. Census Bureau. PUMA Area 00400 and 01600. 2000.

Questions? For more detailed information about population, housing and education in Manistee County please refer to the “Manistee County Master Plan Resource Book” published August 2005 by the Northwest Michigan Council of Governments.

CHAPTER 3 ECONOMIC FEATURES

What are the dollars and cents of Manistee County? The county's economy is diverse and evolving. Based on strong manufacturing activities, combined with service and retail, agriculture, forestry, and most recently, gaming activities provided by the Little River Band of Ottawa Indians, along with growing tourism related opportunities that utilize the area's high quality natural resources, all of these economic activities show the county's positive employment outlook for the future.

As with all of Michigan, the economy of the county is slowly changing from manufacturing to service businesses. Tourism will also play an increasingly larger role in the local economy. The county is well-positioned to respond favorably to new business opportunities in alternative energy such as wind and potential state business incentives.

In the future, agriculture will play a diminishing role in the economy of the county as well as that of the region and state. However, specialized agriculture and forestry industries such as high value crops, as well as on-site processing and direct sales will keep these industries an important part of the county.

Future jobs in the county will generally require some type of education beyond high school and/or some type of specialized training. Most recently, information technology training is responding to this need, allowing telecommuting anywhere in the county and home-based business.

Employment facts: The following table shows a breakdown of employment in the county by industry. It is interesting to note that only four categories account for almost 65% of the employment in the county. These include manufacturing at 18.8%, retail trade at 12.1%, education, health and social services at 20.2%, and arts, entertainment, accommodations and food services at 13.1%.

Other strong sectors are construction at 8.1%, Public Administration at 5.8%, Professional Services at 4.9% and Transportation and Warehousing at 3.7%.



Commercial Recreation Sign on M-55

Manistee County Employment by Industry, 2000

	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	314	3
Construction	833	8.1
Manufacturing	1,940	18.8
Wholesale trade	178	1.7
Retail trade	1,249	12.1
Transportation and warehousing, and utilities	385	3.7
Information	118	1.1
Finance, insurance, real estate, and rental and leasing	273	2.6
Professional, scientific, management, administrative, and waste management services	501	4.9
Educational, health and social services	2,087	20.2
Arts, entertainment, recreation, accommodation and food services	1,351	13.1
Other services (except public administration)	491	4.8
Public administration	601	5.8

Source: U.S. Census Bureau. STF 3 Files. 2000.

How do people get to work?

- Many of Manistee County's residents work in neighboring counties and many neighboring county residents also choose to work in Manistee County.
- 79% of Manistee County residents work in the county. The remaining majority work in Grand Traverse, Mason, Benzie, and Wexford Counties.

Manistee County Travel To Work Total and Percent by Type, 2000

	Number	Percent
Workers 16 years and over	10,080	100%
Car, truck, or van -- drove alone	7,871	78.1%
Car, truck, or van -- carpooled	1,260	12.5%

Public transportation (including taxicab)	42	0.4%
Walked	303	3%
Other means	81	0.8%
Worked at home	523	5.2%
Average travel time to work (minutes)	20.9	(X)

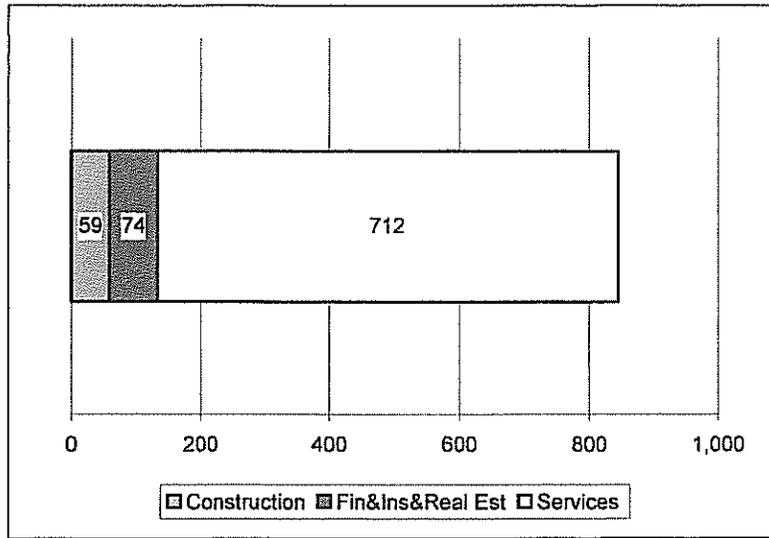
What does the economy look like?

- Since 1993, Manistee County has experienced a 12.6% increase in the number of business establishments, a 25.3% increase in the number of jobs, and a 0.3% increase in annual wages.
- Annual income, defined as per capita personal income, has also been steadily increasing and rose 0.2% from 2001 to 2002 and was \$22,230, placing Manistee County at a ranking of 49th out of Michigan's 83 counties. By 2003, the average wage job in the county had increased to \$28,330.
- According to the 2000 U.S. Census, 46% of Manistee County families had an annual income range of \$35,000 to \$75,000. In the same year, only 40% of Michigan families had an annual income range of \$35,000 to \$75,000.
- Annual payroll growth and the average payroll per employee in Manistee County have matched the percent growth rate of the state.

An economic look ahead:

- Total employment growth is projected to be at 7.5% over the next fifteen years. It will increase at a faster rate than the population, thus providing an increasing amount of employment opportunities for county residents.
- In terms of employment potential, information technology, human services and alternative energy show great promise for job growth.
- In Manistee County, those aged greater than 55 years are expected to show the largest growth (in percentage) of all those participating in the labor force.
- Manistee County is forecasted to show a similar growth pattern to Northwest Lower Michigan and Michigan, with the majority of new jobs expected to be in the "Services" industry.

Manistee County Top Three Forecasted Employment Sectors (by forecasted employment number), 2003



A look into the future of employment, years 2000 to 2030

	2000	2005	2010	2020	2030	1990-2000	2000-2010	2010-2020	2020-2030
						Percent Change			
Durables Manufacturing	600	549	593	581	583	14.1%	-1.2%	-2.0%	0.3%
Non-Durables Manufacturing	1,122	1,058	1,045	1,074	1,037	8.7%	-6.9%	2.8%	-3.4%
Mining	173	160	167	197	223	30.1%	-3.5%	18.0%	13.2%
Construction	763	740	770	799	769	59.0%	0.9%	3.8%	-3.8%
Transportation and Public Utilities	442	452	472	477	454	16.3%	6.8%	1.1%	-4.8%
Finance, Insurance, and Real Estate	579	606	642	680	682	22.2%	10.9%	5.9%	0.3%
Retail Trade	2,091	2,228	2,225	2,157	2,051	27.6%	6.4%	-3.1%	-4.9%
Wholesale Trade	230	225	225	210	191	-49.9%	-2.2%	-6.7%	-9.0%
Services	3,211	3,453	3,790	4,165	4,386	64.8%	18.0%	9.9%	5.3%
Agriculture, Forest, and Fish Services	194	200	209	241	264	37.6%	7.7%	15.3%	9.5%

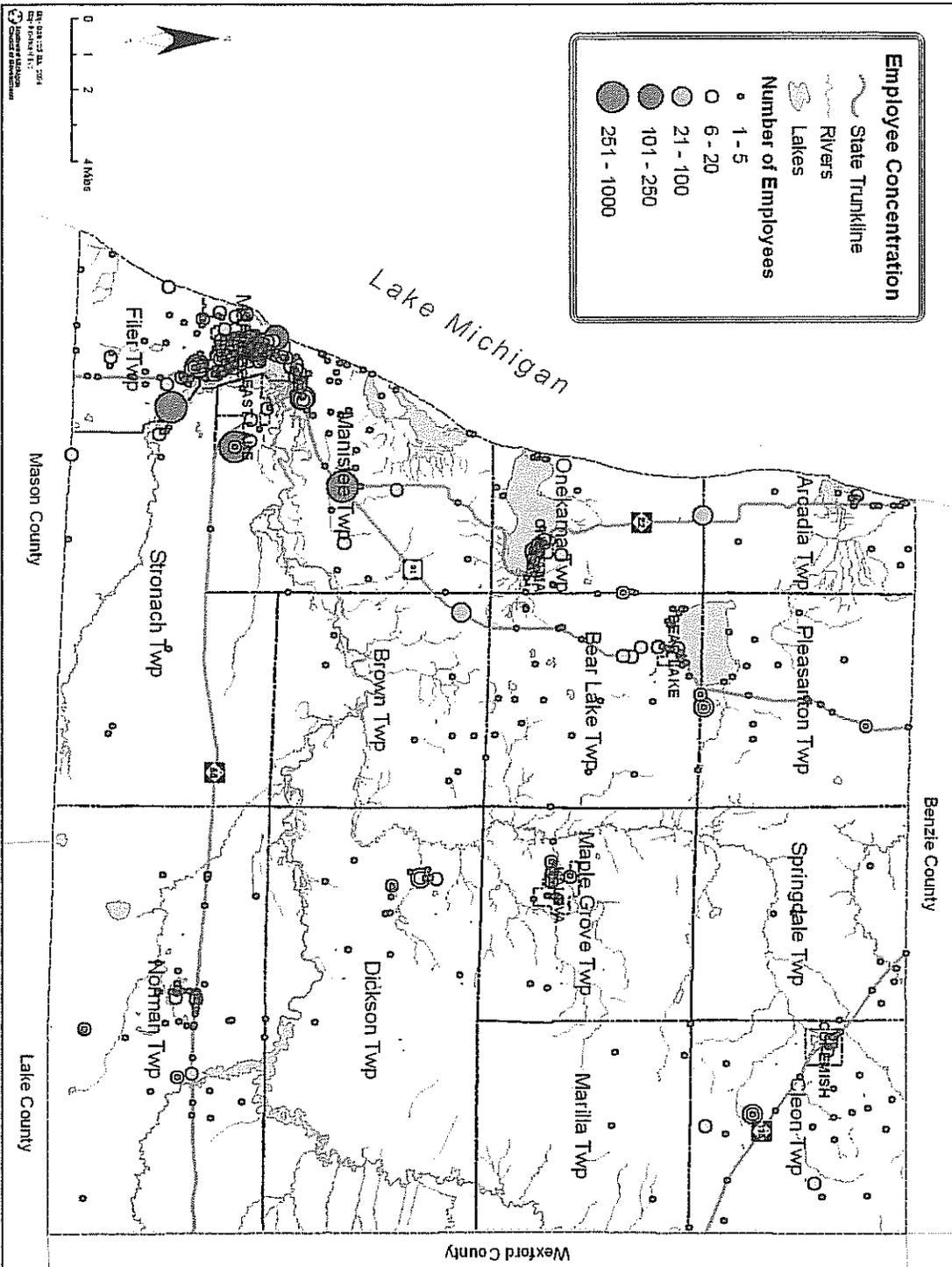
State and Local	1,506	1,537	1,553	1,580	1,587	15.8%	3.1%	1.7%	0.4%
Federal Civilian	109	114	117	121	122	2.8%	7.3%	3.4%	0.8%
Farm	448	404	369	333	301	-3.7%	-17.6%	-9.8%	-9.6%
TOTAL	11,519	11,776	12,225	12,656	12,693	25.8%	6.1%	3.5%	0.3%

Source: "Economic and Demographic Outlook for Michigan and Its Counties to the Year 2030," prepared for the Statewide Model Unit, Bureau of Transportation Planning, Michigan Department of Transportation, by the Institute of Labor and Industrial Relations, University of Michigan, 2003.



Martin Marietta Plant on East Lake Road

Map 1. Manistee County Employment Centers



Manistee County: 2007-2008 Plan: Economic Development Board

Map Date: 12/28/04

What will be important future occupations?

- The Critical Occupations Report (MI DLEG) provides information on occupations with strong projected job growth, and a favorable level of employment, number of annual openings, and salary.
- In addition, expansion of health and human services will continue and will provide good job growth with excellent compensation in the coming years.

Critical Occupations Forecast for Northwest Lower Michigan 2000-2010

Overall Rank	Occupation	Percent Growth	Annual Openings	Education / Training
1	General Managers & Top Execs	20.4%	104	Work Experience and at least a Bachelor's degree
2	Electricians	27.5%	35	Long-term on-the-job training (>12 mos)
3	Systems Analysts	87.8%	14	Bachelor's degree
4	Designers, Exterior / Interior	32.1%	20	Bachelor's degree
5	Financial Managers	18.8%	22	Work Experience and at least a Bachelor's degree
6	Accountants & Auditors	20.6%	26	Bachelor's
7	Computer Support Specialists	88.4%	13	Associate degree
8	Correctional Officers	26.8%	36	Long-term on-the-job training (>12 mos)
9	Engr/Nat Sci/Comp/Info Sys Mgrs	32%	9	Work Experience and at least a Bachelor's degree
10	Secrts/Comdts/Fin Ser Sales Agts	51.4%	8	Bachelor's degree

Source: Michigan Department of Labor and Economic Growth. Labor Market Information.
For years 2000—2010.

Questions? For more detailed information about population, housing and education in Manistee County please refer to the “Manistee County Master Plan Resource Book” published August 2005 by the Northwest Michigan Council of Governments.

CHAPTER 4 PHYSICAL CHARACTERISTICS

What does Manistee County look like? The county is blessed with abundant and high quality natural resources: the Great Lakes coastline, extensive river systems, vast forested areas including high value wetlands, a healthy farm economy based on productive soils, attractive lakes, and plenty of land available near existing developed areas for future growth.

Manistee County's high quality natural resources and environment contribute to its quality of life and make it a great place to live, work, and play.

Surface Water: It is estimated that there are 276 miles of rivers and streams in Manistee County, with an estimated 45 miles of state or federal wild/scenic/natural rivers. Manistee County also has 25 miles of Lake Michigan shoreline. There are 9,600 acres of surface water in Manistee County, consisting in part of nine inland lakes each with a surface area greater than fifty acres.

Open Space Lands: Approximately 73 percent of the some 356,000 acres of land area in the county is forested, accounting for some 253,200 acres. A total of approximately 90 percent of the land area of the county is open space. This is a very valuable natural asset of the county. The challenge of the future is to retain this dominant feature of the county as urban growth takes place.

Farmland: 46,440 acres are in active farmland, 18 percent of the county total.

Wetlands: There are approximately 73,000 acres of wetlands in the county, some 21 percent of the total land area. These wetlands are primarily located along the Manistee River and within the Pere Marquette State Forest and the Manistee National Forest. Wetlands contribute significantly to water quality by acting as filters of storm water in addition to sustaining forest growth and providing habitat for wildlife. These areas generally are not suitable for development, but provide open space and recreational values in addition to the production of forest products.

Oil & Gas: There are 1,933 extractive wells in Manistee County. See the map on page 4-4 that shows the location of extractive wells in the county.

Land Ownership: 55% of the land in Manistee County is privately owned, and 45% is publicly owned. Manistee County has a large amount of state and federal land. Of the total 557 square miles (356,655 acres) of land in Manistee County, 143 square miles (91,337 acres) are federally owned and 45 square miles (28,913 acres) are state owned.

- Federal land comprises 26% of the total land area of Manistee County.
- State land comprises 8% of the total land area of the county.

- County-owned land covers 1.4 square miles (897 acres) and comprises .3% of Manistee County's land area.
- Tribal-owned trust land covers 0.3 square miles (216 acres) and comprises .06% of Manistee County's land area. This land is tax exempt.
- The Little River Band of Ottawa Indians also owns approximately 2,000 additional acres of land in Manistee County. Property taxes are paid on these lands.
- School-owned land covers 2.3 square miles (1,487 acres) and comprises .4% of Manistee County's land area.
- City, village, and township-owned land covers 2.7 square miles (1,736 acres) and comprises .5% of Manistee County's land area.

A summary of land ownership:

Total Land Area	356,655 acres
Federal Lands	91,377
State Lands	28,913
Local Government	2,633
School Districts	1,487
Tribal Trust Lands	216
Total Public Lands	124,626

With population and economic projections calling for gradual increases over the next twenty years, the county, local governmental units and related agencies have an excellent opportunity to retain the high quality natural environment by developing strategies and zoning techniques to encourage growth while retaining important natural features.

How has land use changed?

In 2006, the Northwest Michigan Council of Governments conducted a comparative analysis of land use changes in the county between 1995 and 2000. Generally speaking, there have been modest changes in land use in this five year period.

In summary, the following land use changes occurred:

- 75 acres changed from vacant or bare land to development.
- 312 acres changed from agricultural use to development.
- 138 acres changed from forest use to development.

Although these acreages are not the total land use change during this period, it indicates that land use change is occurring from agriculture and forest uses to development.

The map on page 4-3 shows the existing land cover in the year 2000.

This is a trend exhibited in all areas of Michigan, and is an alert that the county develop a strategy to work with local government, where zoning control rests, to retain important natural features while providing space for new development.

2000 Land Cover Manistee County

Legend

- Roads
- State Trunkline
- County Roads
- Other Roads
- Rivers
- Lakes

Land Cover Types

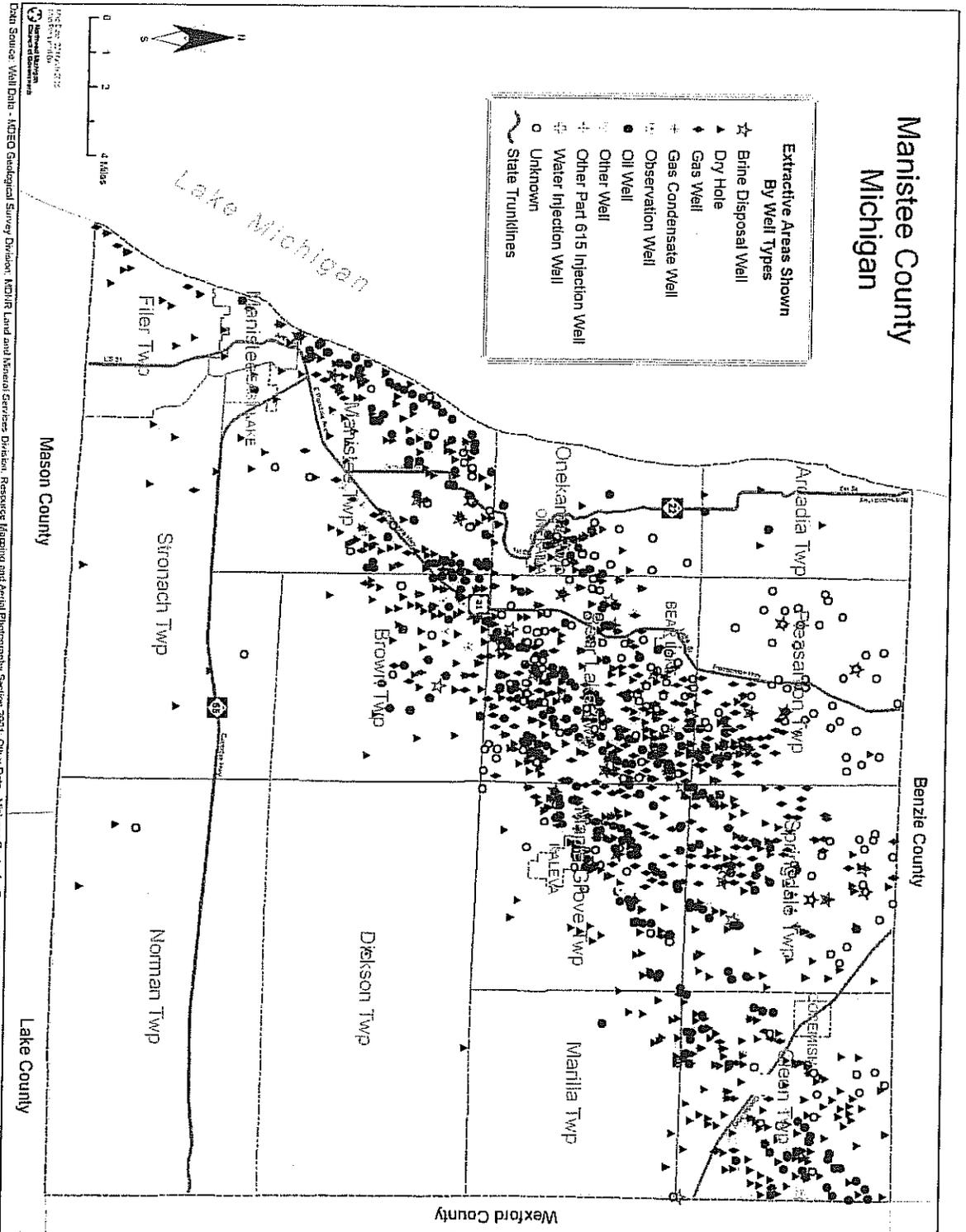
- Bare Land
- Cultivated Land
- Deciduous Forest
- Evergreen Forest
- Grassland
- High-Intensity Developed
- Low-Intensity Developed
- Mixed Forest
- Palustrine Wetlands
- Salt/Shrub
- Unconsolidated Shore



Map Date: 13 December 2000
 Prepared by:
 Michigan
 Department of Natural Resources
 Council of Government

Map Date: 13 December 2000
 Prepared by:
 Michigan Department of Natural Resources
 Council of Government

Map 9. Manistee County Extractive Areas



What about roads? “Infrastructure” is the word used to describe the utility systems of the county. These systems are the “backbone” of the community and are very necessary to the success of advances in the economy and quality of life.

The county’s major highways connect it to the rest of the State of Michigan. US-31 runs north and south through the county and through the City of Manistee. M-55 provides east-west access through the county. M-115 cuts across the northeast corner of the county. M-22 runs along the west side of the county, and is a scenic road that runs north through Benzie County and into Leelanau County, where it has been designated by the state as a Scenic Heritage Route.

What is the condition of the county’s main roads? The state has a system to evaluate the condition of roads. Generally, the county roads are in good shape, with 76 percent of the roads rated in fair to good condition, based on the rating system, with another some 24 percent rated as very good to excellent. Manistee County roads rated higher than most roads in Northwest Michigan.

What about public transportation? Manistee County Dial-A-Ride has been in operation for 30 years. The service provides safe, reliable public transportation through both a “flexible fixed route” and dial-a-ride service that anyone can call for a scheduled pick up.

The service covers the entire county with a morning and afternoon run. The “flexible fixed route” is targeted toward the senior population and goes on a daily route through town, 9:00 a.m. to 5:00 p.m., Monday through Friday. Service is also provided daily to Munson Medical Center in Traverse City and to West Shore Community College. Approximately half of the Dial-A-Ride customers are persons with disabilities. Approximately one-quarter of the customers are seniors.

What about private autos? From 1997-2002, vehicle ownership increased 11.6% in Manistee County. This was higher than the state increase in vehicle ownership during that same time period of 8.3%, but lower than some other counties across northwest Lower Michigan. By type, passenger vehicles comprised the largest percentage of auto registrations during the 2002/2003 fiscal year at 53.1% in Manistee County, followed by 25.8% of registrations as commercial vehicles, 19.0% as trailers, and 2.0% as motorcycles.

Where do people drive? The commuting pattern data from the 2000 Census show that a large majority (79.2%) of workers who live in Manistee County remained in Manistee for their jobs. However, many workers (nearly 65%) do not work in the townships where they live. The percentage of workers who travel outside their township of residence for work is relatively high in Manistee County due to the concentration of jobs in the City of Manistee, the Village of Eastlake, and Filer and Manistee Townships.

Within the City of Manistee, 57.9% of residents held jobs within the city. In contrast, at least 90% of workers who lived in Marilla and Springdale Townships had jobs within the

City of Manistee or other areas. In most of the townships in the county, over 70% of workers traveled outside their township for jobs.

For 1990-2000, overall commuting levels from Manistee County to other counties increased from 16.4% in 1990 to 20.2% in 2000. Seven townships experienced a decrease in commuting during this same period. The largest percentage increase took place in Marilla Township, where commuting increased from 24.2% of the total worker population to 45.9%. Both Dickson Township and the City of Manistee experienced increases of over ten percentage points.

What about air transportation? The Manistee-Blacker Airport provides air service to the county. The airport is located 3 miles northeast of the City of Manistee. An average of 28 aircraft operations takes place daily at the airport. Approximately 42% of flights are local general aviation, 40% are transient general aviation, 12% are air taxi, 6% are commercial, and less than 1% are military in nature. The airport recently completed construction of a new terminal building in 2007 that greatly enhances the services of the airport. In addition, security fencing and a new instrument landing system has expanded the use and function of the airport.

The railroad in Manistee County: Current use of the rail network in Northwest Michigan is minimal and non-existent in most northern counties of the region. Freight transport is the primary use of the rail system, however one tourist dinner train still operates in the region. The Manistee industrial area continues to receive excellent service by a rail line that enters the City of Manistee in southwestern Manistee County.

According to the data from the Michigan Department of Transportation, in 2000 Manistee County was the primary shipper in the northwest Michigan region, moving 57% of the region's rail freight along the CSX line, the highest user of rail freight in northwest Michigan. In 2005, Marquette Railroad leased CSX lines north of Grand Rapids. A study to relocate the rail line around Manistee Lake is under consideration.

Water transportation and marinas: A full domestic port facility is available at Manistee Lake. The Manistee River Channel, which is connected to the harbor, needs to be maintained to 23 dredged feet to allow commercial ships to navigate the river to Manistee Lake factories.

In addition to several marinas, Manistee County has one of the few deep water ports on Lake Michigan. Industries on Manistee Lake depend on this access, which expands employment opportunities. Great Lakes shipping is expected to expand and has great potential to enhance business and tourism growth in Manistee County.

What about water and sewer service? Water and sewer infrastructure are essential and can shape the future of growth and environmental quality in developing areas. Water and sewer lines are expensive infrastructure elements. When sewer systems are not available, development must utilize septic systems to treat sanitary waste. This can hinder higher density development and can potentially lead to some long-term environmental impacts.

How about internet broadband? In 2003, a comprehensive LinkMichigan Telecommunications Plan was prepared for Mason, Lake, Manistee, Newaygo, and Oceana Counties by Capital Consultants, Inc. with funding provided by the Michigan Economic Development Corporation.

The report showed that internet access is currently provided within the region defined in the study by three major carriers including Charter Communications, SBC, and Verizon, and by 13 smaller, local internet service providers. Survey data gathered for the report indicated that most businesses see their need for broadband access growing significantly in the future. Over the next two years, 35% responded that their need would double, and 17% believed that their need would be three times or more what it was in 2003.

The Manistee Intermediate School District is providing fiber optic connections to all schools within the ISD service area. The broadband network is available in selected areas of the county from private vendors.



Pumping Oil Well adjacent to a Subdivision

Questions? For more detailed information concerning physical conditions in Manistee County, please refer to the “Manistee County Master Plan Resource Book” published in August 2005 by the Northwest Michigan Council of Governments.

CHAPTER 5 COORDINATED PLANNING

How will this plan fit with all the others? The Planning Commission has pledged to take local plans within Manistee County into consideration to the extent practical in the development of the county plan. Also, the Coordinated Planning Act, Act 263 of 2001, requires cooperation between adjacent governmental units in the preparation of community plans. The Planning Commission realizes that community planning is a dynamic, ongoing process, and will continue to monitor local planning within the county and utilize updated local plans in the five year review required by Act 263.

What's going on inside Manistee County? In the review of local plans, the Planning Commission understands that planning is occurring throughout the county, even as the county is conducting this planning effort. At present, this is generally what community plans inside the county say about the future:

Arcadia Township Master Plan – Future growth to be concentrated north of Arcadia Lake, and the balance of the township to remain low density residential, agricultural and forestry.

Bear Lake Township Comprehensive Plan – Concentrate future growth at Bear Lake Village and Chief Lake. Maintain balance of township in agriculture and forestry. Note: Bear Lake Township, Pleasanton Township and the Village of Bear Lake have formed a Joint Planning Commission under Act 266 of 2003 for the purpose of creating a joint future land use plan for all three communities. This planning effort is currently underway.

Brown Township Land Use Master Plan – Maintain township's rural character by encouraging agriculture and forestry along with low density residential. Direct any commercial developments to the U.S. 31 Corridor.

Cleon Township Master Plan – Encourage new commercial and/or industrial developments to locate in or near the Village of Copemish. Maintain active farmland and rural lifestyles.

Dickson Township Comprehensive Plan – Direct new residential growth to areas already developing. Maintain forestry uses.

Filer Charter Township Master Plan – Encourage compact urban growth and urban services at U.S. 31 north shopping district. Maintain the roadway capacity of U.S. 31. Keep the balance of the township in rural, low density character.

Manistee Township Master Land Use Plan – Encourage compact development near established urbanized areas and advocate shared access to preserve highway function. Minimize development in agricultural and forestry areas. Encourage industrial uses to locate in the township industrial Renaissance Zone.

Maple Grove Township Comprehensive Plan – Consolidate future growth around the Village of Kaleva. Do not provide for future commercial and industrial growth, direct those uses to the Village of Kaleva.

Marilla Township Land Use Plan – Protect agricultural and forestry uses by directing new residential growth to areas already developed, and expect that commercial and industrial uses will occur in townships more suitable to those uses.

Norman Township Comprehensive Plan – Direct future growth to the community of Wellston. The township has recently completed a new draft master plan that is currently undergoing intergovernmental review.

Onekama Township Master Plan – Encourage residential, commercial and industrial uses to occur near the Village of Onekama. Encourage the expansion of year round tourism activities and businesses. Currently joining with Onekama Village to form a joint planning commission.

Pleasanton Township Land Use Plan – Encourage future growth to occur at already developing areas, and maintain agricultural and forestry low density, large land tracts. Encourage tourism uses.

Springdale Township (No Plan)

Stronach Township Master Land Use Plan – Concentrate future residential growth in the present communities of Stronach, Star Corners and Udell, with only minor service commercial uses encouraged. Industrial uses are directed to Manistee Lake, north of the community of Stronach. The balance of the township is to remain in low density residential and forestry uses.

City of Manistee Master Plan – Maintain cohesive neighborhoods. Direct future commercial growth to the downtown area. The Manistee Lake shoreline is planned for recreational and residential uses, with existing industrial uses encouraged to improve or expand their businesses.

Little River Band of Ottawa Indians – Future urban growth will be concentrated around the Casino Resort, with “rings” advancing to the east with progressively less density of development.

enVision Manistee – Promote the county rural and village character. Explore the creation of a Transportation Port Authority. Support existing businesses and explore value-added agricultural and forestry opportunities. Create county wide economic development marketing program. Create county wide recreation plan and enhance tourism economic opportunities.

What is being planned in the surrounding counties?

Benzie - The Benzie County Master Plan envisions the southern portion of the county to develop in very low density residential uses with areas of agricultural land protection, recreation in connection with the Pere Marquette State Forest, and two Urban Service Districts in the vicinity of Crystal Mountain and Thompsonville.

At Arcadia/Pleasanton Townships- Rural Residential & Ag Preservation

At Springdale Township - Forest Recreation w/urban services at M-115 & Crystal Mountain

At Cleon Twp. - Forest Recreation w/urban services at Thompsonville

Grand Traverse - Growth management levels adjacent to Manistee County designate the area for Agricultural and Rural Preservation.

At Cleon Township - Agricultural & Rural Preservation

Wexford - The Wexford County Master Plan envisions the western portion of the county to develop in very low density residential development with areas of natural resource protection and low intensity tourism at Hodenpyl Dam

Backwater, tributaries to the Manistee River in Springville and Slagle Townships, and the Pine River.

At Cleon Township – Rural Residential w/urban growth at Buckley

At Marilla Township – Rural Residential w/environmental protection at Hodenpyl Pond

At Dickson Township – Rural Residential w/ environmental protection of river & streams

At Norman Township – Rural Residential w/environmental protection of Pine River.

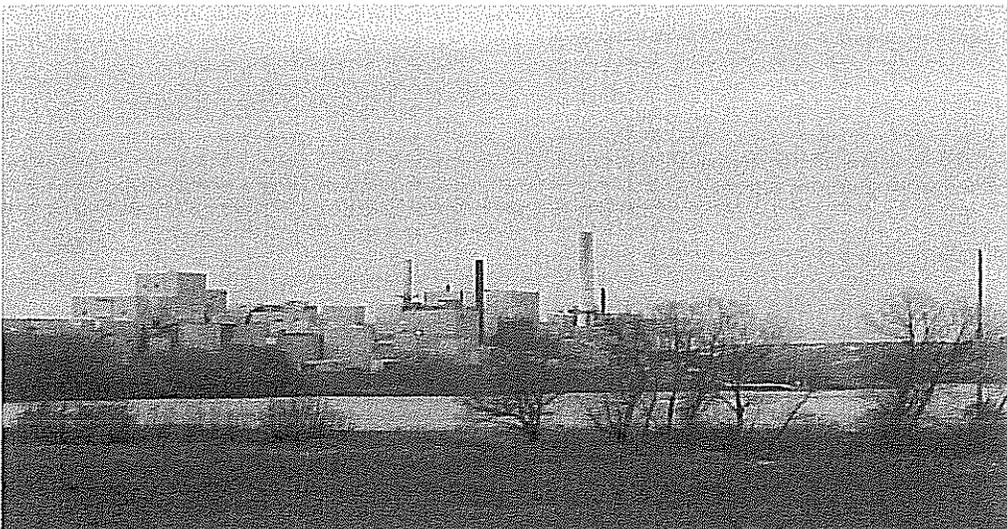
Lake - The Lake County Master Plan envisions the northern portion of the county to develop in moderately low density residential uses with areas of woodlands, and convenience commercial uses. Lake County is the only adjacent county that has a goal to increase tourism and commercial recreation as part of their master plan program.

At Norman Township – Woodland and Low Density Residential

Mason - The Mason County Master Plan envisions the northern portion of the county to develop in moderately low density residential uses with areas of woodlands, agriculture and recreational uses. Mason County is the only adjacent county that has developed an overall future growth strategy to concentrate future urban growth in the vicinity of Ludington and Scottville, identifying the townships of Pere Marquette, and Hamlin (Ludington) and Amber Township (Scottville) as their primary future growth areas, with the balance of the county to remain rural in character.

At Stronach Township - Forest, Residential and Agricultural

At Filer Township - Forest, Residential and Agricultural



PCA Plant on Manistee Lake

CHAPTER 6 ISSUES OF GREATER THAN LOCAL CONCERN

What are the issues both inside and outside the county that will affect this plan?

In reality, there is a lot happening in and around Manistee County that will have a big impact on what happens in the county in the future. To name a few:

Watersheds – The drainage areas of lakes, rivers and streams do not follow arbitrary property or government boundaries. For example, the Manistee River crosses half of Michigan before entering Manistee Lake. The long term protection and enhancement of surface and ground water depends on the natural health of the watersheds, and that will depend on extensive cooperation among governmental units, and what property owners within a “drainage area” put in and on the ground, and the water removed.

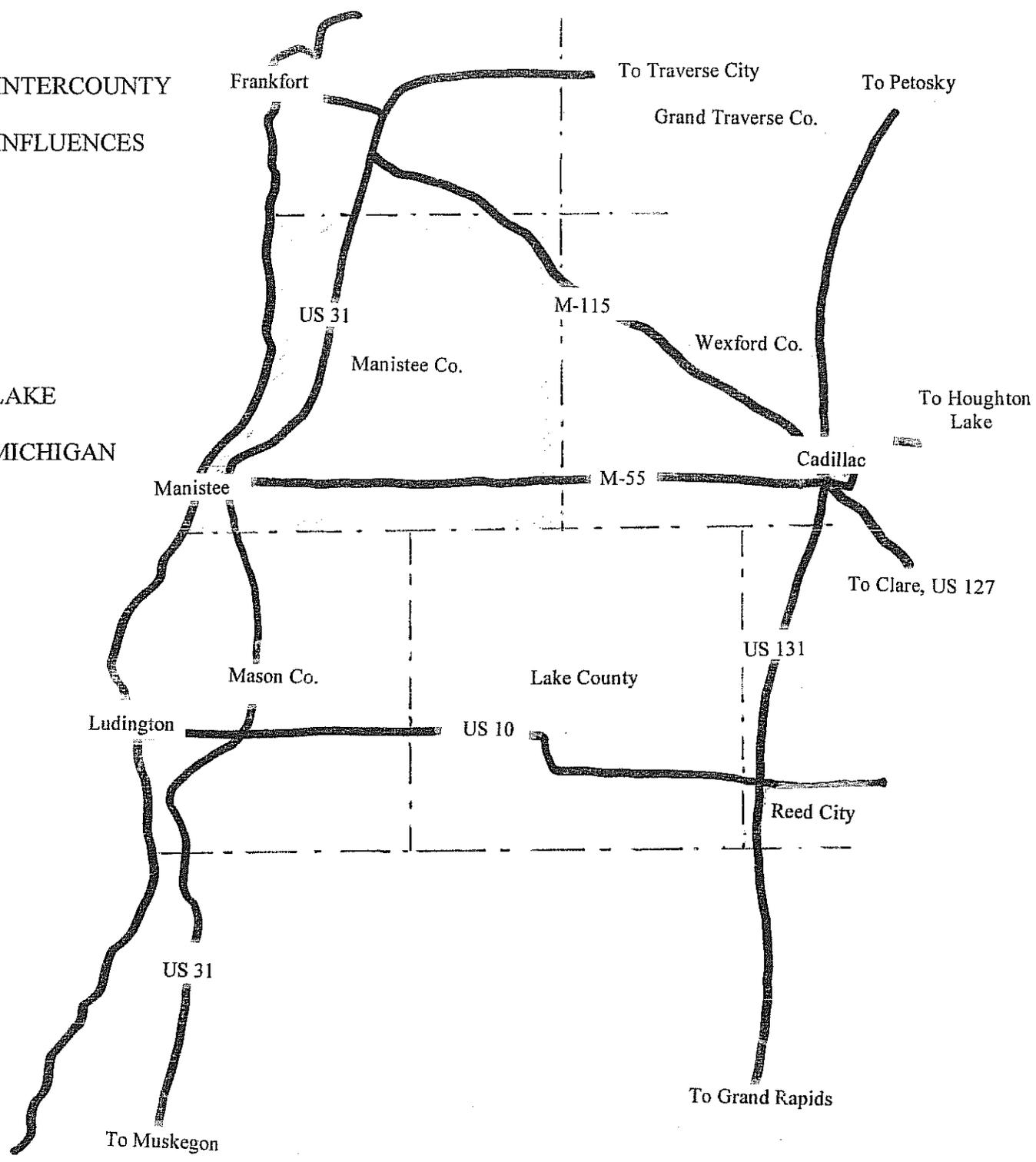
Lake Michigan Shoreline – The county is blessed with having its entire western boundary as Lake Michigan shoreline. This tremendous natural feature provides opportunity for viewing, recreation and living close to Lake Michigan and provides opportunities for fishing and recreation that increase the chance for income and employment. However, the shoreline is subject to changes by natural events such as water levels and storms which may change the fragile shoreline. This is a situation shared by all counties and other governmental units along the Lake Michigan coast. Any future plans must take into account this unique feature and seek ways to protect the shoreline while allowing its use and enjoyment.

Federal Forests – The county is blessed with extensive acres of the Manistee National Forest, covering most of the south half of the county. In addition, the Pere Marquette State Forest is partially located in the northern portion of the county and on into Benzie County. Policies and programs involving the management of these huge land areas will have a great impact on how the county will look in the future. Decisions affecting these forests and how they are used in the future affect private forests and how they can be managed and harvested by their owners, and many other related agencies and interests are affected.

Transportation Systems – We have learned in a previous chapter that Manistee County’s roads are in excellent shape as compared to other counties in Northwest Michigan and the State of Michigan in general. The map on the next page shows how main state and federal highways connect Manistee County with the rest of Michigan and the nation. U.S. 31 is a freeway as far north as Ludington, and plans have been under consideration for many years to extend this freeway on north. It is not known when, if ever, this will take place, but a freeway to Manistee would provide a very important change to the traffic, the environment, and enhance opportunities for business expansion in the county.

INTERCOUNTY
INFLUENCES

LAKE
MICHIGAN



Williams Consulting Services
735 S. Garfield, Suite 101
Traverse City, MI 49686
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CHAPTER 7 GOALS

Goals are created as the foundation of a community planning program, as outlined in the County Planning Statute. The statute requires a county to prepare the plan based on careful study of existing conditions and with analysis of probable future trends and conditions. The result of this effort is to be a guide for accomplishing the coordinated, adjusted and harmonious development of the county in accordance with present and future needs.

The planning commission linked the visions and goals of the enVision Manistee County project to the following goals to accomplish the development strategy as referenced in the State planning statute.

A goal, to be truly effective as a guide for the county, must contain the following characteristics: It should be measurable, it should be reasonable; it should be attainable, be easily understood, applicable county wide, and able to be broken down into logical steps.

The following guidelines are created to be used in conjunction with the goals as a way to effectively manage the implementation of the Manistee County Master Plan. The planning commission will utilize these guidelines in the ongoing administration, procedures, policies and programs of the county planning commission involving the Master Plan, and other plans and policies of Manistee County, including a Capital Improvement Plan.

- ▶ Monitoring – Review proposals as compared to the Master Plan objectives
- ▶ Linking – Connecting proposals to known helpful resources
- ▶ Coordinating – Assist with linking to assistance and follow up
- ▶ Assessing – Determine if the process is working, and are adjustments needed
- ▶ Advocate – Encourage support for the vision of the Master Plan in all reviews of projects, plans and zoning ordinances coming before the Planning Commission.

It is further the intent of this plan that universal accessibility be a key component to all goals that follow.

Goals categories:

Economy:

1. Increase opportunities for business in the county.

Objective: Manistee County will be an advocate for the promotion of collaborative planning between the county and local governmental units in economic development decisions.

2. Encourage the Alliance for Economic Success and the Greater Manistee Area Chamber of Commerce to diversify the industrial base to create more job opportunities and to create specialty groups.

Objective: Work with the community college to develop locally available hospitality courses and degree programs to educate workers to energize a local spirit of hospitality.

Objective: Advocate for diligent pursuit of gifts, grants and loans to support economic growth and for financial support for all goal categories.

Objective: Link agencies and businesses to promote the provision of child care services by businesses to enhance employment opportunities for more citizens.

Objective: Advocate for expansion of both physical and mental health care services to diversify the employment base and enhance health care in the county.

3. Increase the ability of Manistee County to attract and retain technology-based businesses.

Objective: Work with the community college to expand technology-based curriculums to prepare the workforce for technology-based jobs.

Objective: Advocate for expansion and relocation of smaller business and start-up companies, including home-based business.

Objective: Monitor opportunities for expansion of technology-based business in regard to broadband services.

4. Link economic development goals and objectives with those of the Little River Band of Ottawa Indians to provide broader, unified economic development programs.

5. Coordinate a collaborative planning program between the county and local units of government within the county, and adjoining counties.

Housing:

1. Encourage the development of more assisted living facilities/senior housing options as the average age in the county rises, including development of support services to assist seniors to stay in their own homes.

Objective: Advocate for a mix in housing types and increased emphasis on senior housing options.

Objective: Advocate for continuum of care facilities to be available to the full range of citizens.

2. Encourage housing options for a variety of income levels.

Objective: Assist in linking housing developers with agencies advocating for various income levels.

Objective: Link housing agencies with funding agencies to enhance a wide range of housing opportunities.

3. Discourage blight and nuisance housing areas.

Objective: Assist local government and related agencies with zoning standards and related ordinances, such as a County Housing Authority, and encourage collaboration with the Manistee City Housing Authority.

Objective: Advocate for tax incentives to improve housing conditions.

Objective: Link housing and social organizations with developers and local government to offer incentive programs and projects to improve housing conditions.

Objective: Advocate for inspection of rental housing to assure that all rental housing meets minimum safety standards.

Natural Resources Protection:

1. Encourage the reduction, and where possible, the elimination of environmentally contaminated lands which have a potential for damaging rivers, streams and groundwater.

Objective: Advocate for the Manistee County Brownfield Redevelopment Authority to pursue grants for cleaning up properties.

2. Advocate for the creation and long term maintenance of a county-wide solid waste management program.

Objective: Establish milestones or intermediate objectives in aiming towards a total, ongoing and sustainable county-wide recycling program.

Objective: Monitor projects coming before the planning commission to assess application of recycling principals.

Objective: Advocate for utilization of alternate energy sources including capture and use of methane generated at the landfill.

3. Advocate for the maintenance of Manistee County's natural resources and the beauty of its landscape.

Objective: Assess how projects and programs coming before the planning commission address this goal.

Objective: Link the Little River Band of Ottawa Indians with other natural resource agencies where feasible.

Objective: Continue and increase efforts to eradicate and prevent additional growth of non-native and invasive species.

4. Encourage local governments to develop guidelines and criteria which protect natural features and sensitive areas.

Objective: Advocate for protection of all surface and ground water resources, and the establishment by the Board of Commissioners of a policy to protect the natural resources of the County from excessive use and depletion, such as:

"In order to insure that the general welfare of the residents of Manistee County now, and for future years to come, is not infringed upon by the removal of any unnecessary water use from its watershed or aquifers, any withdrawals of water from Manistee County's watershed or aquifers which have no direct benefits to the residents of the county and which do not increase public safety, health, or welfare shall be prohibited."

Objective: Link local government with agencies and programs that will provide guides and criteria for natural resource protection useful in project review.

Objective: Support preservation of lakeshore properties for use by the public.

5. Advocate for county-wide alternative energy programs and projects.

Recreation:

1. Continue to work on the development of the Manistee County Recreation Plan, including all areas of the county.

Objective: Advocate for the identification of special and unique environments as part of the County Recreation Plan.

Objective: Work with the Manistee Community Foundation in completing the county recreation plan with the county planning commission taking the lead in the project.

Objective: Encourage universal accessibility to all recreation sites.

Objective: Increase recreational opportunities for all ages.

Objective: Advocate for a Manistee County parks program including the preservation of open spaces for recreation purposes.

2. Advocate for the promotion and enhancement of the county's many recreational amenities.

Objective: Assess projects and programs that enhance and expand upon the existing and potential recreational amenities throughout the entire county.

Objective: Advocate for expansion of fishing and marina facilities, where appropriate, to provide a base for continued growth of tourism.

Objective: Advocate for the public use of public road ends throughout the county, particularly where they provide lake access.

Objective: Link various agencies for the building of and use of a county trail system, possibly using old railroad tracks.

Objective: Advocate for a community recreation facility.

Objective: Link agencies and programs to utilize public and private schools for after hours recreation programs.

Agriculture:

1. Advocate for agriculture and forest management activities which enhance Manistee County's economic base and quality of life.

Objective: Encourage farm businesses and farmers' market enterprises within the county.

Objective: Advocate for expansion and enhancement of agri-tourism opportunities.

2. Advocate that designated agricultural areas in the county remain primarily agricultural or low density residential.

Objective: Support the importance of agriculture in the county.

Objective: Support applications of agricultural land owners to enroll in agricultural land preservation programs.

Transportation:

1. Advocate for the development of a coordinated county transportation plan.

Objective: Support Dial-A-Ride services to all areas of the county.

Objective: Support universal accessibility for all modes of public transportation.

Objective: Develop countywide scheduled bus service.

Objective: Link transportation planning goals with those of the Little River Band of Ottawa Indians.
2. Advocate for the awareness of the importance of our local airport for all travelers in the county.

Objective: Assist in linking business needs with expansion of airport.

Objective: Support additional scheduled flights.
3. Monitor projects and proposals to assess the maintenance of safe and efficient routes in and through the county while respecting the rural character.
4. Advocate for expansion of deep water port facilities, with linking to air, rail, highway connections and warehousing and distribution facilities.
5. Advocate for the continued study of the railroad relocation project.

Infrastructure:

1. Advocate for the development of a county infrastructure plan.

Objective: Support county improvements across jurisdictional boundaries as outlined in the Michigan Planning Enabling Act.

Objective: Advocate for the development of high speed internet throughout the county.
2. Advocate for the effective and efficient location of public facilities and delivery of public services.

Objective: Support the county 2-1-1 system.

Objective: Participate in inter-jurisdictional planning efforts.

Objective: Encourage sidewalks, bike lanes and trails in developing areas to create safe, non-motorized options for citizens.

Manistee County A Vision of the Future

The Manistee County Planning Commission has spent extensive time and energy developing goals to guide this plan. They have based the goals on the general concept that they should be positive, but realistic; that they should cause the county to reach somewhat beyond current thinking, and that they be an inspiration to current and future members of the planning commission in particular, and county government in general.

This image of Manistee County is set 25 years in the future. The Master Plan will doubtless be reviewed several times before that point, and the planning commission must be ready to reconsider and revise these goals as county needs change. This is a “best guess” at a future vision.

As we fly over the county, we see farmlands, woodlands, and the relatively uninterrupted flow of the Big and Little Manistee Rivers. We also see a few of our county-wide buses, picking up and delivering residents on their daily scheduled routes. Perhaps we rode a bus to Blacker Airport for our aerial excursion, in which case we’d have had to wait for runway clearance, in order to avoid scheduled arrivals and departures of our local airline.

Below we’ll see ships using our deepwater port to service our industries along Manistee Lake. We might be able to see how port deliveries and pick-ups work with our reconfigured rail service, warehouses, and cargo air to move products and raw materials in and out of the county.

We’ll come down to ground level to observe other changes. The county has several new assisted living facilities, each with a range of housing from independent apartments to traditional nursing home care. Throughout the county we have many more elderly or physically-limited folks still living in their family homes, assisted by the various sorts of help they might need, from light housekeeping to full time nursing or hospice care. Our area community colleges now do a great job of providing us with all the nurses and techs our hospital needs.

Now more elderly people can choose to live near family or friends, in housing that combines the best of old and new styles. These communities, now dotting our county landscape, place houses traditionally near each other, with smaller front yards, bigger front porches and sidewalks, so it’s easier for residents to get to know their neighbors. Adjoining open areas, available to all, range from parkland, wild lands or wetlands with plenty of trails. Farms of varying sizes, more now using natural or organic agricultural methods, occur throughout the county. Agri-tourism has become an integral part of the tourism industry of the county. Special agricultural crops such as high value berries, nuts and fruits, and local crafts along with on-site processing have helped agriculture to expand its economic base. Livestock farms have a ratio of animals to acreage that prevents unmanageable manure loads—such prevention is aided by humane range-plus-shelter operations.

Villages, cities and rural areas all present a landscape of home styles and prices, and home-based workers abound now that full connectivity and greater access to high-level tech training exist in the Manistee area. Several large software development firms have moved to the area, but their low-profile, home-based businesses make it hard to tell that they've got 25 or more employees. Many of these companies have located here to take advantage of the available labor and the high quality living, working and recreating environment.

All Manistee County residents can partake of the many forms of recreation we have available. The Manistee County Park System is operated in partnership with the National Forest, local recreation facilities and programs, and Little River Band recreation areas. A highlight of the system is the use of common signage and collaborative programming for recreation facilities and activities. Cleaner watersheds and growing efforts to eradicate and prevent invasive non-native species mean that our native game, fish, plants and wildlife are showing resurgence. We have an abundance of paved and unpaved, motorized and non-motorized trails throughout the county, connecting urban centers with parks, open spaces, waterfronts and historic and tourist attractions. Docks, piers, toilets, and other ancillary facilities are fully accessible.

Our waters and landscapes are cleaner now, due to limited lot sizes on lakes and streams, and the use of sewer systems wherever water bodies and population densities coincide. The threat of wholesale water withdrawals has long been resolved with strong great lakes basin water law, (the Milliken-Blanchard Act) led by the efforts of Manistee County in 2009. More and more villages or smaller populations are installing wetlands-based grey- and even black-water cleansing systems. Landfills have been reduced in size due to better recycling and reuse programs. The county's remaining landfill now allows the deposit of grass, leaves and road-mowing waste, so it generates methane for heating.

Much more local electricity is now produced by clean and sustainable means. The county contains many individual windmills and several small wind farms, and almost all new homes include passive and/or active solar-energy generating methods. Many previously-built homes have been rehabbed for solar, wind or geothermal electricity as well. About a third of the county's residents now drive electric or biodiesel vehicles; it is hoped that within another 25 years they will become affordable for all.

The county's planning process has become more streamlined and inclusive, as it has developed a well respected collaborative working relationship with local government, including the Little River Band of Ottawa Indians. The county planning commission supplies demographic data, and provides a forum to discuss and resolve issues that cross political boundaries. This has allowed the county to plan and build infrastructure in areas where growth is expected, therefore avoiding capacity overflow. Smooth planning and progress toward goals is making Manistee County an even better place to live.

CHAPTER 8

Future Land Use Recommendations

A Summary of Findings:

As noted in the introduction, this Plan is intended to be a very basic plan for the county, not a so called “comprehensive” plan, but a simplified plan that will provide the Board of Commissioners and the Planning Commission with a good overview of where the county has been, what trends are emerging for the future, and a good framework to logically plan for county capital improvements and to review proposals coming before the planning commission.

The planning commission will use this plan in its statutory review of local plans as required by the Coordinated Planning Act, and the review of township zoning ordinances as required by the Zoning Enabling Act. In addition, the planning commission will consult this plan as part of its review of numerous other proposals that come before the planning commission from time to time.

The planning commission is aware that many local units of government are in the process of amending or creating new master plans. As these plans are brought to the county for review, the planning commission will monitor these changes and take them into account as they do their required five year review of this plan.

Further, as also noted in the Introduction section, this plan builds on the local planning underway within the county, and will respect the goals and land use plans of local government, including the Little River Band, and generalize pertinent aspects of these local plans in drafting a guide to future growth and development at the county level.

The plans of the local units of government surrounding Manistee County have also been reviewed and are taken into account to a lesser degree than the plans of local government existing within the county.

Therefore, the Future Land Use Plan shown in this chapter on page 8-3 reflects the general growth concept of Manistee County. That is, that future growth will occur in existing and planned growth centers such as the City of Manistee and population centers as identified in each local government plan.

The Future Land Use Map shows the vast majority of the county dedicated to forestry, agricultural and low density residential. This includes the Federal and State forest lands, and the special and unique lands, such as wetlands, rivers and streams, and Lake Michigan shorelands.

The major growth area of the county is centered on the City of Manistee and includes a portion of the Charter Township of Filer and the areas around Manistee Lake, including the communities of Filer, Stronach and East Lake, and continues north to include the Little River Band of Ottawa Indians’ development in Manistee Township.

Low Density Residential, Agriculture and Forestry:

This designation is the vast majority of the county. This designation interfaces with the adjoining counties and townships, and respects their general designations of low density residential at the county boundary. This category also contains the Manistee National Forest and the Pere Marquette State Forest, as well as the majority of lakes, streams and wetlands. The lands owned by the Little River Band of Ottawa Indians outside of their trust lands are also included. This designation is intended to give local government within the county and affected agencies and organizations the flexibility to prepare more detailed natural resource protection and management programs within this area.

Medium & High Density Urban Development, Commercial & Industrial:

This designation has been carefully crafted to respect the current plans of local government within the county, which is generally to direct future growth to areas already experiencing development.

The main development area is a combination of the City of Manistee, the Charter Township of Filer, and Manistee Township, including the Little River Band of Ottawa Indians' existing and development area at U.S. 31, M-22 and Dontz Road.

Otherwise, the development areas shown throughout the county are as recommended on existing local township plans as they existed at the time of this planning effort.

Major Transportation Elements:

This plan recognizes how important air and water transportation is to the future of the county and area. Manistee Blacker Airport and the Manistee Lake deepwater port are identified as major transportation components, and both are located within the major growth area of Manistee.

In addition, rail access from the south into the Manistee growth area, as well as the excellent Federal, State and County primary road system, are also important parts of the infrastructure "framework" that will allow for the growth and prosperity of Manistee County over the next twenty years and into the future.

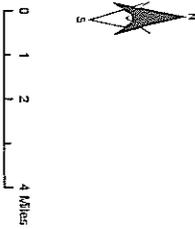
Manistee County Michigan Future Land Use

Legend

Future Land Use Types

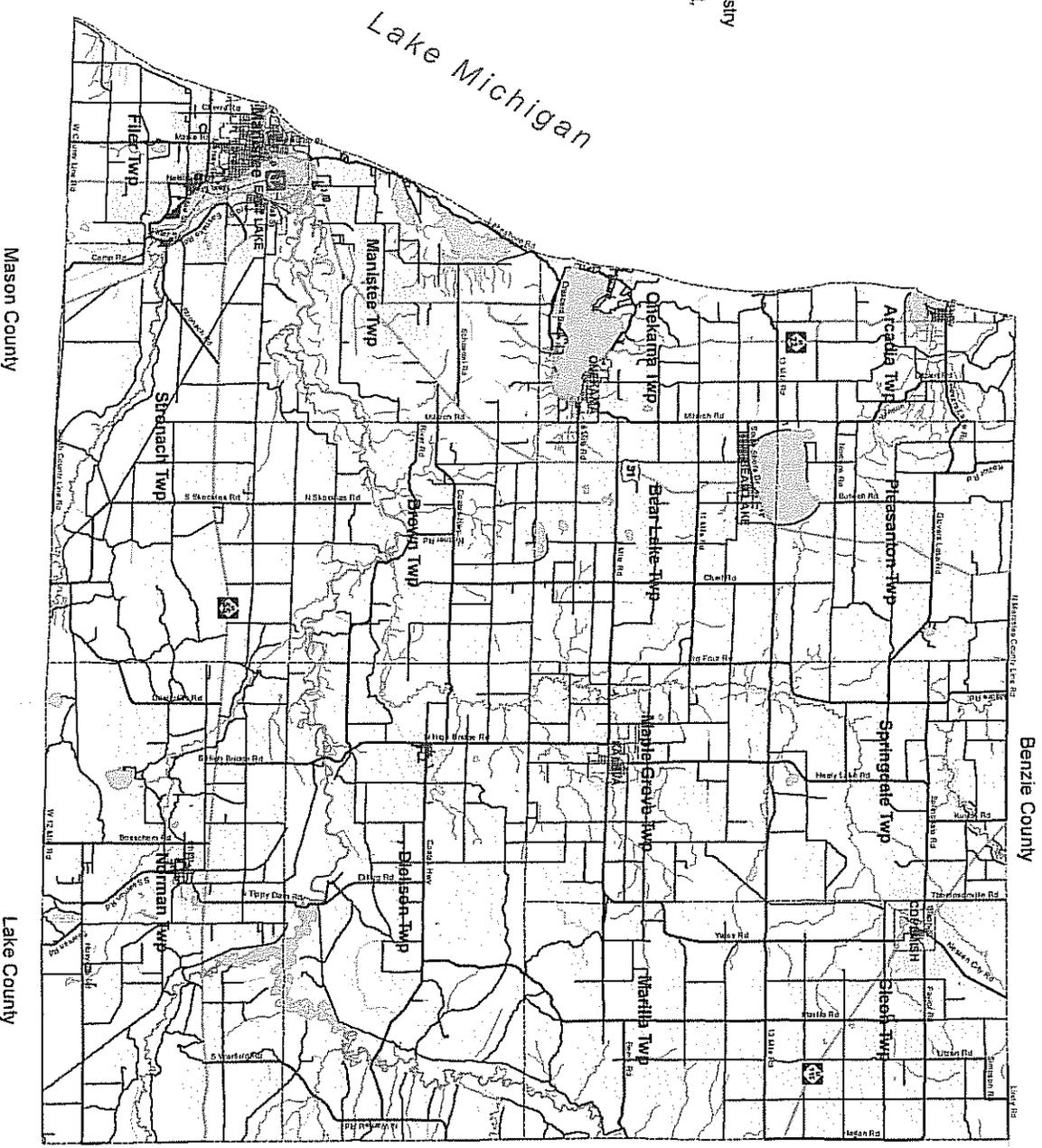
-  Blacker Regional Airport
-  Low Density Residential, Agriculture, & Forestry
-  Medium & High Density Urban Development, Commercial, & Industrial
-  Manistee Deepwater Port Facilities

-  State Trunkline
-  County Primary
-  County Local
-  City Roads
-  Other Roads
-  Railroads
-  Rivers
-  Lakes
-  Political Boundaries
-  County Boundary



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