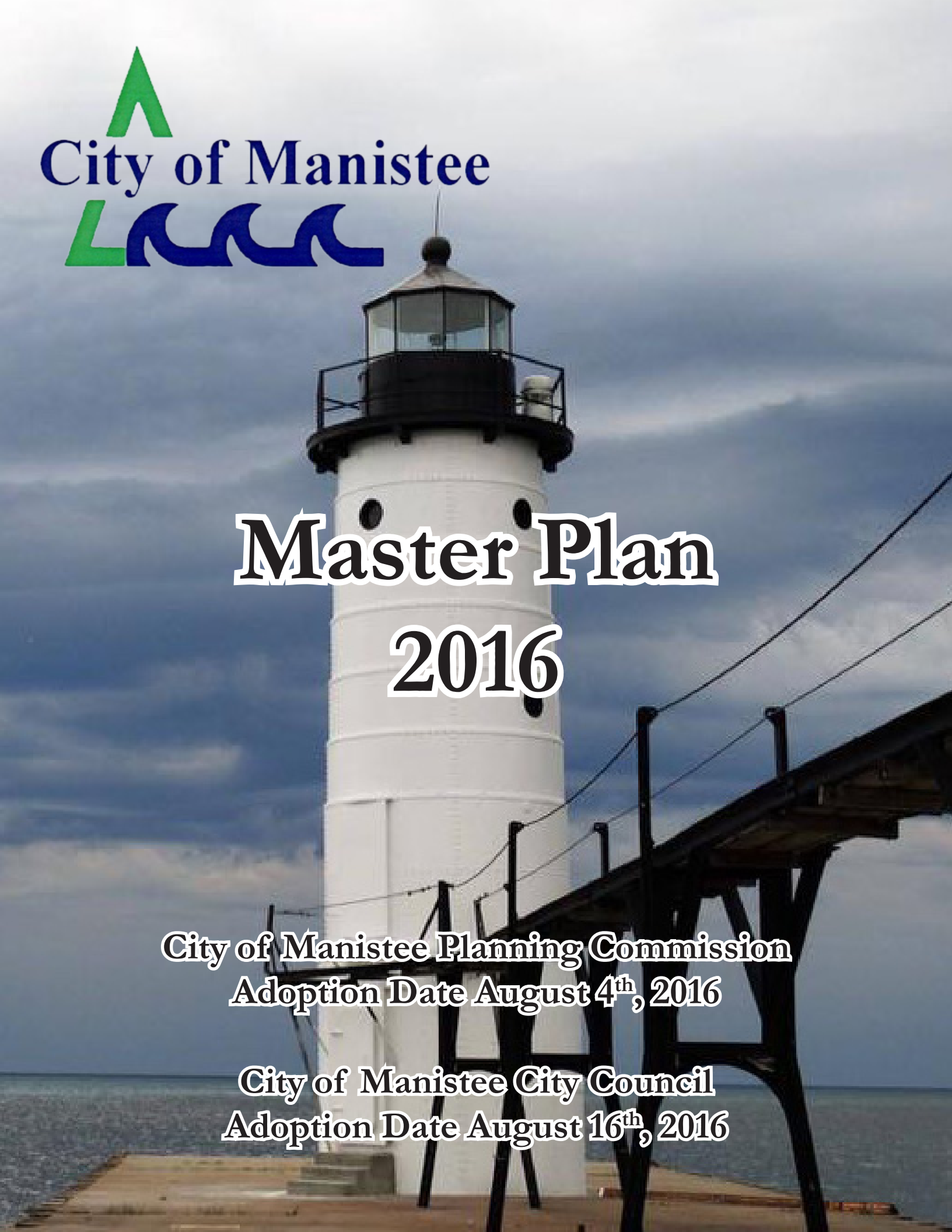

City of Manistee

Master Plan 2016

City of Manistee Planning Commission
Adoption Date August 4th, 2016

City of Manistee City Council
Adoption Date August 16th, 2016

City of Manistee

RESOLUITION
Approving new City of Manistee Master Plan

At a regularly scheduled meeting of the City of Manistee Planning Commission held on August 4, 2016, the following resolution was adopted approving a new City of Manistee Master Plan.

Planning Commissioner Aaron Bennett moved, supported by Planning Commissioner Maureen Barry, the adoption of the following resolution:

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes Municipal Planning Commissions to prepare a "Master Plan" pertinent to the future development of the municipality; and

WHEREAS, the City of Manistee Planning Commission has prepared a draft Master Plan for the City of Manistee to update and replace the 2002 City of Manistee Master Plan; and

WHEREAS, on May 17, 2016 the City Council approved the distribution of the draft Master Plan to the general public and various entities as required by the MPEA, for review and comment purposes; and

WHEREAS, the proposed new City of Manistee Master Plan was made available to the various entities and general public as required by the MPEA, and a public hearing thereon was held by the Planning Commission on August 4, 2016, to further consider comments and several minor revisions that were made to the plan from the review and comment period and at the public hearing to the proposed Master Plan; and

WHEREAS, the Planning Commission finds the proposed Master Plan as submitted for and revised pursuant to the public hearing is desirable and proper, and furthers the land use and development/preservation goals and strategies of the City of Manistee;

NOW, THEREFORE, the City of Manistee Planning Commission hereby resolves to approve the proposed new City of Manistee Master Plan as submitted and revised pursuant to the public hearing, including all of the text, charts/tables, maps, and descriptive and other matter therein intended by the Planning Commission to form the complete Mater Plan, including the City of Manistee Future Land Use Map, and recommend final adoption of same by the City of Manistee City Council.

CITY OF MANISTEE PLANNING COMMISSION:

AYES:	Wittlieff, Fortier, Barry, Bennett, Yoder
ABSTAINING:	None
NAYS:	None
ABSENT:	McBride, Walker
MOTION:	CARRIED

CERTIFICATION:

I, Denise J. Blakeslee, Recording Secretary of the City of Manistee Planning Commission certify that the foregoing resolution was adopted by a majority of the members of the City of Manistee Planning Commission by a roll call vote at a regular meeting of the Commission held on August 4, 2016 in compliance with the Open Meetings Act.

Denise J. Blakeslee, Recording Secretary

City of Manistee

RESOLUTION
City Council Resolution Approving
New City of Manistee Master Plan

Upon motion made by Zielinski, seconded by Beaton the following Resolution was adopted:

WHEREAS, on August 4, 2016 the City of Manistee Planning Commission held a public hearing on the proposed new City of Manistee Master Plan to update and replace the 2002 City of Manistee Master Plan, in accordance with all applicable procedures set forth in the Michigan Planning Enabling Act (MCL 125.3801 Et. Seq.); and

WHEREAS, to pursuant to the public hearing and further discussion at its regular meeting on August 4, 2016 the City of Manistee Planning Commission on that date adopted a resolution approving the proposed new City of Manistee Master Plan as submitted for and revised pursuant to the public hearing, including all of the text, charts/tables, maps and descriptive and other matter therein intended by the Planning Commission to form the complete Master Plan, including the City of Manistee Future Land Use Map, and recommending final approval/adoption of same by the City Council; and

WHERAS, the City of Manistee City Council has previously by resolution asserted its right to approve or reject a Master Plan approved by the Planning Commission; and

WHEREAS, City Council has reviewed the proposed new Master Plan approved by the Planning Commission; and now desires to formally express its approval of same;

NOW, THEREFORE BE IT RESOLVED the City of Manistee, City Council hereby resolves to approve and adopt the new City of Manistee Master Plan as approved and recommended to the City Council by the Planning Commission on August 4, 2016, including the Future Land Use Map incorporated there in, as an update and replacement of the existing 2002 City of Manistee Master Plan, effective this August 16, 2016.

Colleen Kenny 8/17/16
Colleen Kenny, Mayor Dated

ATTESTED:
Mary Bachman 8/16/16
Mary Bachman, Deputy City Clerk Dated

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Acknowledgments:

Council and Commissions
Manistee City Council
Manistee City Planning Commission
Historic District Commission
Main Street Downtown Development Authority

Manistee County Historical Museum
Mark Fedder, Museum Director

City Planning Department
Denise Blakeslee, Planning and Zoning Administrator

City Managers Office
Thad Taylor, City Manager

Planning Consultation
Beckett & Raeder Inc., 2014 Public Input Session

Manistee County Planning Department
Robert Carson, A.I.C.P., Manistee County Planning Director

CHAPTER 1: INTRODUCTION

Section 1.1 Necessity to Plan and Master Plan Authority

This Master Plan represents the efforts of citizens, local and appointed officials and reflects the community's deep concern to maintain the unique features, small town charm and historic character we have come to know as the City of Manistee. The plan illustrates a strong commitment to strengthen the quality of life for all residents and visitors alike. The Plan is a policy document which sets forth the recommendations for the future, generally with a vision of a 5 to 10 year time frame. The Plan used in conjunction with the City of Manistee Zoning Ordinance will assist in guiding future land use development in the City of Manistee.

The City of Manistee has a long history of master planning. This instrument reflects an update to the Master Plan previously in place. As with prior updates, the new Master Plan builds on the solid planning foundation established by the City.

The Master Plan serves many functions and is to be used in a variety of ways:

- The Plan is a general statement of the City's goals and policies. It provides a single, master view of the community's desires for the future.

- The Plan provides information for departments, agencies and organizations within the City of Manistee which should be utilized in development work plans for implementation of goals and tasks set forth in the plan.

- The Plan serves as an aid in daily decision-making. The goals and policies outlined in the Plan guide the Planning Commission and City Council in their deliberations on zoning, subdivision, capital improvements and other matters relating to land use and development. The Plan provides a stable, long-term basis for decision-making which will provide a balance of high and low density housing, commercial, and industrial land use and an orderly process for land use planning.

- The Plan provides the statutory basis upon which zoning decisions are based. The Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) requires that the zoning ordinance be based upon a plan designed to promote the public health, safety and general welfare. It is important to note that the Master Plan and accompanying maps do not replace other City Ordinances, specifically the Zoning Ordinance and Map. Zoning is only one of the many legal devices used to implement the Master Plan.

- The Plan attempts to coordinate public improvements and private developments. For example, public investments such as road or sewer and water improvements should be located in areas identified in the Plan as resulting in the greatest benefit to the City and its residents.

- Finally, the Plan serves as an educational tool and gives citizens, property owners, developers and adjacent communities a clear indication of the City's direction for the future.

In summation, the City of Manistee Master Plan, along with the Council Strategic Plan is the only officially adopted document which sets forth an agenda for the achievement of goals and policies related to land use. It is a long range statement of general goals and policies aimed at the unified and coordinated development of the City of Manistee. It helps develop a balance of orderly change in a deliberate and controlled manner which permits controlled growth. As such, it provides the basis upon which zoning and land use decisions are made.

Section 1.2 Methodology

The development of the City of Manistee Master Plan began in 2014 with inclusion of the City of Manistee in the

Lakes to Land Regional Initiative, which sought to develop Master Plans for communities along the Lake Michigan lakeshore in Manistee and Benzie Counties. The City of Manistee Planning Department had developed a base document as a participant in the "Lakes to Land" regional initiative.
Public input sessions as a well as a survey which garnered citizen input from the community occurred during the summer of 2014 and input received was tallied and summarized as a portion of the planning process. In 2015, the City of Manistee contracted with the Manistee County Planning Department to provide services for the completion of the base document. The document when received by the County Planning Department was well put together with substantial portions of the document completed. Staff of the Manistee County Planning Department sought to include more visual information in the forms of maps and graphs for placement within the plan as well as working to further garner citizen input for the development of goals and tasks for the plan.

In October of 2015 a final public input session was conducted at Manistee City Hall to add upon public input data already received from the previous public input sessions as well as the survey which was available online. The information was then added to the existing public input and reinforced much of what was gathered previously in terms of the desires of the residents of the City.

Plan development continued into 2016 when a draft plan was developed and provided to the City of Manistee Planning Commission for official review in February. Comments received by the Planning Commission were incorporated into the planning document and the final draft was developed which was released to the public for review on May 18, 21016. Upon the completion of the public review period the City of Manistee Planning Commission held a public hearing on August 4, 2016 for adoption of the Master Plan. The City of Manistee Master Plan was adopted by the Manistee City Planning Commission on August 4, 2016. The final draft of the plan was then provided to the Manistee City Council for their approval, which was received on August 16th, 2016.

CHAPTER 2: COMMUNITY PROFILE

During the development of the Master Plan it was important that a general description of how Manistee has developed over the years be included in the plan providing the foundation for future development. This section includes a general description about Manistee and is not intended to be an inclusive inventory of all aspects of the community. It is designed to give a general impression of the natural features, sense of place, demographics, land use patterns and infrastructure and services that make up the City.

This section details the current conditions and trends in housing, commercial & industrial uses and population. The information gathered will be used for establishing the goals and tasks for the future land use map and plan and how they will be implemented.

The following sections include an overview of its subject matter and planning trends while trying to not "reinvent the wheel". There have been many studies and reports pertaining to specific areas of the Community which are linked to the Master Plan; they are referenced instead of detailed within this plan.

Section 2.1: Manistee Past and Present

2.1.1 Historic Manistee Michigan

Organized in 1869, the City of Manistee was originally founded on one primary resource, timber. As more and more people flocked to work in one of the many sawmills (and later salt factories), the city began to see a large increase in its population with immigrants from Poland, Norway, Sweden, Denmark, Ireland, England, France, Germany all settling in Manistee.

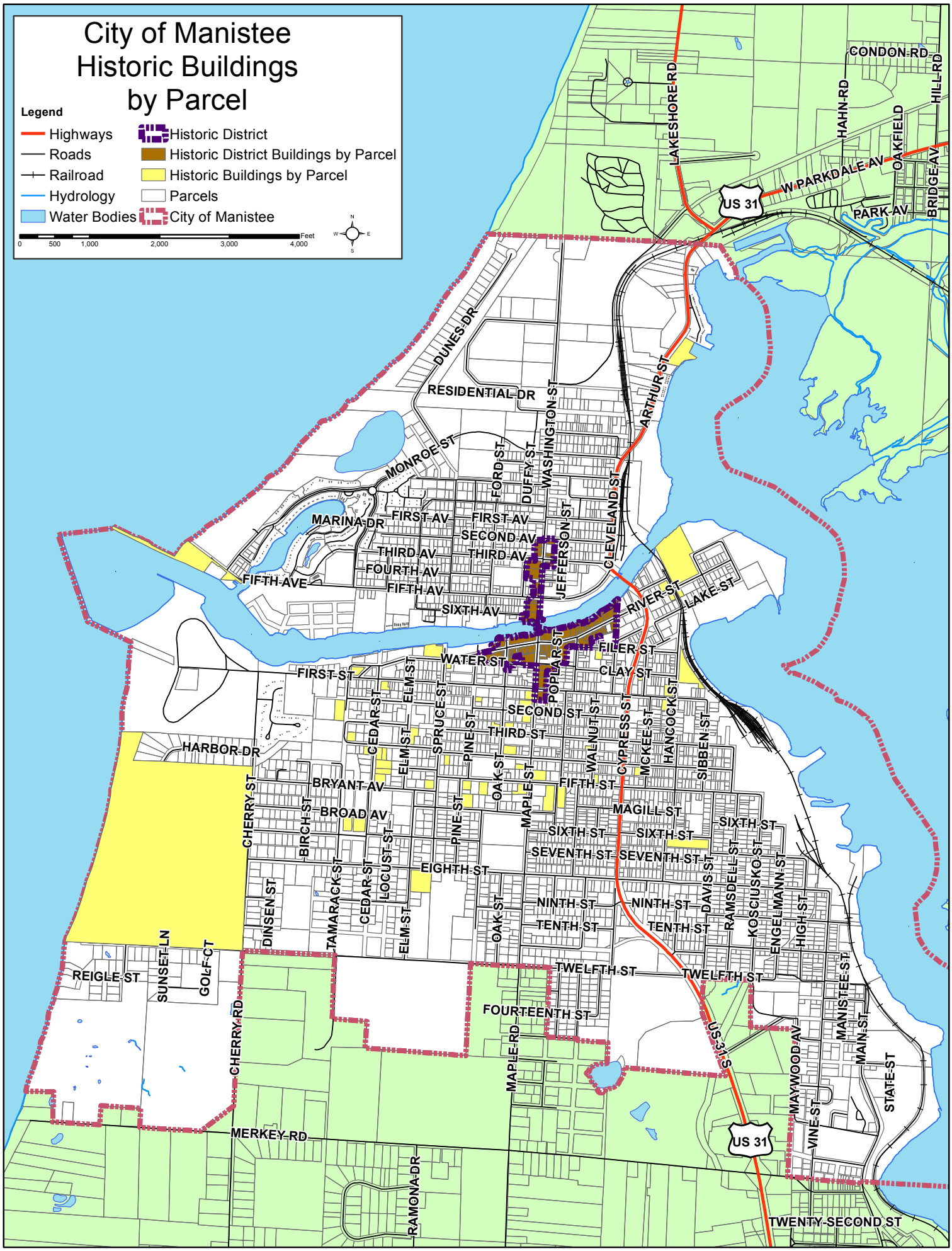
With the owners of the sawmills and salt factories profiting from their businesses, many of them were able to construct large palatial homes in the southwestern portion of the City. Today, a good portion of these lumbermen's mansions still stand today and provide the city with a distinct, historical character.

In addition, as the city grew, more infrastructure was accumulated and many of the same lumbermen and businessmen who constructed large residences also built buildings on the main street that follows the river, aptly named, River Street.

During the late 1860s, the River Street area was mainly peppered with wood structures. However, in October 1871, a large fire destroyed most of the town including the structures on River Street. Post-fire, the buildings were built with brick, populating the downtown district with Victorian style buildings that provide essential character to the city. In 1982, Manistee's Central Business District was added to the list of the National Register of Historic Places further showcasing the distinct character of the City of Manistee as well as paying reverence to its abundant history. Many buildings outside the historic district are registered historic structures. Both the Historic District and historic structure by parcel can be found on map 2.1.

2.1.2 Planning Manistee

At the early stages of any planning activity, it is often useful to review past plans as a means to acquire historical perspective, and to set the context for the new plan. The insight gained through such a review often helps identify potential themes, topics and issues that may need to be revisited in the current work. It also helps establish a logical sense of continuity between past and present planning effort.



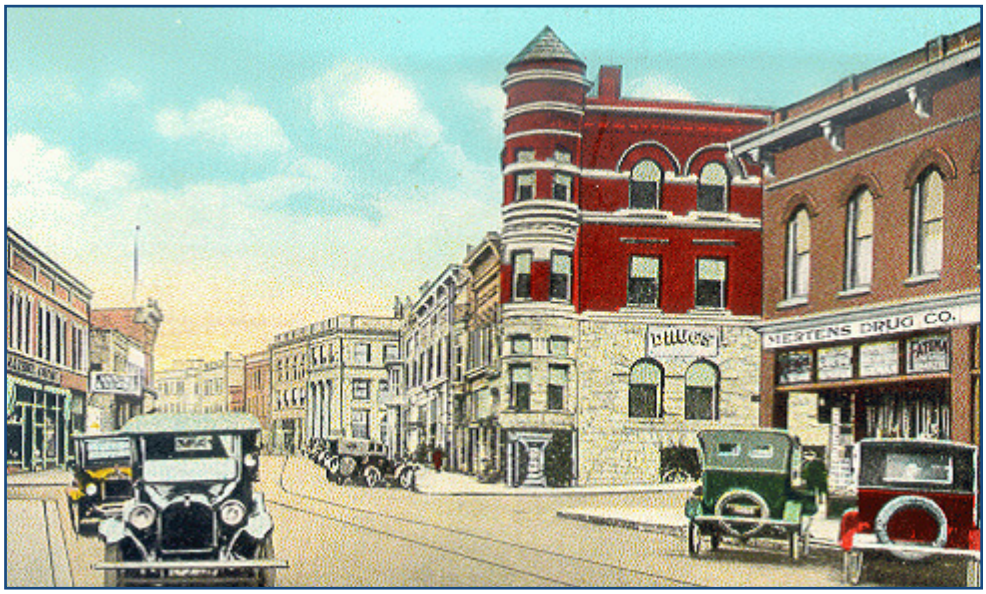
Map 2.1 Historic Features

1945

Although originally platted in the mid-19th Century, the City's first known master plan was prepared in 1945. Very general in scope, the major highlights of the plan were on selected roadway improvements and extensions. Somewhat typical of city plans of the era, the primary emphasis was on vehicle circulation; specifically the conversion of several streets into one-way streets, as well as the formal express of a 'Civic Center', consisting of City Hall, Library, and Courthouse. Interestingly, one of the problems which vexed planners even back then, were the awkward crossings of the rail and street systems in the vicinity of US-31. This is perhaps the common thread that links the City's earliest planning efforts with those of the more recent past.

1958

This year saw the adoption of the Transportation Plan for the City of Manistee. It was prepared by the same consultant who prepared the 1945 Master Plan, and expanded upon many of the same themes. Major plan recommendations were to widen and straighten the Manistee River channel in order to accommodate a new generation of larger Great Lakes freighters, and to construct an over-the-tracks grade separation for a proposed rerouted US-31 just north of the City limits.



1960

The Master City Plan was adopted during this year. Its major focus was on the need to develop and enforce subdivision regulations - a theme that was first raised briefly in the original 1945 Master Plan. The plan was also notable in that it was here that the recommendation was first made that a highway bypass should be developed in order to relieve congestion downtown. The plan also called for an additional bridge over the Manistee River at Tamarack Street, and other street connections to span gaps in the City's street grid.

1981

Focusing public attention on the value and techniques of historic preservation and urban design was the crux of the Manistee Downtown Preservation and Development Plan completed in 1981. This plan contains both a general urban design program to be applied city-wide, as well as specific building-by-building architectural guidelines including cost estimates. Much of this plan laid the groundwork for the subsequent National Register nomination of Manistee's Downtown, the establishment of the City's Downtown Development Authority (DDA), the development of the City's renowned riverwalk, and most recently, the streetscape improvements completed along River Street. Several other proposals presented in this plan have been successfully completed while many others have yet to be realized.

1988

As the predecessor of this plan and its point of departure, the Manistee Development Plan is the planning document that has guided the City from the late 1980's. Recognizing the challenges and development opportunities posed by the City's numerous waterfront properties, this plan identified seven "special planning districts" (SPDs) which were felt to warrant special planning treatment. All have water frontage, and most are conceived as multi-use districts consisting of public access areas, marinas, waterfront-appropriate commercial development, and housing of various densities. A major recommendation of the plan, and one which largely dictated the proposed treatments of at least two of the special districts, was the proposed relocations of the existing railroad right-of-way to the east side of Manistee Lake, and its replacement with a relocated US-31 business route. Also proposed to be relocated was the existing Consumer's Energy facility along the eastern shore of Manistee Lake (SPD-2). Much of what was called for in this plan has been achieved; however, the aforementioned relocations have not occurred thus forestalling several of the recommendations for the City's east side.

2002

In 2002 the Planning Commission adopted a new Master Plan to replace the Manistee Development Plan that had been in use since 1988. This plan was developed to take into consideration the current status and anticipated changes in the community. The plan was developed as a vision to incorporate the findings, recommendations, and strategies of the prior plans as well as current trends in the community. Incorporated in the plan was the recognition of Manistee's rich heritage and character, while setting new direction for growth and development.

2007 – 2013

In 2007 the Planning Commission began reviewing the Master Plan City of Manistee 2002 (prepared by Langworthy, Strader, LeBlanc and Associates, Inc.) and determined that revisions were needed. The Planning Commission continued their stewardship role in developing a plan that anticipates the future growth of the City while being sensitive to the unique character of the community. Careful consideration was given to balance the Commercial, Industrial and Tourism sectors of the Community. The goal was to establish this balance while ensuring the health, safety and welfare of citizens.

2.1.3 Manistee County Plans

1997

Manistee County's master land use plan was adopted in 1997 (Manistee County Land Use Plan) The plan's main emphasis is on economic development within the context of 'sustainable' land development practice. The plan goes to some lengths to state that these objectives should not be viewed as mutually exclusive. In this vein, the plan calls for the adequate allocation of lands for commercial and industrial expansion, along with streamlined permitting, but in discrete, centralized areas served by existing infrastructure. The plan specifically warns against 'strip' commercial development and other development practices that may over-strain public and natural resources. Through its stated objectives and land use recommendations, the plan affirms the role of the City of Manistee as the economic and administrative 'seat' of the County.

2009

Manistee County's most recent master plan was prepared in 2008 and adopted on January 20, 2009. The following is an excerpt from the County Plan which described who the plan was 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."

2016

Manistee County embarked on a County-Wide Park and Recreation Planning Process which was initiated in 2014. The planning process resulted in the creation of Park and Recreation Plans for all communities within Manistee County. The City of Manistee, included in the planning process, adopted their Park and Recreation Plan which met all DNR State Guidelines in January of 2016. The State of Michigan then approved the County-Wide Park and Recreation Plan, and subsequently each of the plans for the communities contained within during March 2016.

2.1.4 Regional Prosperity Initiative

An initiative established by the State of Michigan Governor's Office, the Regional Prosperity Initiative encourages local, private, public and non-profit partners to identify regionally aligned growth and investment strategies for Lansing to support. The State of Michigan is divided into separate regions, with the City of Manistee and Manistee County as a whole contained within Prosperity Region #2. Region #2 is comprised of ten counties in total and encompasses all of Northwest Michigan.

The Regional Prosperity Inititiatvie for region #2 is led by Networks Northwest, the areas regional planning authority. Participation within the initiative is completely voluntary for all communities, as the process looks to assist local units of government with meeting goals for their community. Networks Northwest developed a Northwest Michigan Regional Prosperity Plan titled "Framework For Our Future" which details information and tools important to our region which can help all members of the community including the public, community leaders, businesses, non profits, public agencies and statewide stakeholders. The plan contains chapters on many different facets which include:

- Growth and Investment
- Housing
- Transportation
- Arts & Culture
- Recreation
- Natural Resources
- Talent
- Healthy Communities
- Food & Farming

"The "Framework For Our Future" is a starting point for community discussions and action around important community development issues. While it does not, and cannot, comprehensively address the enormous breadth of community data and issues associated with these issues, ongoing community participation, deliberation, and action will help to make this document a valuable resource that can support community planning and action over the long term." (Description from Networks Northwest website 2016)

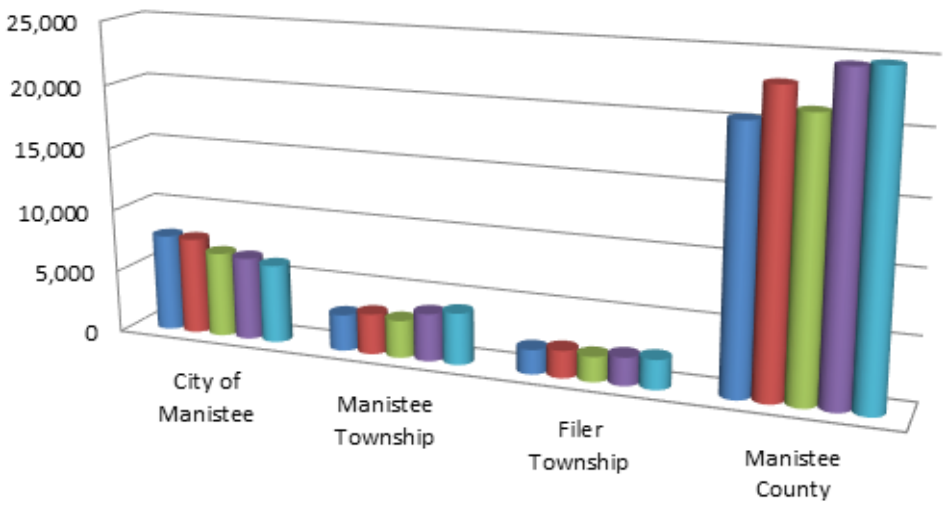
The Framework is a starting point with which many areas of this Master Plan have drawn information from in order to establish sound data concerning our region which assists greatly with the development of a Master Plan which touches on so many aspects contained within the Framework. The Northwest Michigan Regional Prosperity Plan A "Framework For Our Future" can be found at the following link: http://www.networksnorthwest.org/planning/planning-policy/northwest-michigan-regional-prosperity-initiative/northwest-michigan-regional-prosperity-plan/

Section 2.2: Community Enrichment and Social Patterns

2.2.1 Population Trends

The City of Manistee continues to house over one-fourth of the County population base. While the City's population count has been slowly declining over the past 50 years, our adjoining Townships have experienced an increase in population (notwithstanding a decrease in all units in the 1990 Census). This trend has been common for other small cities across the State. Over half of the County's population lives in the City of Manistee and our adjoining Townships (Manistee Township and Filer Township).

The population trends for the City, neighboring Townships and Manistee County as a whole are provided in graph 2.1 and table 2.1.



	City of Manistee	Manistee Township	Filer Township	Manistee County
1970	7,723	2,875	1,921	20,393
1980	7,665	3,209	2,149	23,019
1990	6,734	2,952	1,966	21,265
2000	6,586	3,764	2,209	24,527
2010	6,226	4,084	2,325	24,733

Graph 2.1 Population Change

	1970	1980	%	1990	%	2000	%	2010	%
City of Manistee	7,723	7,665	- .75	6,734	- 12.15	6,586	- 2.2	6,226	- 5.47
Manistee Township	2,875	3,209	+ 11.62	2,952	- 8.09	3,764	+ 27.51	4,084	+ 8.45
Filer Township	1,921	2,149	+ 11.87	1,966	- 8.56	2,209	+ 12.36	2,325	+ 5.25
Manistee County	20,393	23,019	+ 12.88	21,265	- 7.62	24,527	+ 15.34	24,733	+ .83

Table 2.1 Population Change

Seasonal Residents are often not reflected in Census Data. An analysis completed and released by Networks Northwest in October of 2014, the "Northwest Michigan Seasonal Population Analysis" provides insight into the seasonal population of our area. The figures provided in the seasonal population analysis are provided by County, but

information from the analysis has important implications for the City of Manistee.

Table 2.2 displays permanent, second home and overnight population estimates for Manistee County. Without identifying and linking seasonal populations to specific local communities within Manistee County it is hard to determine the exact impact to the City of Manistee. One can infer that a portion of the seasonal population stops and or resides within the City of Manistee or a neighboring Township in many cases, which has impacts on the local economy and infrastructure of the City. In a scenario where one infers that a majority of the seasonal population resides outside of the City, it is still very practical to assume that a portion of the seasonal population utilizes amenities within the City limits whether it is use of recreational facilities such as parks, beaches and/or boat launches, shopping along main street or at other business locations within the City, or utilizing infrastructure such as roadways,. The complete ten county region "Northwest Michigan Seasonal Population Analysis" can be found at: http://www.networksnorthwest.org/userfiles/filemanager/3292/

County	Population Type	January	February	March	April	May	June	July
Manistee County	Permanent Population	24,672	24,672	24,672	24,672	24,672	24,672	24,672
	Second Home Population	931	931	1,678	1,678	1,678	7,546	7,546
	Overnight	725	947	829	995	1,898	2,984	6,853
	Total	26,328	26,550	27,179	27,345	28,248	35,202	39,071
	% Seasonal	6%	7%	9%	10%	13%	30%	37%

County	Population Type	August	September	October	November	December	Annual Average
Manistee County	Permanent Population	24,672	24,672	24,672	24,672	24,672	24,672
	Second Home Population	7,546	2,327	2,327	2,327	931	3,121
	Overnight	6,829	2,969	1,816	731	698	2,356
	Total	39,046	29,968	28,815	27,730	26,301	30,149
	% Seasonal	37%	18%	14%	11%	6%	18%

Table 2.2 Seasonal Population (Manistee County)

As expected the seasonal population analysis identifies the months of June, July and August as having the highest percentage of seasonal residents within Manistee County. This influx of seasonal population is very important to the local economy of the City of Manistee as well as our County and region.

2.2.2 Population by Age

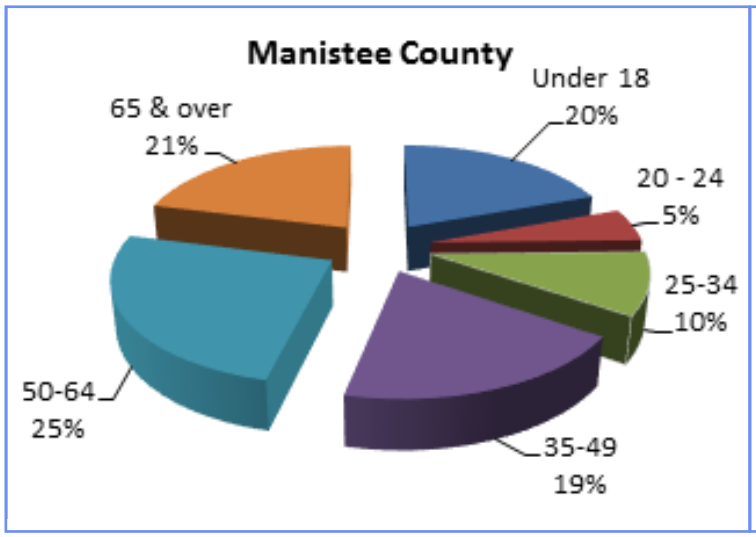
When determining the needs of the community it is important to factor in the age of the residents of the City and our adjoining Communities. A breakdown in the age of the City's residents helps to determine the type of recreational facilities and housing demands that may be needed. The 2010 Census was used to compare the age of the Population for Manistee County, City of Manistee, Manistee Township and Filer Township. (See table 2.3 and graphs 2.2 - 2.5)

	Manistee County	City of Manistee	Manistee Township	Filer Township
Under 18	4,716	1,366	50	447
20-24	1,253	349	371	80
25-34	2,366	703	616	155
35-49	4,647	1,094	847	426
50-65	6,129	1,451	884	620
65 & over	5,108	1,122	792	553

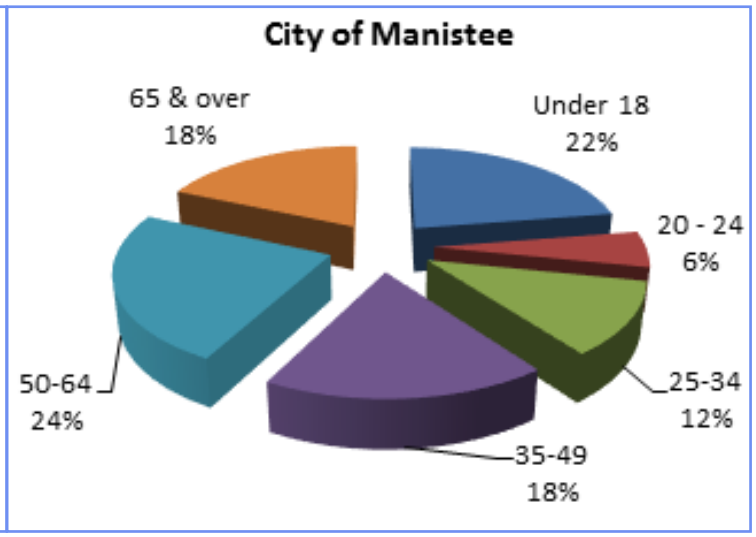
Table 2.3 Population by Age

While at first glance it would have appeared as if the City had the largest 65 and over population, by breaking the information down into percentages it is apparent that the comparison between the age of the population in the County and neighboring townships are similar to the City. The majority of the population is aged 50 and older.

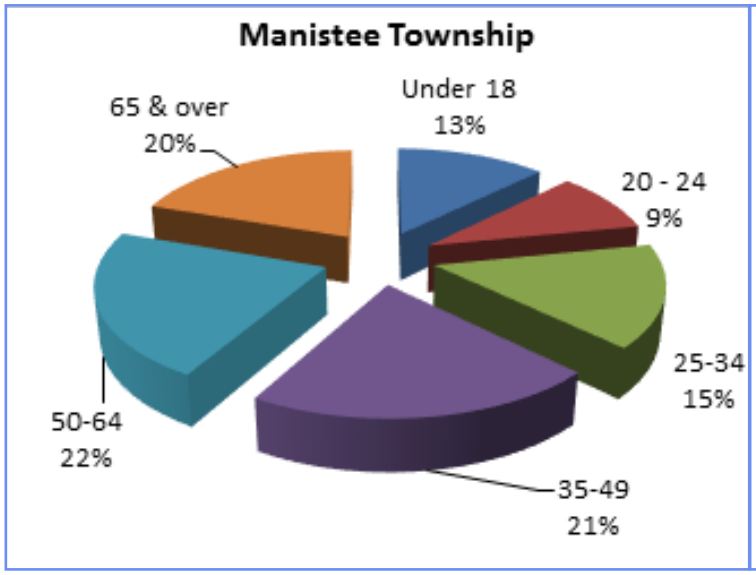
The 2010 Census, most likely does not take into consideration the seasonal and second home owners who plan to retire in the City of Manistee. The age distribution of a community allows one to measure change. The breakdown of the age of a communities residents helps determine housing needs, cultural and recreational needs of a community.



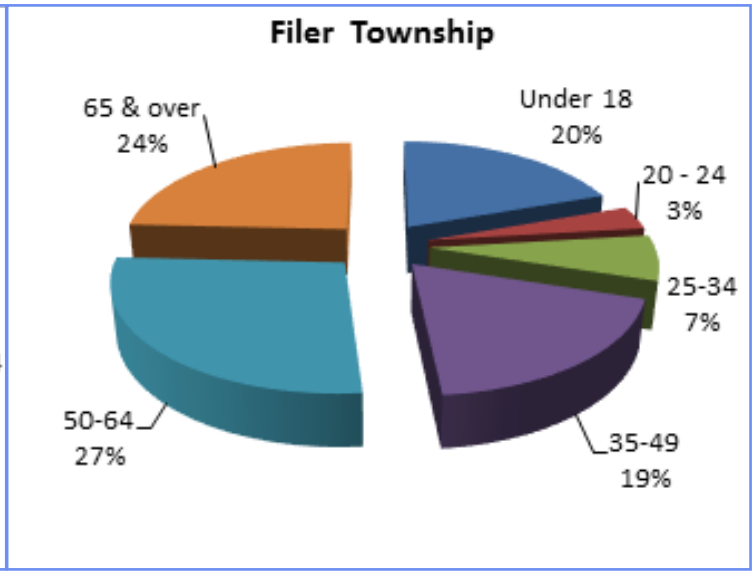
Graph 2.2 Age Distribution (Manistee County)



Graph 2.3 Age Distribution (City of Manistee)



Graph 2.4 Age Distribution (Manistee Township)



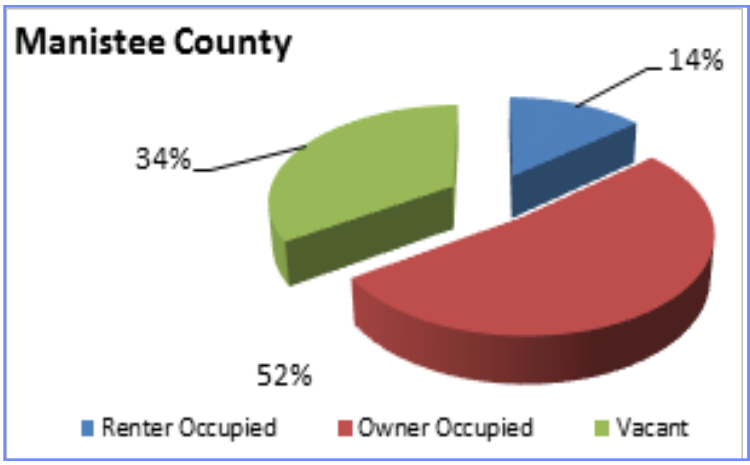
Graph 2.5 Age Distribution (Filer Township)

2.2.3 Population Growth in a New Economy

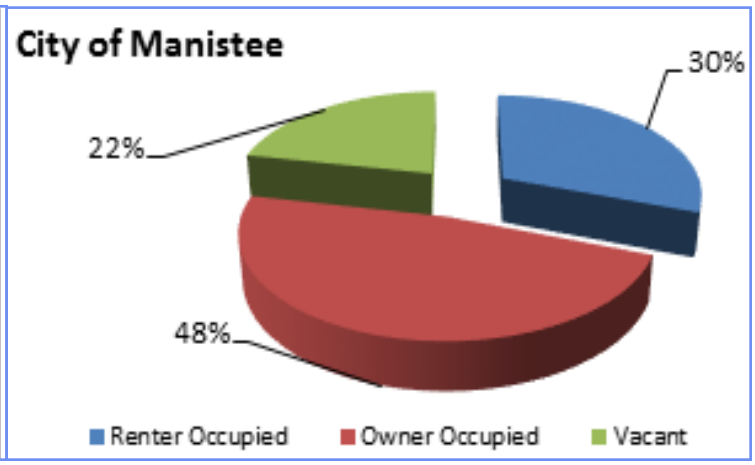
The City of Manistee and all of Michigan is facing challenging economic times. This is in significant part due to a change the economy has made to a global economy. Some call it the new economy, which entails several characteristics such as:

- Global: world-wide competition, where regions must be a player
- Entrepreneurial: innovative small business start-ups with community support and help
- Knowledge-based: where skills, creativity, and talent are highly valued and abundant
- Success comes from: ability to incorporate knowledge, technology, creativity, innovation, and cooperative regional relationships.

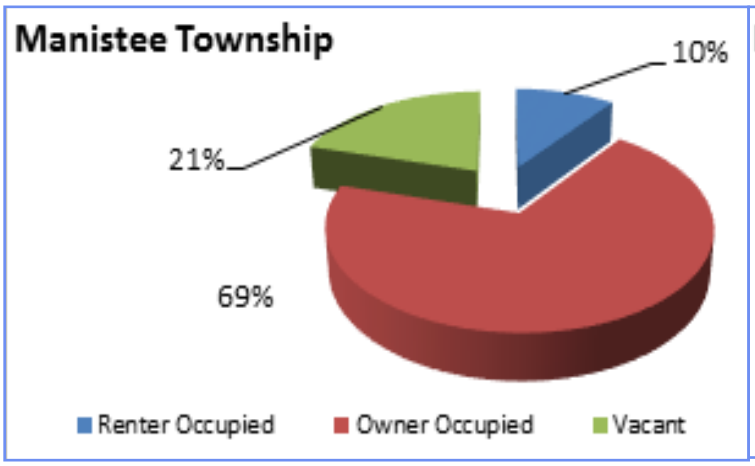
A deeply rooted fundamental for economic development and economic development planning in the New Economy is regionalism and regional strategies. This is important because in the new economy we are not competing with our neighbors; we are competing with other regions across the globe. On a smaller scale, it might be that Northwest Michigan is competing with Northeast Wisconsin; but on a much larger scale, it might be that Northwest Michigan



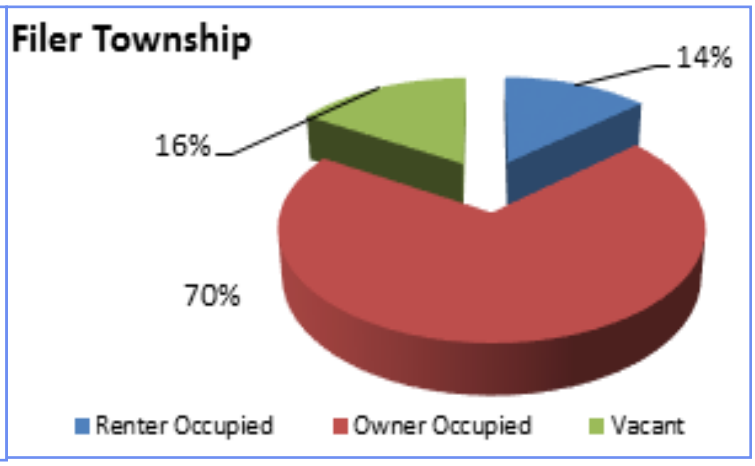
Graph 2.6 Housing (Manistee County)



Graph 2.7 Housing (City of Manistee)



Graph 2.8 Housing (Manistee Township)



Graph 2.9 Housing (Filer Township)

is competing with northern India, eastern China or Brazil. It is this larger scale that has a much greater effect on our prosperity and the success of economic development for the City of Manistee.

As a result it is important to leverage local assets and align local strategies with those in the region and sub-region. It is important to leverage those assets and align strategies with the state's economic planning, and for Michigan in turn to perform the same alignment with the Great Lakes Region. This Master Plan is prepared with the intent to complement and work within the City of Manistee's subregion of Manistee County, which in turns complements and works within Northwest Michigan. Much more detailed information on the New Economy can be found at the following link: http://www.shiawasseechamber.org/External/WCPages/WCWebContent/WebContentPage.aspx?ContentID=144

2.2.4 Housing Trends

The graphs at the top of this page reflect housing data from the 2010 Census as it relates to renter occupied, owner occupied and vacant housing. According to the Michigan State Housing Authority, communities generally strive to achieve a 2:1 or even 3:1 ratio of owner occupant dominated housing. If vacancy rates exceed 10% the neighborhood may be experiencing blight. The City's ratio of owner occupied to renter occupied is 2.18:1 which is within the recommended standards. The City's vacancy rate is 22% which exceeds the 10% concern for neighborhoods to possibly experience blight, similar to neighboring Townships & the County as a whole. (See graphs 2.6-2.9)

The City of Manistee has a rental registration/inspection program in place that requires all rental units in the City to be registered and inspections performed on a three year cycle. This program helps to maintain neighborhood stability but as the housing stock continues to age additional programs may be needed to maintain neighborhood stability and provide opportunities through rehabilitation. The 22% vacancy rate most likely includes seasonal residents, who are typically not captured in the Census Data.

Section 2.3: Natural Recreational and Cultural Features

The City of Manistee is located in the northwest portion of the Lower Peninsula of Michigan. The City rests at 581 feet above sea level and totals about four square miles of land area. The trading area of the City encompasses a thirty-mile radius and serves a population of approximately 25,000.

Four main bodies of water directly affect the City. The western boundary of the City is Lake Michigan. The City owns and maintains approximately one mile of beach front for recreational use. The eastern boundary of the City is Manistee Lake. Man-made Lake is located on the North end of the City, and is 27 acres in size, created approximately 50 years ago by sand mining operations. Dividing the northern and southern portions of the City is the Manistee River Channel. The Channel is used primarily for transit to and from Lake Michigan to Manistee Lake for pleasure boaters, private and commercial fishing and freighter access to Manistee Lake industries. There is over a mile and a half of riverwalk along the Manistee River Channel.

Overall, water quality in the area is good and plays an important part in industrial operations. Protecting water quality is crucial for consumption and use of residents as well as for recreational use for boating, fishing and swimming. See map 2.2 for Natural Features and Coastal Management areas.

2.3.1 Climate

Latitude and Lake Michigan are the primary factors in determining the climate of Manistee. A moderate climate prevails with lake effect accounting for an average snowfall of 106 inches per year, and rainfall of 29 inches between March and November. The average daytime temperature for June and July is 75°, while December through February average is 23°.

2.3.2 Environmental Issues

The industry of the City of Manistee included lumber in the latter half of the 19th century, paper, salt and other extractive industries from the late 1800's to today. These industries have based their operations around Manistee Lake with access to freighter traffic both for delivery of product and supplying fuel to the industries. Manistee Lake is fed by the Little Manistee and Big Manistee Rivers with a combined flow of a billion gallons per day. The lake and rivers which flow into it are vital to the local economy not only for local industries which rest upon the shores and rely upon the water for manufacturing and transportation, but also for the recreational benefits tied to water such as fishing and boating. The importance of water quality to the City and surrounding area should remain a priority. The lake provides habitat which supports diverse species of plants and animals.

2.3.3 Green Infrastructure

Wellhead Protection

The City of Manistee relies exclusively on groundwater for its drinking water source. In response to the concern over safety of public water supplies, the City has instituted a Wellhead Protection Program (WHPP). WHPPs develop long-term strategies aimed at protecting community drinking water supplies. The purpose of developing a WHPP is to identify the Wellhead Protection Area (WHPA) and develop long-term strategies aimed at safeguarding the area from contamination. (See maps 2.3 & 2.4) A WHPA is defined as the surface and subsurface areas surrounding a water well or well field, which supplies a public water system, and through which contaminants are reasonably likely

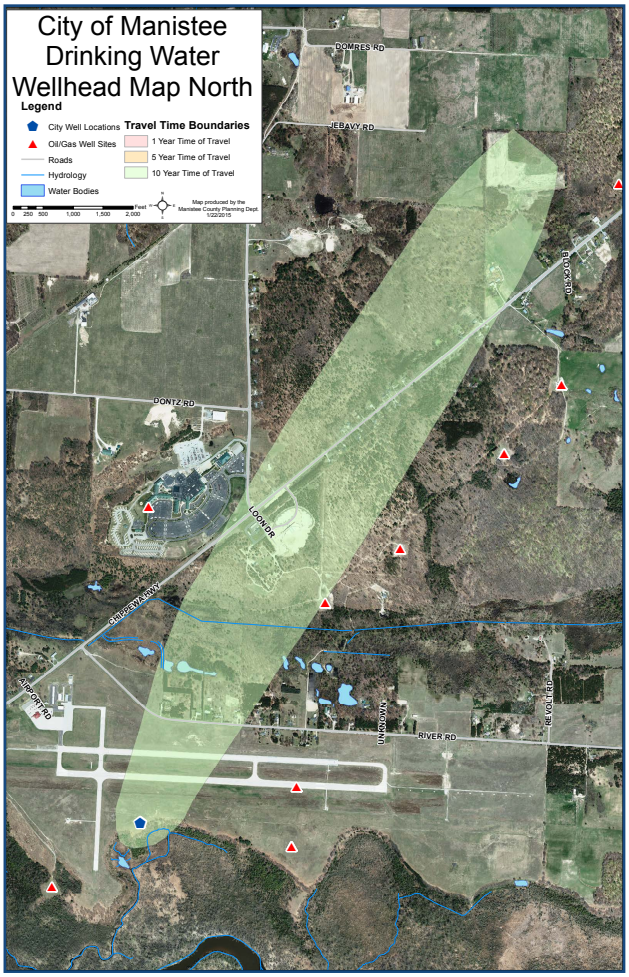
Map 2.2 Natural Features

to move toward and reach the water well or well field within a 10-year time-of-travel. The State of Michigan requires communities to identify seven elements to be included in the WHPP. These elements along with a brief description are below.

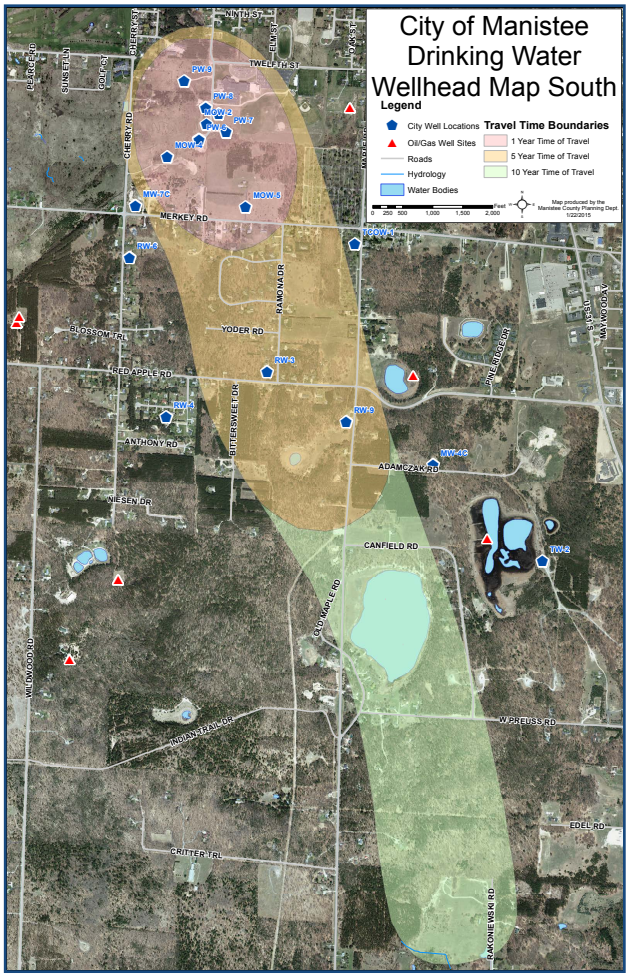
- Roles and Responsibilities – Identify individuals responsible for the development, implementation, and long-term maintenance of the local WHPP.
- WHPA Delineation – Determine that area which contributes groundwater to the public water supply wells.
- Contaminant Source Inventory – Identify known and potential sites of contamination within the WHPA and include in a contaminant source inventory list and map.
- Management Strategies – Provide mechanisms which will reduce the risk of existing and potential sources of contamination from reaching the public water supply wells or well field.
- Contingency Planning – Develop an effective contingency plan in case of a water supply emergency.
- Siting of New Wells – Provide information on existing groundwater availability, the ability of the PWSS to meet present and future demands and the vulnerability of the existing wells to contamination.
- Public Education and Outreach – Generate community awareness in the WHPP by focusing on public education and the dissemination of WHPP information.

It is the intent of this Master Plan to encourage protection of the City's public water supply wells through the establishment of a Wellhead Protection Zoning Ordinance. Within the ordinance, zoning regulations will limit land uses and practices that may degrade groundwater quality within and outside the WHPA.

The most significant sources of water supply contamination are landfills, surface impoundment areas, subsurface percolation from septic tanks and cesspools, open dumps, uncapped or improperly capped abandoned wells, injection wells and underground storage tanks. These uses represent both point and non-point contamination sources. Point



Map 2.3 Wellhead Protection (North)



Map 2.4 Wellhead Protection (South)

source is the term used to describe contaminants, which originate in the immediate area of the well or tap. All of the above, if located in close proximity to the water supply source, are examples of potential point source polluters. Contaminants from these uses may seep directly down through the soil to the water source.

Non-Point Source Pollution

Non-point source contamination is much more difficult to control because the cause of the problem may actually be located a considerable distance from the well. This type of contamination is caused by pollutants that filter into an underground aquifer and then migrate slowly through the groundwater aquifer to off-site wells and water sources. Prevention of this type of contamination must involve a collective effort on the part of property owners and local officials from a large geographic area. It is the recommendation of this Plan that all existing and future wells be protected from both point and non-point source contamination to the greatest degree possible.

The City, through zoning, should examine policy and adopt regulatory measures in an effort to combat stormwater runoff as a source of water pollution. Methods of "Low Impact Design (LID)" can be utilized effectively to retain and cleanse stormwater prior to it reaching surface waters or groundwater resources. Through bio-retention, porous pavement/concrete, buffers, rain barrels and level spreaders simple methods can be employed which will have lasting impacts on local water quality.

2.3.4 Cultural and Historical Features

Manistee is rich in History, the Little River Band of Ottawa Indians historically settled the area along the Manistee River and south to the Muskegon River where they actively trapped, hunted and raised agricultural crops sustaining their people. The 1836 Treaty of Washington established a 70,000 acre reservation which extended from the shores of Lake Michigan from the southern end of the City of Manistee north to the Bar Lake Outlet and then east to the Pine River and what is now known as Tippy Dam Pond. The LRBOI are intricately linked to the region and the City of Manistee; more detailed information on the Tribal history, journey and current status as a large employer to the region can be found through the following link: https://lrboi-nsn.gov/

The City provides opportunities for local citizens and visitors to explore its rich heritage. The Ramsdell Theatre is a Crown Jewel of the Community. The Theater seats 400 and is home to the Manistee Civic Players. Hardy Hall is home to the permanent collection of the Manistee Art Institute. The Ballroom is one of the most elegant facilities and is used for various events.

The Manistee Fire Hall has serviced the residents of Manistee for more than 100 years and is the oldest continuously operated fire station in Michigan. The Fire Hall is on the State and National Register of Historic Places. Tours of the facility are scheduled throughout the year.

The Manistee County Historical Museum is located in the A.H. Lyman Building in the Manistee Commercial Historic District which is listed on the National and State Registers of Historic Places. The Waterworks Museum is open to the public July through August. The Manistee North Pier head Lighthouse is located at Fifth Avenue beach and the Museum is working on raising the necessary funds to restore the structure. The Museum has constructed a Net Shed and historic Markers along the South Riverwalk.

During the peak of Lumber production Manistee was home to the most millionaires per capita mostly Lumber Barons. While the era has past some of their homes remain and are a reminder of a Victorian age of opulence. These homes are maintained by their owners and are included in a walking tour that highlights these beautiful buildings.

The lumber area saw the boom of the City and neighboring communities in Manistee, Filer and Stronach Townships as well as within the Village of Eastlake located on the opposite shore of Manistee Lake.

2.3.5 Parks and Recreation

Manistee provides recreational opportunities for people of all ages and abilities with over 268 acres of Public Lands & Parks and three and a half miles of bikeways and walkways maintained by the City. The City continues to improve facilities and make them universally accessible for people of all abilities to enjoy. View public lands and park locations on map 2.5. The recreation site inventory in table 2.4 reflects the park locations on map 2.5.

The City Parks Department is responsible for maintaining all of the city's parks, park facilities, the Riverwalk and beaches. Summer is an especially busy time for the department, when the demands of growing grass and summer traffic necessitate the hiring of a seasonal crew to meet the demand for maintenance. The department strives to maintain city parks to the greatest degree possible and is constantly addressing areas that need repair or attention.

The City of Manistee has 268.17 acres of open land and park space. This is 14.43% of the total parcel land area within the City where the total acreage of parcels is 1857.72. With a population of 6,226 according to the 2010 census, this provides park space of 1 acre per 23.22 residents. There are adjustments that can be made to this percentage as it is highly likely that residents outside of the City Limits utilize parks within the City due to specific assets and park types which may only be offered in the City of Manistee.

Douglas Park/First Street Beach/Lighthouse Park is the largest City owned recreation area located on the west end of First Street on Lake Michigan. The facility includes a boat launch, fish cleaning station, picnic area with pavilions overlooking Lake Michigan, fishing pier, two playgrounds, volleyball courts, tennis courts, basketball court, softball fields, restrooms, dog park, and a gazebo that is home to weekly summer concerts. Universal Access to the beach is made possible by the installation of "Brock" decking.

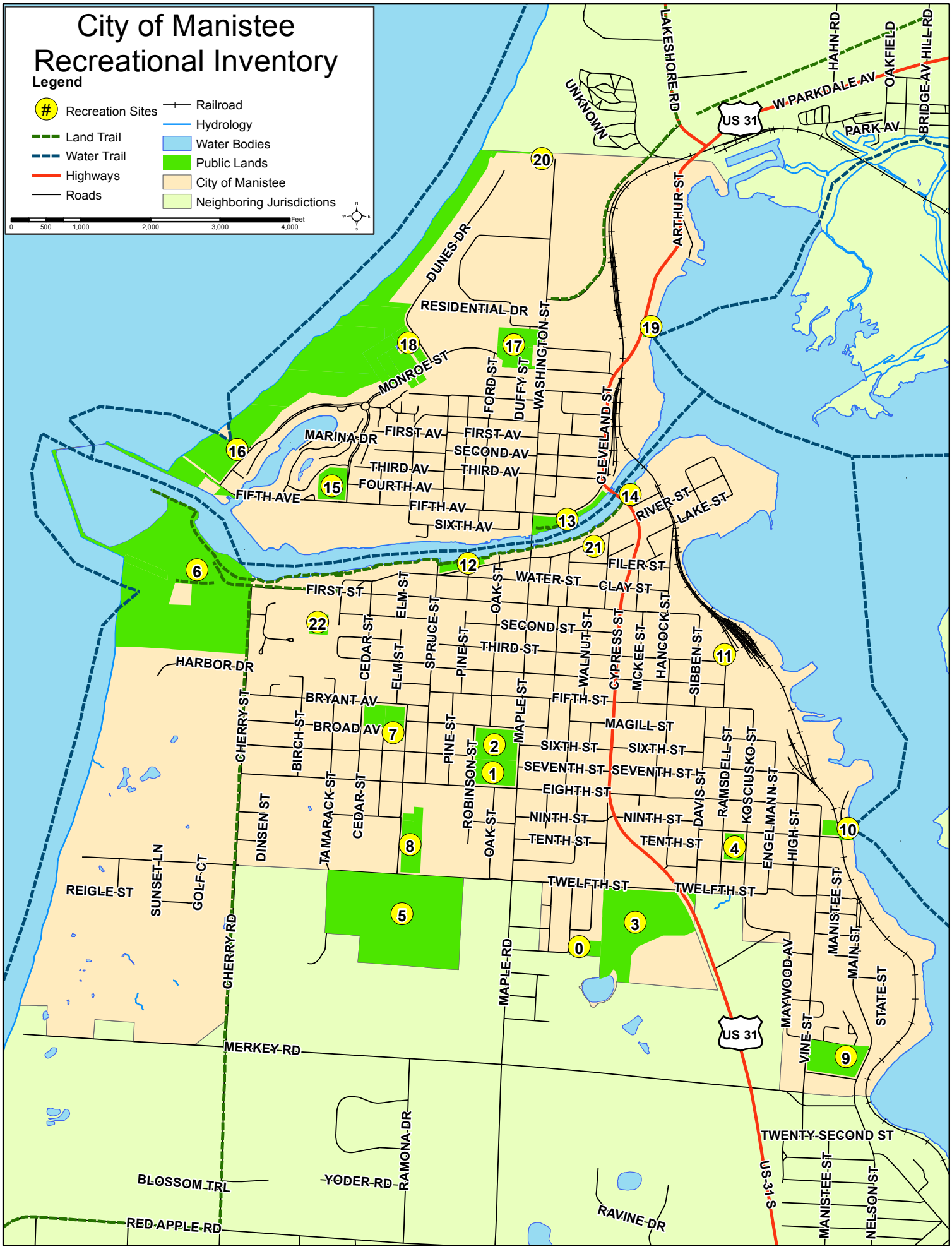
ID	Recreation Site Name
0	Mack Park
1	Sands Park
2	Kennedy School Gymnasium
3	MCC Playground/Gym
4	Maxwelltown Community Park
5	MHS/MMS/Paine Aquatic Center
6	Douglas Rec Area/First St Beach
7	Jefferson School Playground/Gym
8	Centennial Track
9	Reitz Park
10	Ninth St Boat Launch
11	Morton Park
12	Manistee Municipal Marina
13	North Riverwalk/Memorial Park
14	Riverwalk East Entrance
15	Red Szymarek Park
16	Fifth Ave Beach
17	Duffy Park
18	Man Made Lake
19	Arthur St Boat Launch
20	North Beach Access Park
21	Art Park
22	Hamlin Field

Table 2.4 Recreation Inventory

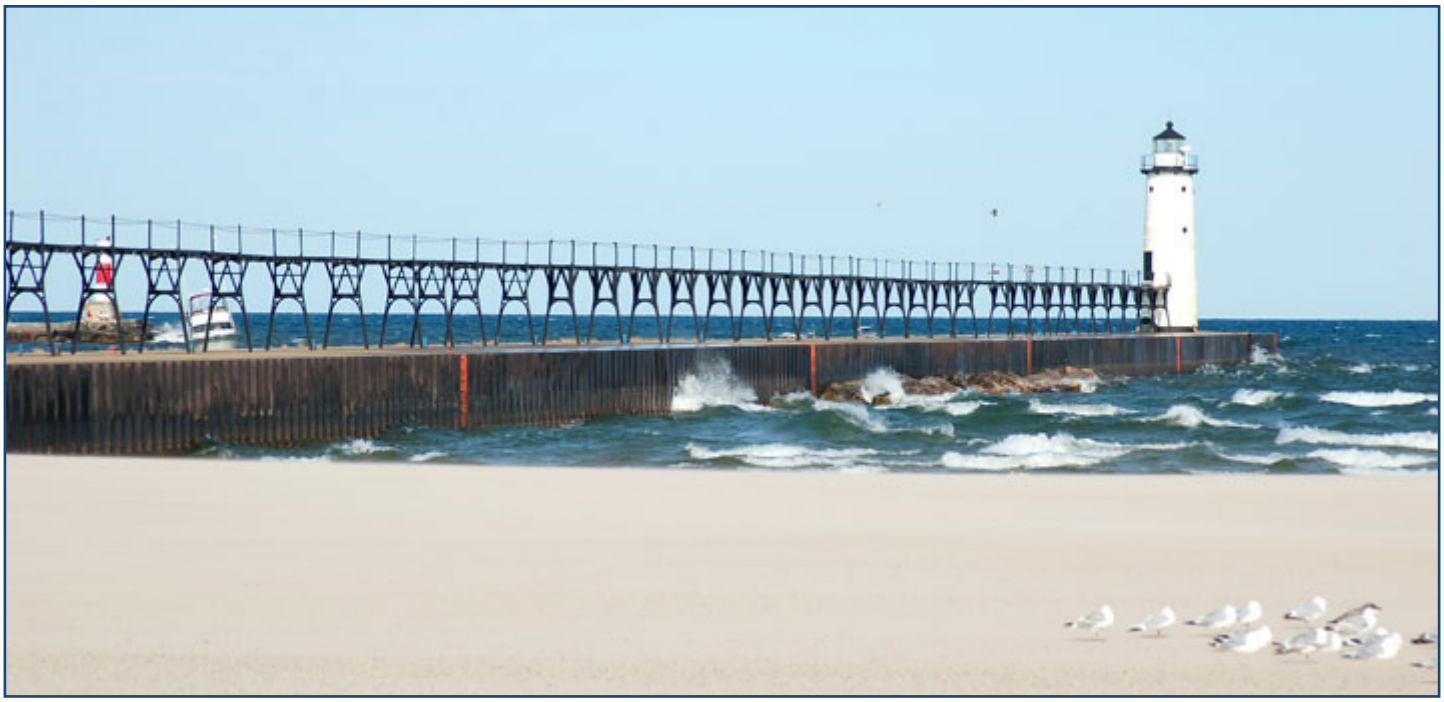
Duffy Park is located on the north side of Manistee on Monroe Street and hosts a full size little league baseball field, playground, parking lot, full-sized and junior soccer fields, basketball courts, Universally Accessible restrooms and Concession Stand.

Fifth Avenue Beach is located on the north side of Manistee at the west end of Fifth Avenue on Lake Michigan adjacent to the Coast Guard. This is a large lake front beach with a Universally Accessible beach house, concession stand, playground, tennis courts, picnic area, parking and home of the North Pier head Lighthouse. The Lighthouse and Catwalk is one of the most photographed icons of the community. Universal Access from the Beach House to the beach is made possible by the installation of "Brock" decking.

Mack Park is located on the south side of Manistee on the corner of Fourteenth and Greenwich Streets. A small fenced baseball diamond is home to area T-Ball



Map 2.5 Recreation Inventory



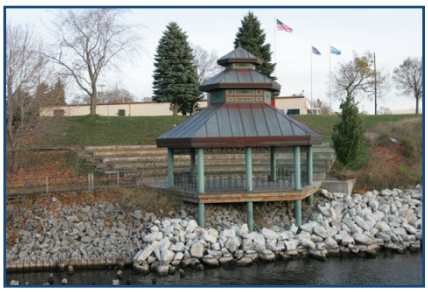
games; a playground area and basketball court can also be found here.

Man-Made Lake is an extension of Fifth Avenue Beach and is approximately 27 acres in size. With the exception of a parking lot, and Universally Accessible walkway the area is mostly undisturbed. This inland lake extends the swimming season because it warms up faster and cools down later than Lake Michigan.

The City also has almost two miles of designated bike lanes. Located on Cherry Street from the South City Limits to First Street and on Veteran's Oak Grove Drive to the City Limits on M-22, both designated bike lanes connect to neighboring township's bike lanes.

Morton Park is located on the east side of the City at the east end of Third Street. This park contains a playground and basketball court.

Located on the Manistee Riverwalk, the city marina is adjacent to the historic downtown district of this Victorian Port City. Here you will find an abundance of shops, fine dining, local history and friendly service.



Ninth Street Boat Launch is located on the east side of Manistee at the east end of Ninth Street on Manistee Lake. There are limited amenities with a dock and lighted parking area.

North Beach Access is at the North City Limits on Washington Street. A Universally Accessible walkway/boardwalk from the parking lot leads to a spectacular view of Lake Michigan. Stairs lead down to the public beach, from the viewing platform.

North Riverwalk and Memorial park are on the north bank of the Manistee River Channel between the Maple Street and U.S. 31 bridges. Universally Accessible boardwalk, benches, fishing dock and gazebo where weekly summer concerts are held can be found at the site. The Veterans have a memorial honoring the local men and women who have served our military. A large parking lot serves the Central Business District and is home to the Manistee Farmer's Market.

Red Szymarek Park is located on the north side of Manistee on Fifth Avenue and Monroe Street. The park is heavily

wooded with a mature oak stand and includes picnic tables, playground area and Disc Golf Course. The park is also home to the Annual Forest Festival Arts & Craft Fair.

Rietz Park is bounded by Vine, Forest, Park and Main Streets in the southeast section of Manistee. There is a fenced baseball diamond with bleachers which is home to the Manistee Saints, a semi pro baseball team since 1934. There is a picnic area, playground, basketball court, and a Universally Accessible Restrooms.

Sands Park is jointly owned and maintained by the City of Manistee and Manistee Area Public Schools. The park is located on the south side of Manistee on the corner of Maple and Eighth Street. The park includes tennis courts, a baseball field, playground, Skate Park and in the winter the City maintains an ice skating rink. Other amenities include a Teen Center/Warming Shelter and parking lot.

The City has over a mile and a half of Riverwalk located on the Manistee River Channel. The South Riverwalk runs along the south bank of the river extending from the U.S. 31 Bridge to Lake Michigan. Amenities include benches, fishing piers, planters, historical markers and a Net Shed Museum.

Blue Water Trails in the form of the Lake Michigan Water Trail follow the Lake Michigan Shoreline to locations within the City of Manistee. The Lake Michigan Water Trail is listed as a national water trail, but also connects to envisioned and currently under development local water trails which meander through the City of Manistee along the river channel and Manistee Lake which allow for connections to points further inland. The routes of these trails are primarily in place with water routes naturally established, but further implementation of improved accesses, signage and marketing/advertising of routes is needed.

In addition to the City Parks there are other recreational opportunities in the City. They include the Centennial Track, Hamlin Field, Jefferson Elementary School, Manistee High School, Manistee Middle School, Paine Aquatic Center, Kennedy Elementary School, Trinity Lutheran School, Manistee Catholic Central School, Maxwell Town Community Park/CASMAN Academy, Senior Center and the Art Park.
These facilities are often available for the public to use.

Complete information on park facilities and proposed goals and projects for the City of Manistee, can be found in the Manistee County-Wide Park and Recreation Plan 2016.

Section 2.4: Community Enrichment

Residents and Visitors are offered a variety of arts, cultural, educational and social opportunities in the City. There are many organized events that improve the quality of life, provide for neighborly interactions and embrace the sense of place that is Manistee.

There are three major festivals held annually in Manistee. The Forest Festival is celebrated over the Independence Day holiday and includes events that embrace the rich heritage of Manistee, including the importance that the forest and harvesting of timber played in the development of the City. From the kickoff party, grand parade, art fair, carnival, Aquapalooza, petting zoo to the fireworks over Lake Michigan, the event provides something for people of all ages to enjoy.

Hops and Props (formerly known as the Port City Festival) highlight the wooden Century Boats that were once proudly made in Manistee. From the gleam of the polished hulls to the sound of the engines you appreciate the craftsmanship of the men and women who built these beautiful boats. Highlighted by a parade down the Manistee River Channel, the festival includes an art fair, music, food and samples of Michigan brewed beer.

Christmas in Manistee does not officially start until Sleighbell Weekend when you are transported back to the Victorian Era. Participants wear period outfits as downtown Manistee welcomes the holiday. Teams of Belgium Draft Horses pull a Community Christmas Tree down River Street on sleds. The tree averages 30 and 35 feet in height and is a sight to be seen followed by our own Santa Clause. The parade concludes when everyone follows the tree and sings Christmas Carols to celebrate another Holiday season in Downtown Manistee.

Other Community Events

Other community events include the Wine and Chocolate Tasting, Men and Women's shopping events, Boos, Brews & Brats, Sidewalk Sales, Grapes on the River, Paint the Town Pink, Frostbite Saturday & Chilli Crawl, Tightlines for Troops, Spring Break at the Vogue as well as various fishing tournaments.

2.4.1 Attractions

While in Manistee Michigan take some time to visit the historical sites.

Manistee City Fire Station

The City Fire Station located on First St. east of US 31 was built in 1888 and is the oldest continuously operating fire station in the State of Michigan.

Ramsdell Theater

The historic Ramsdell Theater is located on the corner of First and Maple in the Manistee Business District. We invite you to experience the joys of the stage, symphony and fine arts.

Historic Downtown Manistee

The Victorian Port City. "A Step back in time" Historic Manistee's River Street. The downtown is a national and state Historic District. Victorian buildings line the street, which follows the winding Manistee River all the way to Lake Michigan. Along River Street, you will see small shops in historic buildings, restaurants, antique stores, gift shops, City Marina, bakeries and nautical and unusual gifts.

Riverwalk

A one and a half-mile long Riverwalk runs along the Manistee River, past marinas, and under two drawbridges to Lake Michigan. Great Lakes' freighters pass through the river channel, stopping traffic and giving onlookers a chance to wave at the crew as they see a large ship up close.

Trolley Tours

Hourly tours of the City of Manistee are available May through September. Hail the trolley as it goes by, or at the terminal - on Memorial Drive. The tour will include downtown Manistee, and historic homes, beaches and Orchard Beach State Park.

Manistee's Historic North Pier & Catwalk

Dating back to 1855, Manistee's historic North Pier and Catwalk are listed on the State Register of Historic Sites and is one of only four remaining catwalks on the west Michigan coast of Lake Michigan. Located at Fifth Avenue Beach in the City of Manistee, it is the centerpiece of many photographs and paintings.

S.S. City of Milwaukee

The National Historic Landmark vessel is floating museum and attraction for a once great lake going car-ferry. Adjacent to the S.S. City of Milwaukee is a retired Coast Guard Cutter which is also available for touring. A very popular attaraction in Octorber is the "Ghost Ship". The S.S. City of Milwaukee is turned into a floating haunted house which is a favorite of locals and visitors.

Roots on the River

All Concerts begin at 7:00 pm on Thursdays from June through August at the Jaycee's Bandshell on Memorial Drive. Walk the Riverwalk, park your boat or sit on the riverbank and hear a great summertime concert!

Manistee Shoreline Showcase

Concerts begin at 7:00 pm on Tuesdays at Douglas Park, First Street Beach Gazebo from June to August. Enjoy the views of Lake Michigan while enjoying the music.

2.4.2 Farmers Market

The Farmers Market is located at Memorial Drive Parking Lot next to Veteran's Memorial Park. Every Saturday from 8 am until 1 pm, May through October, you can find fresh, local foods, entertainment and a cooking demonstration at the Manistee Farmer's Market. This market supplies a wide variety of foods that are grown locally. Available foods include meats, cheeses, breads, fruits, vegetables, local honey and flowers. Utilization of the farmer's market helps support local growers, and provide an avenue for obtaining locally grown healthy foods.

Section 2.5: Land Use

A thorough review of the land uses occupying each parcel within the City of Manistee was conducted during this Master Planning Process. The review utilized GIS data at the parcel level coupled with local knowledge of current land uses for the development of the dataset. The dataset provides a baseline for management of parcel classification data moving forward with all future Master Plan updates, and also can assist with data for the development of other planning documents. The data was fundamental in the development of the land use section of this planning document, and provides insight into the land use patterns of the City.

Detailed GIS analysis of parcel data provides an avenue for determining land uses and the percentage of lands they occupy within the City of Manistee. The following table 2.5 identifies the land use types which were categorized during this Master Planning Process. The land use table can be utilized with map 2.6 which displays the entire land use for the City of Manistee by Parcel. Located in this section are "sub-area" land use maps for specific regions of the City of Manistee as well as maps displaying specific information for individual land use categories.

Land Use	Acreage	% of Total Parcel Acreage
Single-Family	578.92	31.16%
Duplexes	17.7	0.95%
Multi-Family	25.12	1.35%
PUD	116.54	6.27%
Commercial	307.85	16.57%
Industrial & Railroad	168.88	9.09%
Civic (Exempt Lands)	376.07	20.24%
Vacant	248.53	13.37%
Vacant (Un-buildable)	5.94	0.31%
Parking Lot	12.17	0.65%

Table 2.5: Land Use

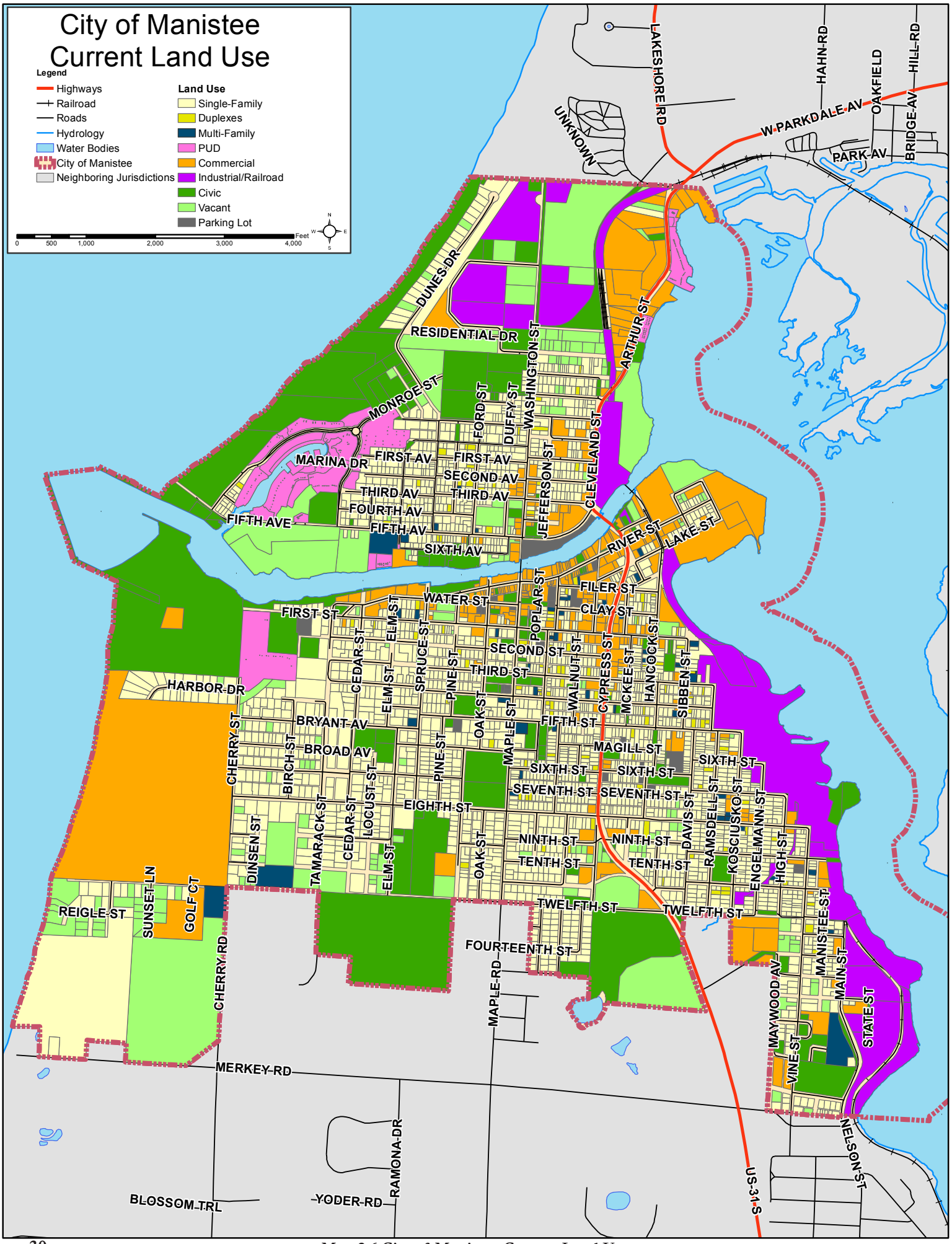
2.5.1 Residential Land Use and Rental Housing

In 2003 the City instituted a rental registration program that requires all residential rentals within the City to be registered and inspected on a three-year-cycle. This program establishes minimum standards for dwellings offered for rent or lease, authorizes inspection of such dwelling, and assigns certain responsibilities and duties of landlords and occupants essential to make each dwelling safe, sanitary and fit for human habitation. Staff reviewed the Rental Registration list to establish where single family, two family and multi-family rentals were located to better understand the housing market in the Community. This includes residential units that are located in or as a part of a mixed use with commercial use. Table 2.6 displays the available rental units by housing type as measured by occupied parcels.. The information from table 2.6 can be geographically located on map 2.7 which displays the type of rental units and their location on parcels within the City of Manistee. Residential land use categories can be found on the land use map 2.6 and on sub-area maps 2.9, 2.10 and 2.11. All rental data contains both seasonal and year-round available rentals.

Rental Unit Type	Number of Parcels	Available Units
Single-Family	283	284
Duplexes	121	242
Multi-Family	49	277
Housing Commission	8	167
Totals	**460**	**970**

Table 2.6: Rental Housing

Networks Northwest, the regional planning agency for the 10 County region of Northwest Michigan underwent a large process delving into many facets of planning for our region. This "Framework for Our Future" contained many categories including a housing analysis at the individual County level in the "Manistee County Housing Inventory,



Map 2.6 City of Manistee Current Land Use

2014". This analysis can be found at http://www.networksnorthwest.org/userfiles/filemanager/2708/.

The analysis provides insight into the current status of housing and rental housing in Manistee County and the needs which will be demanded in the future. A very brief synopses of the analysis identifies:

- Housing affordability impacts home occupation for low income house-holds. Manistee County has a shortage of 300 owner-occupied homes for households earning less than $50,000 per year.
- Rentals in Manistee County are unaffordable for an average renter and extremely low-income households (those earning $20,000 or less per year)
- Population growth is less than the growth in households for Manistee County. This displays a decrease in household size, but an increase in household need. This impacts available household size as smaller households don't necessarily have the need for a large single-family home and the increased costs associated with a larger home.
- Energy and Transportation costs impact rental affordability. Regional trends indicate that an average household spends over half of their income on housing and transportation. This can lead to crisis situations for households.
- While about 860 Manistee County rental households are single-person households, only about 500 rental units are 1 bedroom units or smaller. There is a high demand for these units and many households are unable to access them. This pushes individuals into rental units which are larger and more expensive.
- Single-unit rental housing options must most often be located in areas with sufficient infrastructure to allow for higher density apartment complexes, leading Cities and Villages to often provide for housing options due to available infrastructure for such developments.
- Population growth has been concentrated in age groups over age 45 within both the City and County. As the population ages, housing needs are likely to change toward a demand for assisted living, adult foster care or other options for in-home support services, as well as for smaller living spaces for shrinking household size for this demographic.

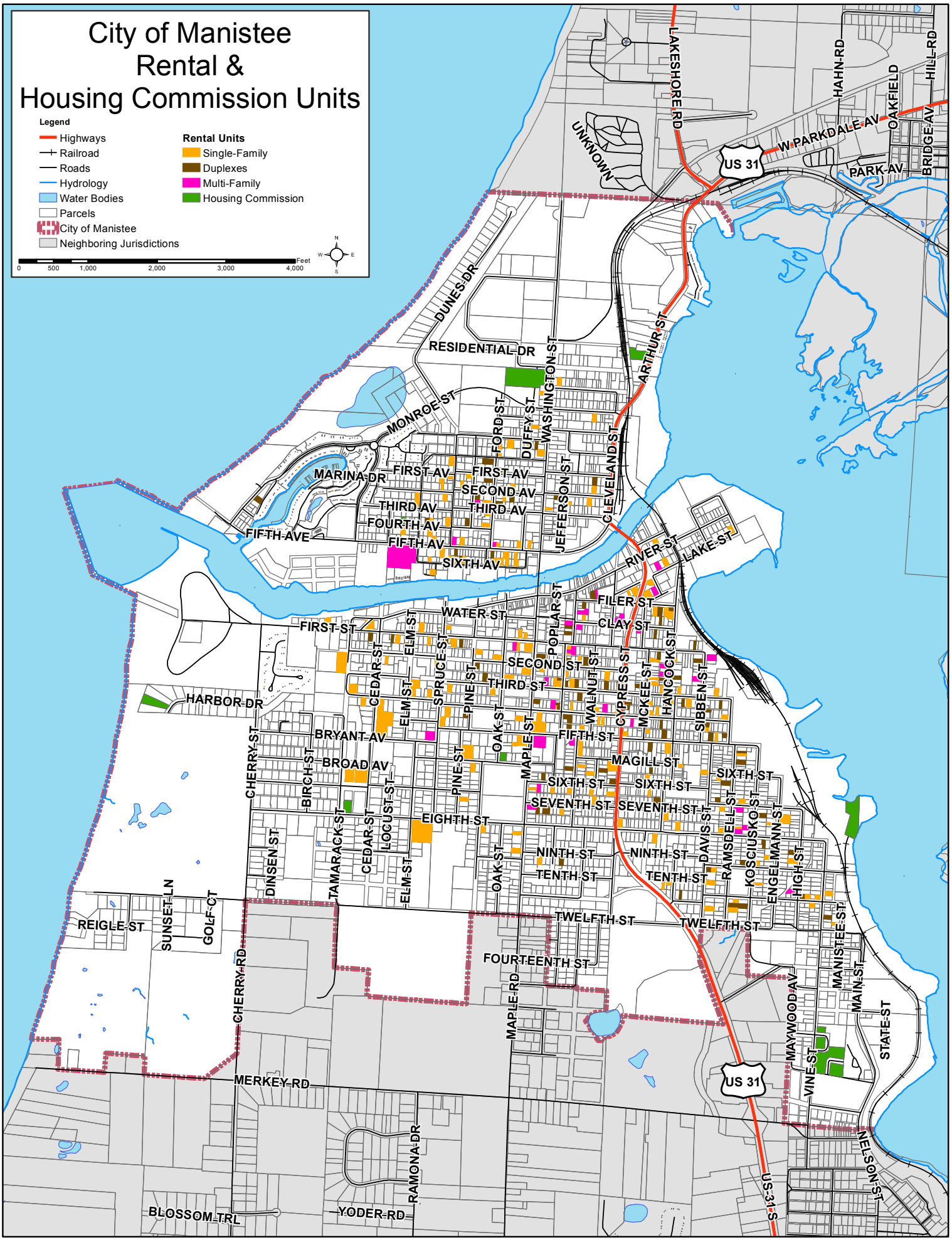
The data, although provided at the County level provides insight into housing in the City of Manistee. There is a necessity for single unit rentals as well as a increasing need for housing for the aging population in the City and County. There is also a need for options for smaller single-family homes than what is typically available on the market in our area.

It is known that the largest availability of single unit rentals can be found in apartment complexes within the City, or immediately adjacent to the City These complexes offer lower income households options for rental. The aging population and a shift in housing needs towards assisted living centers for the elderly portion of the population should be taken seriously. Data identifies the need for this housing type, and input from the public has identified concern for this age cohort and facilities which cater directly to this aging population. Further options for single-family housing size should be reviewed, as regulatory requirements may prevent more modest sized single-family homes from being placed in specific zoning districts.

The City of Manistee contains a substantial percentage of the population of Manistee County, but Filer Charter Township to the South and Manistee Township to the North have high density populations which immediately abut the City. Housing considerations for single-unit rentals for lower income population as well as housing for the aging population is a discussion that should occur amongst these municipalities. Working together to plan for housing needs across municipal boundaries is a sound idea that is necessary with this issue of greater than local concern. A planning process which will seek to answer and plan for housing needs in our area is desired and actions are being taken to pursue such a process for our area. It is recommended that the City participate and work through a planning process for housing with other local municipalities in Manistee County.

2.5.2 Commercial

As the City has developed over the decades Commercial needs and development has evolved. The invention of the automobile along with other factors led to the demise of the neighborhood corner market leaving commercial structures in neighborhoods which now sit vacant. The Downtown Merchants compete with Big Box Development in



Map 2.7 Rental Housing

neighboring communities. The City currently has 307.85 acres or 16.57% of the parcel land area contained within the commercial land use category. Commercial areas are displayed on land use map 2.6 and land use sub-area maps 2.9, 2.10 and 2.11.

U.S. 31 runs North to South through the City of Manistee where Commercial Development along US 31 is mixed with residential uses. There are small extensions of Commercial Development off U.S. 31 east and west on First Street, as well as an abundant commercial presence which can be found on River St. East and West of US 31, and along Division St. which connects River and 1st Streets. Home based occupations have been an increasing trend in the City of Manistee and the City recognizes this growing trend as a viable option for people wishing to operate a business out of their home.

2.5.3 Civic

The City of Manistee is the sole City located in Manistee County and serves as the County Seat. The City has the highest concentration of Civic services in the County including Governmental unit offices, Churches and Schools. There are 19 identified park and recreation sites that are owned and maintained by the City Parks Department along with two additional parks that the City maintains. City buildings include City Hall/Police Department, Department of Public Works, Fire Hall, Waste Water Treatment Plant, Ramsdell Theatre and other buildings which are maintained as part of this system. Civic lands are exempt from tax collection. The total amount of land contained within the civic (exempt) land use category is 376.07 acres or 20.24% of the total parcel area. Refer to maps 2.6 and sub-area maps 2.9, 2.10 and 2.11.

The County Courthouse is located on the Corner of Maple and Third Street. The County also operates a Public Library and Health Department in the City. The United State Coast Guard operates a facility at Fifth Avenue Beach. There are numerous Churches in the City. Manistee Area Public Schools has two elementary schools, the Middle School and High School in the City with one remaining elementary school located outside the City. Manistee Catholic Central School is located on the corner of U.S. 31 and Twelfth Street for pre-school through 12th grade. Trinity Lutheran School is located on Oak and Fifth Streets for pre-school through Eighth grade. Casman Alternative Academy is on Ninth St.

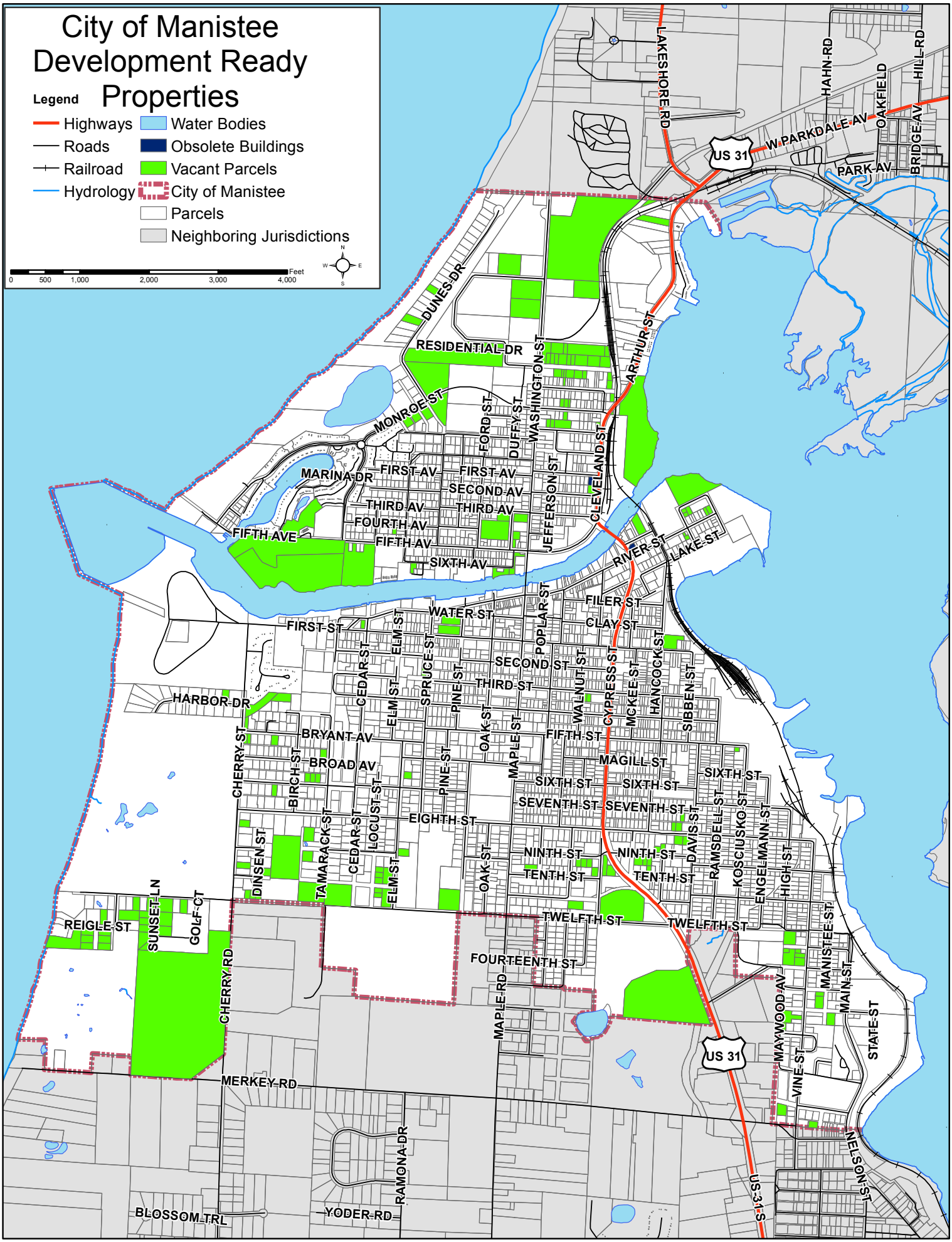
2.5.4 Industrial & Railroad

The City of Manistee has two areas of Industry. Light Industry is located at the north end of the City. There are vacant lots available in the Industrial Park and vacant property around the park. General Industry is located along the western edge of Manistee Lake on the east side of the City and is accessible by Rail and a Deep Water Port. There are several properties that are vacant or are not in operation at this time. The total amount of land contained within industrial and railroad land uses is 168.88 acres or 9.09% of the total parcel area. The industrial and railroad land use areas are displayed on maps 2.6 and sub-area maps 2.9, 2.10 and 2.11.

2.5.5 Vacant & Redevelopment Ready

There is vacant property in the City of Manistee available for development. In addition there are obsolete properties with vacant buildings that are poised for adaptive reuse. Annually the City identifies redevelopment sites that include obsolete buildings, vacant commercial buildings and larger vacant properties for redevelopment, and maintains this information within a database. This database provides a catalogue of available sites for development and redevelopment and is an integral marketing piece for the City to maintain.

In 2014 the City made application and was accepted in the Michigan Economic Development Corporation (MEDC) Redevelopment Ready Communities (RRC) program. The City continues to work towards certification in the program through the development of best practices as outlined in the Report of Findings.



Map 2.8 Redevelopment Ready

One of the components of the RRC program is identifying and prioritizing redevelopment sites. Annually Staff and the Planning Commission prepare a list of sites for review by City Council and various Boards and Commissions for redevelopment. They then select 5-10 sites as priority redevelopment sites. The owners are contacted and with their permission the sites are marketed on the City Website for redevelopment. Sites are also featured by the Redevelopment Ready Communities Program in the Opportunity Michigan Publications.

The total land area contained in the vacant land use category is 248.53 acres or 13.37% of the total parcel land area. There is an additional vacant land area of 5.94 acres or 0.31% of the total parcel area which is considered vacant, but un-buildable due to limitations of lot area and/or environmental concerns. Please refer to map 2.8 which displays the vacant and redevelopment ready parcels within the City of Manistee.

2.5.6 Sub-Area Land Use Summaries

Manistee is as unique as the neighborhoods that have been home to the residents in the community since the mid 1800's. Each neighborhood has its own character and charm which creates an individual sense of place as unique as their names. For discussion purposes we have divided the Community into three Sub-Areas for mapping and discussion purposes. The sub-areas depict the uniqueness of each of the areas. Included is a list of residential, commercial, industrial and civic uses in each sub-area which provides a snapshot into the uniqueness of each sub-area.

The Northside

The Northside is all of the property north of the Manistee River Channel. From the South you will need to take either the Maple Street or US 31 Bridge since it is bounded by Lake Michigan on the west, Manistee Lake on the East and Manistee Township to the north. Please refer to map 2.9.

The Presidents and Avenues

The Street names for this portion of the Northside consist of President's Names and Numbered Avenues. Residential home stock predominantly consists of homes that were originally built for the workers who worked at the nearby mills and factories. Charming front porches encourage a gathering place for neighbors to interact.

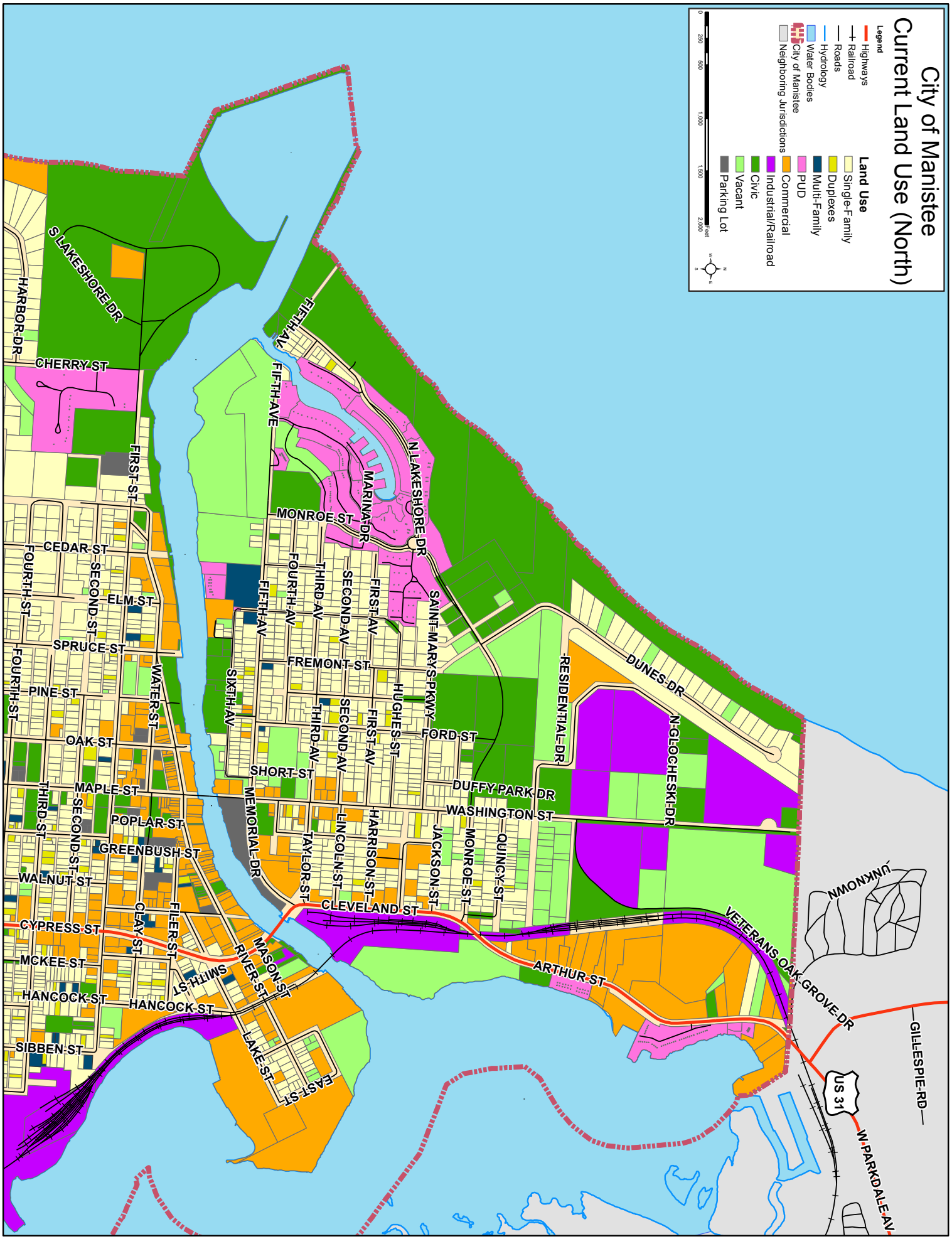
Harbor Village

The mid 1970's marked the end of an era when the last sand hill was mined on the north side of the Manistee River near the 5th Ave. Beach, where the once rolling sand dunes had vanished. In the early 1990s the initiation of a development began on 47.5 acres of property which was developable once mining was completed. This area is now home to Harbor Village the first Planned Unit Development (PUD) in the City and the Dunes Subdivision. It is a small community with both permanent and seasonal residents boasting spectacular views of Lake Michigan, the Manistee River Channel and Man Made Lake. Amenities include a Marina, Fish Cleaning Station, indoor and outdoor pools.

Multi-Unit Developments

The Northside is home to two high rises (Century Terrace and Harborview Apartments) that are operated by the Housing Commission. The Manistee Place (former Chalet West Apartments) is the oldest apartment complex in the City and it is located on Fifth Avenue. The apartments were constructed in the 1970's and were in need of updating. In 2012 the Apartment Complex was purchased and the developer began renovating the facility.

There are three condominium developments located on the Manistee River Channel; Lakeridge Landings, Shipwatch Condominiums, and River Parc Condominiums. River Parc Condominiums are currently moving forward through a process for completion of the project. Two condominium developments are located on Manistee Lake; Bayview Condominiums and Joslin Cove Condominiums, each of these condominiums have areas that are currently awaiting



Map 2.9 Land Use Sub-Area North Map

completion of the development. The Joslin Cove Condominiums are moving through a process with the Manistee Country Brownfield Authority to amend the Brownfield Plan and Development Agreement which will facilitate completion of the project.

Industrial

The Light Industrial Park is on the northern most portion of the Northside. The park was developed by the City in 1972, as the City received a Federal EDA Grant to construct the Industrial Park. The City Garage and the City Recycling Facility are located within the park and there are a few remaining vacant parcels for future development.

Commercial

There are two commercial areas on the Northside. The first is an extension of the Central Business District on Washington Street and Memorial Drive and is home to the only full service Grocery Store located in the City Limits. The second is a variety of commercial buildings on U.S. 31 (Arthur Street and Cleveland Street).

Civic

The United States Coast Guard facility is located at Fifth Avenue Beach. The City Garage is located at the entrance of the Industrial park on Washington Street. Manistee County Transportation (Dial-A-Ride) is located on the corner of Memorial Drive and Washington Street. St. Mary's of Mount Carmel Shrine is a large Catholic Church located on St. Mary's Parkway. The Providence Presbyterian Church holds services at the Dial-A-Ride Community Room.

Recreation options on the Northside include Arthur Street Boat Launch, Duffy Park, Fifth Avenue Beach, Man Made Lake, North Beach Access, Red Szymarek Park, the North Riverwalk and Memorial Park, and designated Bike Path on Veteran's Oak Grove Drive.

West of Maple

This is the portion of the City located west of Maple Street with the Manistee River Channel to the North, Lake Michigan to the west and Filer Township to the South. The residential area outside of the Hill and Golf Course District consists of older homes on lots platted from the late 1800's through early 1900's. Please refer to map 2.10.

The Hill

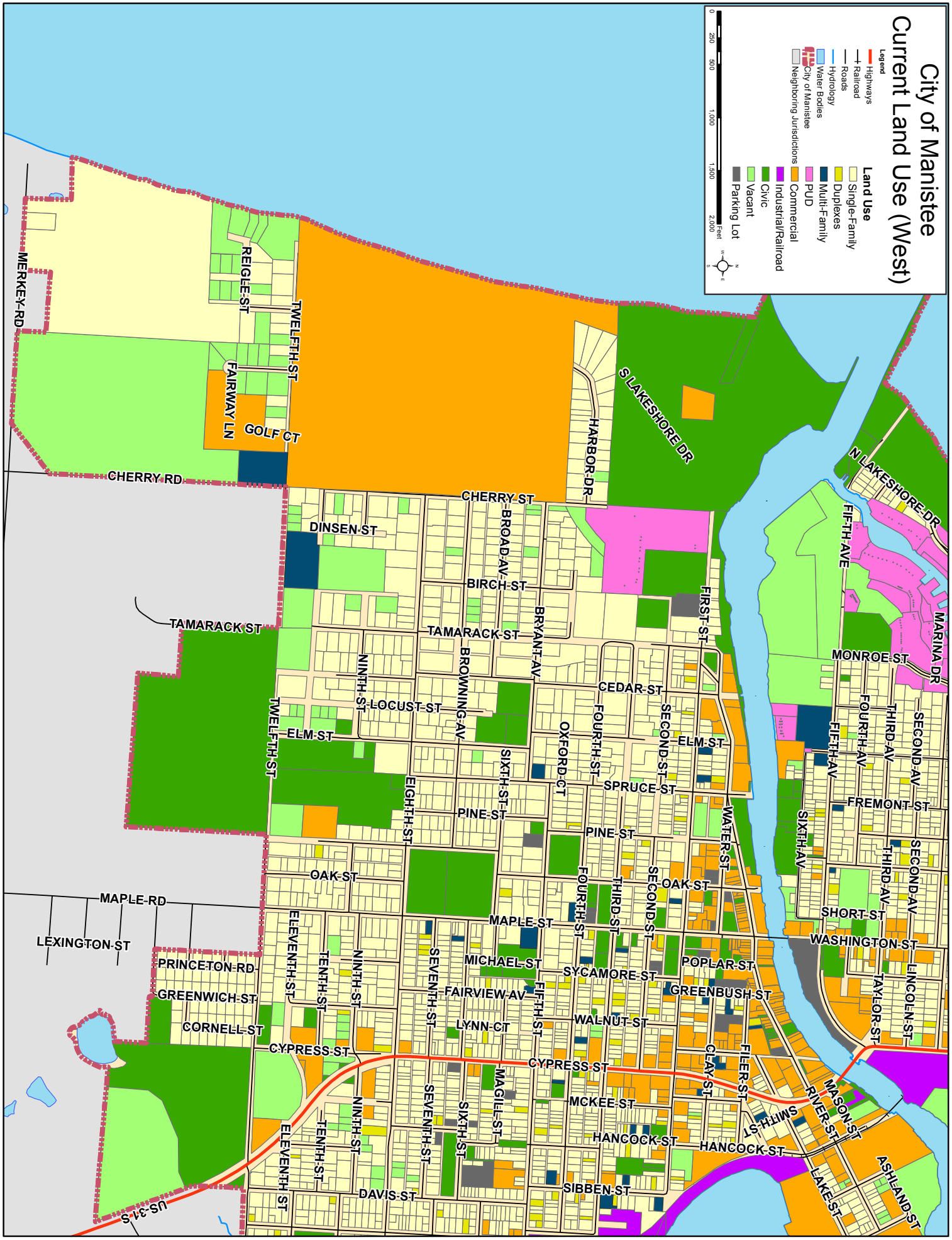
During the peak of the Lumber Era Manistee was home to the most Millionaires per capita in the United States. This resulted in the construction of some beautiful Victorian mansions for the Lumber Barons at the highest elevation in the City referred to as the "Hill". While many were torn down at the end of the era, several remain and are a tribute to the rich heritage of Manistee.

The Golf Course District

Manistee Golf and Country Club established in 1901 is one of Michigan's oldest, continually operating golf courses located on the bluff above Lake Michigan. The surrounding neighborhood was developed in the mid 1900's mostly with single story ranch style homes. The area is suburban in feel with large front yards and decks on the rear of the homes with little or no sidewalks which limit the walkability of the neighborhood.

Lighthouse Landings

Lighthouse Landings is located on the Corner of First and Cherry Street. Development of this PUD began in 1996 on nine acres which consisted of 36 units. In 1999 the PUD was amended by adding three acres and an additional 14 units.



Map 2.10 Land Use Sub-Area West Map

The total project consists of 25 duplex's (50 units) with attached garages, large decks and walk out basements creating a unique community.

Annexed Property

In 1982 the City annexed over 110 acres of property from Filer Township located at the southwest corner of the City. Fifty Five acres have single-family dwellings located on the acreage. In 2005 the adjoining 55 acres had an approved PUD which was never developed and the PUD has since expired.

Multi-Unit Developments

There are two apartment complexes and an assisted living facility located off Cherry Street. The Cherry Hill Apartments have 48 units and are located on Ramsdell Street. The Lakeview Apartments have 40 units and are located on Cherry Street and the Green Acres Retirement Village, an assisted living facility, is located on Twelfth Street.

Commercial

Part of the Central Business District is located west of Maple Street on River Street. There are also a small number of Commercial properties located on Water Street.

Civic

City Hall is located on the corner of Maple and Water Street and is home to the City Police Department. The Manistee County Courthouse is located on the corner of Third and Maple Street. The Manistee County Historical Museum is located on River Street and the Waterworks Museum is located on First Street. The former Armory, Senior Center and United Way are also all located in this area.

Trinity Lutheran Church, Faith Covenant Church, Holy Trinity Episcopal Church, First Congregational United Church of Christ, are all located in this portion of the City.

Recreation options West of Maple include Douglas Park, First Street Beach, First Street Beach Launch Ramp, Lighthouse Park, Sands Park (Teen Center, Tennis Courts, and Skate Park), Hamlin Field, Municipal Marina, Paine Aquatic Center, Centennial Track, Manistee High School Facility (Football Field, Baseball and Softball Field) the west half of the South Riverwalk and designated Bike Path on Cherry Road.

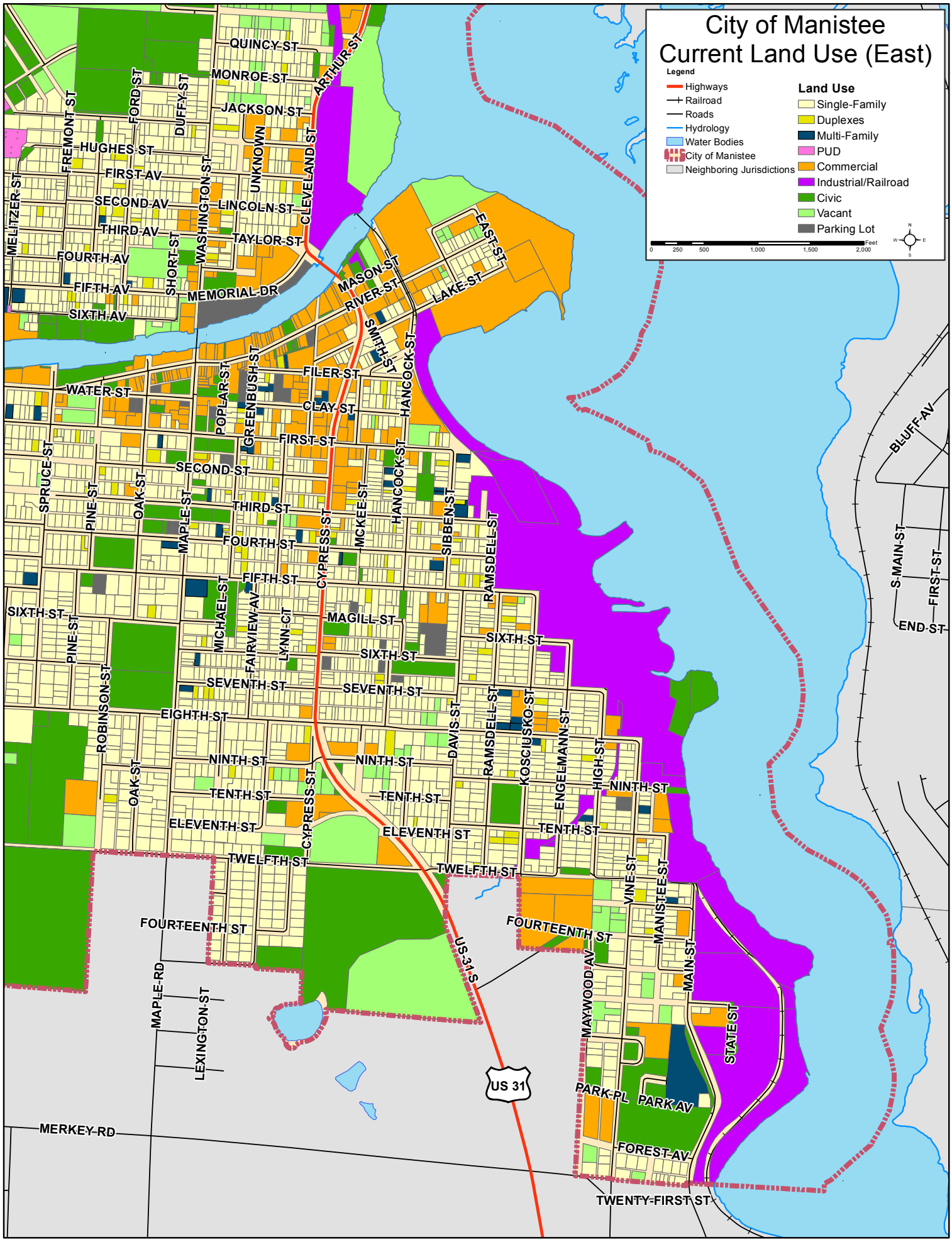
Manistee Area Public Schools High School, Middle School, Kennedy and Jefferson Elementary School and Trinity Lutheran School are located west of Maple Street.

East of Maple

East of Maple is the portion of the City south of the Manistee River Channel with Manistee Lake on the West and Filer Township on the South and Maple Street located to the West. This area has an eclectic mix of neighborhoods. Please refer to map 2.11.

The Peninsula

Once home to heavy industrial uses, the Peninsula is slated to be redeveloped under the Manistee Peninsula Brownfield Plan. Plans are to redevelop the area embracing the unique character of the neighborhood. This includes Adaptive Re-use of the Iron Works Building, rehabilitation of the single family homes while utilizing the opportunities of having water surrounding the district. In 2008 the Manistee Peninsula Neighborhood Revitalization Action Plan was developed which details future development of the Peninsula A copy of the Plan can be found at: http://www.manisteemi.gov/



Map 2.11 Land Use Sub-Area East Map

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Maxwell Town

This is the neighborhood of homes that were constructed for the factory workers who worked at the lumber mills and factories on Manistee Lake. Built on smaller lots these are part of the older housing stock in the community.

Golden Acres

Located on the former City Landfill this area was platted in the 1960 and development began shortly afterwards. Single Family Ranch style homes with attached garages are common in this area. The area is suburban in feel with small front yards and decks on the rear of the homes with little or no sidewalks which limit the walkability of the neighborhood.

Rietz Park Neighborhood

This is the neighborhood around Rietz Park that includes the duplexes and single family low income homes overseen by the Manistee Housing Commission.

Multi-Unit Developments

Constructed in 2001 the Reitz Park Village Apartments is a Low/Moderate income Apartment Complex consisting of 48 units on Park Avenue.

Commercial

The majority of the Central Business District contains what is considered "Downtown Manistee" and is located on River Street. Commercial development also runs along a portion of US 31 to the South City Limits. There are pockets of Commercial Uses along the Old US 31 Truck Route that serve small pockets of neighborhoods.

Industrial

The General Industrial District is home to Morton Salt, Reith Riley and a few other businesses on the West Shore of Manistee Lake with both deep water port and rail service.

Civic

The City Fire Department is located on the Corner of First and Hancock Streets and is home to the oldest operating fire station in Michigan. The City Waste Water Treatment Plant is located on Ninth Street and the shores of Manistee Lake. The Historic Ramsdell Theater is located on the corner of First and Maple Street. The Manistee County Health Department is located on Third Street. The Library and Bookhouse are also located in this area on the corner of 1st and Maple Streets.

Guardian Angels Church, St. Joseph Catholic Church, Trinity Lutheran Church, St. Paul's Lutheran Church, Seventh Day Adventist, Manistee United Methodist Church are all located in this area of the City.

Recreation options East of Maple include the Art Park, Mack Park, Maxwell Town Community Park/Casman School Academy, Morton Park, Ninth Street Boat Launch, Reitz park and that portion of the South Riverwalk east of Maple Street.

Both Manistee Catholic Central School and CASMAN School Academy are located east of Maple Street.

Section 2.6: Central Business District (CBD)

Arguably the City of Manistee's greatest asset is its intact collection of historically significant downtown buildings, and their relationship to the area's natural geographic features. This marriage of built and natural environment gives the City strong aesthetic appeal, and has loomed large in Manistee's emergence as a regional tourism and cultural center.

The Central Business District is home to Downtown Manistee. The Downtown Development Authority was established in 1982 by Ordinance. In 2008 the Downtown Development Authority applied for and was approved for Manistee to be part of the Michigan Main Street Program. The Manistee Commercial Historic District is located in the core of the Central Business District and highlights the charm and character of the downtown. Refer to map 2.12.

Manistee Commercial Historic District in Downtown Manistee is listed on the National and State Registers of Historic Places. The District includes over 60 contributing buildings constructed in the late 1800's with a few infill buildings from the mid 1900's, and is the heart of Downtown Manistee. Enjoy a walk down River Street to view these beautiful commercial buildings running east to west located on both sides of the street, from Division Street to Pine Street. The district intersects at Maple Street Bridge with buildings running north to south on Washington Street across the Bridge onto Maple Street. Downtown Manistee is home to the Farmer's Market and various events and outdoor concerts.

The downtown is fully serviced with municipal water, sanitary sewer and storm sewer facilities, as well as electrical and gas services. The streetscape features octagonal pavers that replicate the first sidewalks that were placed in the city.

2.6.1 Land Uses of the CBD

The downtown is an eclectic mixture of public and private uses from retail businesses, offices, parking, churches and residential properties in an easily accessible walkable downtown business district.

Civic

Civic Uses in the district include City Hall, Manistee County Transportation "Dial-a-Ride", Manistee County Library and U.S. Post Office. Veterans Park which is along the north bank of the Manistee River between US-31 and Washington Street provides an open pavilion for summer entertainment venues and is home to the Farmers Market. The Manistee Municipal Marina is located on River Street just west of Oak Street with an open space that is available for rent for small groups. Lastly, there a number of public parking lots in the downtown with many located on the south side of the district behind buildings on the south side of River Street. The Manistee Council on Aging (Senior Center), United Way and Salvation Army are conveniently located in the downtown.

Commercial

Commercial Uses in the district provide numerous choices for patrons. Dining options include coffee shops, pub food, sandwich shops, specialty pizza, casual dining, and fine dining. Several of these locations include decks overlooking the Manistee River Channel while others offer outdoor seating on the street. Throughout the district you will find antique stores, a wide selection of retail stores, professional offices, personal service establishments and financial institutions located in historical buildings dating as far back as the late 1800's. Spend the night at one of the two inns located in the heart of the downtown. A full service grocery store and the local newspaper are also located in the district.

Recreational

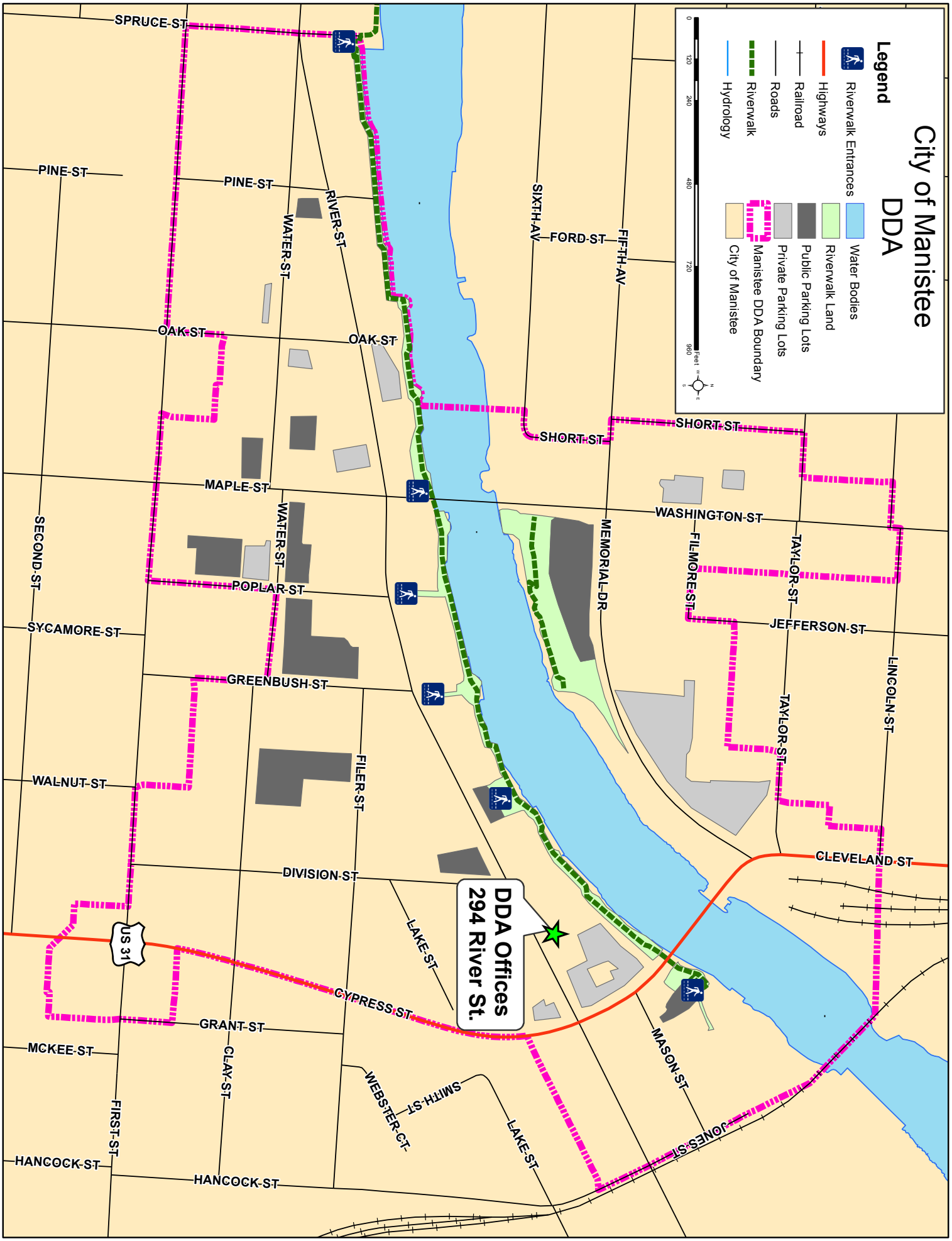
The Riverwalk runs through the heart of Downtown Manistee on the south bank of the Manistee River Channel and has several universally accessible access points for easy access for people of all abilities. The Manistee Municipal Marina provides public restrooms and resting areas along the riverwalk. Veteran's Memorial Park is home to summer concerts and provides another riverwalk on the Northside of the Manistee River Channel that features a band shell and fishing dock and benches. The parking lot is home to the Manistee Farmers Market May through October where not only fresh produce and baked goods are available, but there is often music and crafts for sale as well.

Residential

The downtown district has a variety of housing opportunities. The past decade has seen the renovation and development of residential units over many of the commercial buildings in the heart of the downtown. There are single-family homes, duplexes and multi-unit apartments located adjacent to the commercial buildings creating a blend of mixed uses. Many commercial buildings in the district have unused upper story space that could be developed into additional residential units. Providing for residential opportunities within the district will only increase the vibrancy of the downtown.

Vacant Land

There are a few vacant properties available for development in the district including the former Hotel Chippewa property that is approximately 1.62 acres in size. Located across from the City Marina, development of this property could become an anchor to the district. There are a few small properties in the district available for smaller developments.



Map 2.12 Manistee DDA

Form and Design

Summarized below are some of the more pertinent recommendations of the 1981 Urban Design Plan and 2002 Master Plan that have particular relevance to land usage for this Master Plan.

- Mixed Use - Prevent the overexpansion of the core downtown in order to preserve its distinctive and compact character. Encourage greater use of the upper floors of downtown buildings for offices and apartments. Prevent the downtown from unraveling at the edges through inappropriate new construction or rehabilitations.

- Architectural/Historic Appropriateness - Ensure that buildings within the National Registered Historic District adhere to the national standards for preservation as sanctioned by the National Park Service. New infill buildings should respect the established pattern and historic context of development as reflected in the scale, massing, placement, articulation, materials and orientation of downtown buildings.

- Gateways - Street entrances and approaches to downtown should be accented to 'announce' the downtown and enhance a sense of arrival.

- Orientation to River - The backs of buildings along the River should present a more inviting appearance for those viewing the City from the riverwalk and bridges.

- Infill and Unification - Investment should be targeted to the north bank of the River. Architecturally appropriate infill construction along Washington Street should seek to reconnect the north bank area to River Street and the core downtown. The entire downtown 'ensemble' should be tied together with consistent landscaping/street-scaping.

- Views - Important views of/from the downtown, river and lakes should be protected, framed and enhanced.

- Pedestrian Comforts - Streetscape and building improvements should continue to focus on enriching the pedestrian environment of the City. The riverwalk should be extended along the entire length of the north bank.

Projects/Improvements

The Main Street Downtown Development Authority began the process of updating their Development Plan and Tax Increment Financing Plan in 2014/2015. The plan included projects and improvements to the district with estimated costs for the projects a follows:

KEY		
Symbol for Estimated Cost and Phasing of Improvements	Estimated Cost	Allocation of Capital Projects and Initiatives by Project Category and Priority
$	1 to 19,999	Annual Allocation
$$	20,000 to 49,999	High (1-5 years)
$$$	50,000 to 99,999	Medium (6-10 years)
$$$$	100,000 to 499,999	Low (10+ years)
$$$$$	500,000 and more	

Promotions & Marketing

Marketing and Promotion - $$$ - Annual Allocation
Continuation of downtown events such as, but not limited to, Hops and Props, Boos Brews and Brats, Men's Night, Ladies Night, Sleighbell Parade, Frost Bite Chili Crawl and Friday Night Frenzy.

Branding and Market Study -$$$ - Medium
Complete a branding identity for downtown Manistee which integrates with the Manistee County Visitors Bureau branding effort and an update of the retail and housing market study in light of recent changes in the market influenced by the development of Meijer.

Web Site Update, Newsletter and Downtown Brochure - $ - Annual Allocation
Regular updates to the Main Street / DDA web site, as well as, periodic publication of downtown newsletter and brochures.

Design

Riverwalk Refurbishment - $$$$$ - High
Refurbishment of the riverwalk along the south side of the Manistee River between US-31 and Washington Street. Elements of the project will likely include replacement and/or painting of railings and deck, and improving connections with River Street.

Façade Grant Program - $$ - Annual Allocation
Continuation of the façade grant program.

Creation of a Downtown Park/Town Square - $$$$$ - Low
Acquisition and demolition of the former Glik's Building to create a downtown park which will provide access to the river as well as serving as a venue for gatherings and downtown events.

Veterans Park Refurbishment and Riverwalk-North - $$$$$ - Medium
Improvements to Veterans Park which include ADA access and ramps, removal and replacement of wood decking and rails, removal and replacement of the events pavilion and design and construction of a riverwalk along the north side of the river.

Streetscape Update and Refurbishment - $$$$$ - Medium
Improvements to the existing streetscape to include new sidewalks and possible snow melt system, trees, and conversion of lamp luminaires and ballast from high pressure sodium (HPS) to light emitting diode (LED).

Manistee County Library - Low
Provide assistance with improvements to the historic Manistee County Library building at 95 Maple Street.

Recycling Stations - $ for study and assessment /$$$$ estimated cost for three enclosures - High
Determine the feasibility for centrally located recycling collection stations in the downtown and if feasible, construct

collection stations.

Economic Restructuring

Redevelopment of Former Chippewa Hotel Property - $$ - Medium
Redevelopment of the former Chippewa Hotel located at the west edge of the downtown. The initial step by the DDA would be control of the property followed by a redevelopment concept and developer RFP.

Washington Street Corridor - $$$$$ - High
Continuation of redevelopment efforts to create infill and adaptive reuse opportunities along Washington Street between the river and 1st Avenue as envisioned in the Manistee North Corridor plan. Projects may include public-private partnerships, infrastructure assistance, assistance with demolition, and streetscape enhancements.

Memorial Drive Redevelopment - $$$$ - Low
Provide assistance, if needed, on redevelopment options within the area bounded by Taylor, Memorial Drive and Washington Streets. This area is strategic to the north side of the downtown and serves as a major entry to the downtown and is adjacent to Veterans Park and the river.

Relocation of the Farmers Market - $$$$ - Low
Relocation of the Farmers Market which is currently located along Memorial Drive.
The Development Plan and Tax Increment Financing Plan will include the allocation of Capital Projects and Initiatives by Project Category and Priority.

Note: The scope and cost of the projects may vary depending on the final design of each component. Project descriptions reflect the overall scope of the projects envisioned by the Manistee DDA. The DDA recognizes that market forces, private investment, future public-private partnerships, and legislative amendments may result in changes to the final design and costs.

Section 2.7: Waterfront

The City recognizes the importance of Waterfront properties as an asset to the Community. Properties with waterfront are a premium for development and highly sought after in most any community. Maintaining and preserving this natural feature is a high priority for the Planning Commission. Marinas are located along the Manistee River Channel and on the shores of Manistee Lake. Manistee Lake also provides a deep water port for various industries located along the shoreline and is an asset to the Industrial Uses located in the City of Manistee and adjacent municipalities.

2.7.1 Beaches

The City of Manistee boasts not one, nor two, but three world class beaches. Sugar sand with easy access not only greets beach users but our beaches are enhanced even more by weekly cleaning with our high tech beach cleaner/comber. First Street beach, Fifth Avenue beach and Manmade Lake beach offer three distinct and unique experiences. Very rarely crowded or overly busy, and always inviting, our beaches draw locals and visitors alike.

2.7.2 Boat Launches

The City of Manistee Operates three boat launches.

- First Street (located on the river channel as part of the Douglas Recreation Area)
- Arthur Street (located on the north-western shore of Manistee Lake, adjacent to the Manistee River mouth)
- Ninth Street (located on the western shore of lower Manistee Lake adjacent to the City wastewater facility)

First Street launch is the primary launch for access to Lake Michigan. It is a pay facility. In 2014 the cost was $10 for a daily pass and $40 for a seasonal pass. This money is earmarked for repair, maintenance and improvements to the facility and compliance is enforced by the Manistee Police.

The city takes great pride in its boat launches. Collectively, they are some of the best facilities on the west side of Michigan. The First Street launch is constantly being upgraded and improved. Recent work included widening skid piers, and the addition of a fish cleaning station for successful anglers.

In 2010, the city completely renovated the Arthur Street launch. The addition of an accessible fishing pier makes this a great asset for the whole area. The Arthur Street launch is slated for addition of a fee station in the not to distant future. Finally, the Ninth Street launch is proposed for a makeover once grant funding can be secured.

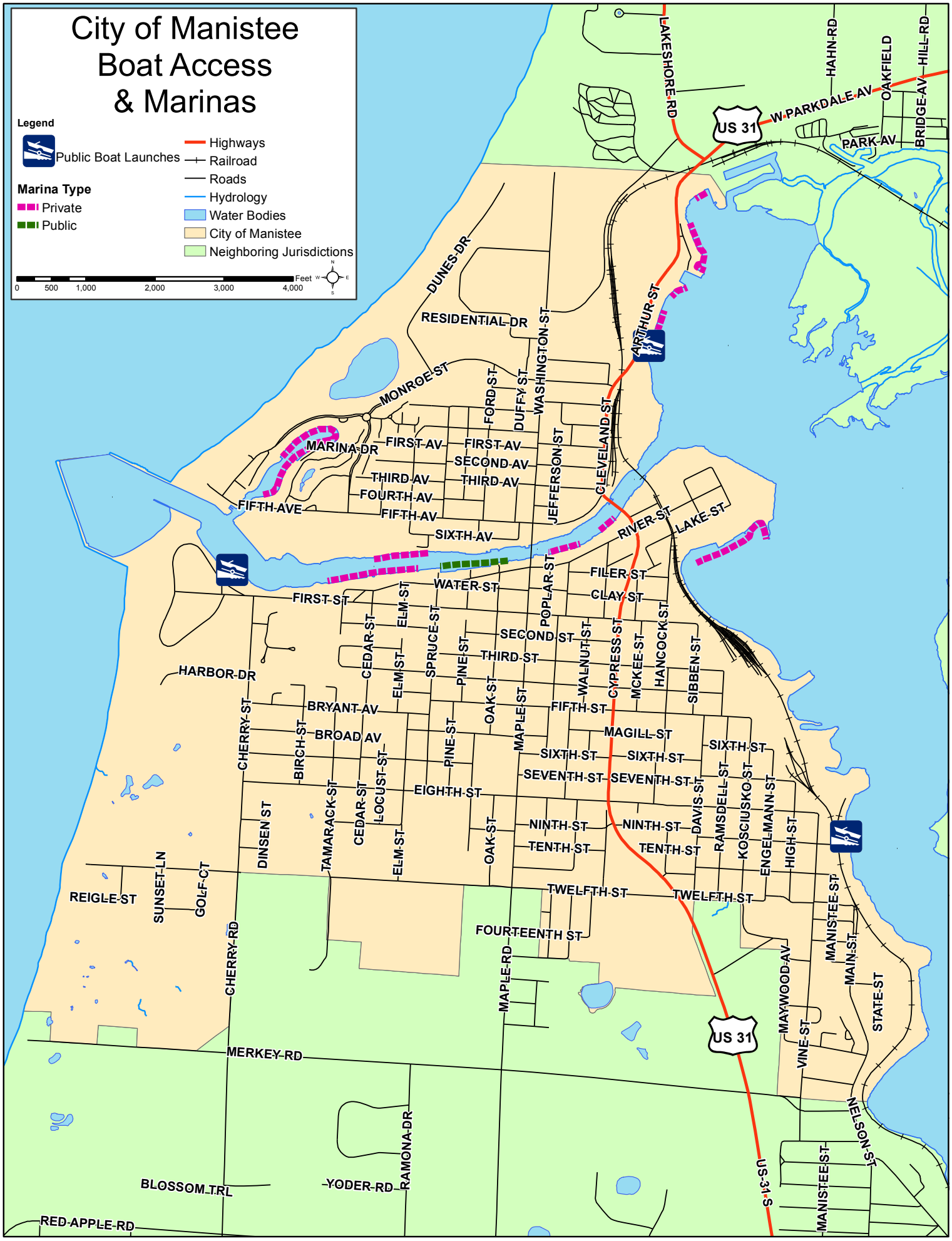
2.7.3 Marinas

City Marina

The Municipal Marina is located on the south bank of the Manistee River on the West end of River Street adjacent to the Central Business District. A new Universally Accessible Municipal Marina Building was constructed in 2012 and includes technology upgrades, amenities for boaters, public restrooms and conference room overlooking the Manistee River. Two Universally Accessible Lifts are available to assist boaters staying at the Marina and the general public. There is seating, benches and greenspace at the marina for public use and the riverwalk runs through the facility.

Important Information on coordinates to the River Channel and the City of Manistee Public Marina:

Channel:	Marina:
44° 15’ 08” N	44° 14’ 54” N
86° 20’ 58” W	86° 19’ 37” W


City of Manistee
Boat Access
& Marinas
Legend
Public Boat Launches
Marina Type
Private
Public
Highways
Railroad
Roads
Hydrology
Water Bodies
City of Manistee
Neighboring Jurisdictions
0
500
1,000
2,000
3,000
4,000
Feet
LAKESHORE RD
HAHN RD
OAKFIELD
HILL RD
W PARKDALE AV
US 31
PARK AV
BRIDGE AV
DUNES DR
RESIDENTIAL DR
ARTHUR ST
MONROE ST
FORD ST
DUFFY ST
WASHINGTON ST
CLEVELAND ST
MARINA DR
FIRST AV
SECOND AV
THIRD AV
FOURTH AV
FIFTH AV
SIXTH AV
FIFTH AVE
JEFFERSON ST
RIVER ST
LAKE ST
FILER ST
CLAY ST
WATER ST
POPLAR ST
FIRST ST
ELM ST
CEDAR ST
SPRUCE ST
SECOND ST
THIRD ST
PINE ST
WALNUT ST
CYPRESS ST
MCKEE ST
HANCOCK ST
SIBBEN ST
HARBOR DR
BRYANT AV
FIFTH ST
OAK ST
MAPLE ST
CHERRY ST
BIRCH ST
BROAD AV
MAGILL ST
SIXTH ST
SEVENTH ST
LOCUST ST
EIGHTH ST
DAVIS ST
RAMSDELL ST
KOSCIUSKO ST
ENGELMANN ST
HIGH ST
NINTH ST
TENTH ST
DINSEN ST
TAMARACK ST
REIGLE ST
SUNSET LN
GOLF CT
TWELFTH ST
FOURTEENTH ST
MANISTEE ST
MAIN ST
STATE ST
MAYWOOD AV
VINE ST
CHERRY RD
MAPLE RD
MERKEY RD
RAMONA DR
NELSON ST
US-31-S
BLOSSOM TRL
YODER RD
RED APPLE RD

Privately Owned Marina's

There are numerous Privately Owned marinas along the Manistee River Channel and Manistee Lake in the City of Manistee including:

- Cedar Street Marina
- Harbor Village Marina
- Shipwatch Marina
- Seng's Marina
- Pier 31

These larger private marinas are augmented by some smaller Marina operations and privately owned boat docks along the River Channel and Manistee Lake.

Section 2.8: Transportation

U.S. 31 is the primary entrance into the City from Manistee Township to the North and the Charter Township of Filer from the South. The U.S. 31 Bridge (one of two draw bridges in the City) runs over the Manistee River Channel. The posted speed limit on US 31 is between 30 and 40 miles per hour through the City of Manistee A US-31 Corridor Management Plan was prepared in 2004 for the City, Manistee Township and Charter Township of Filer. The 2004 US 31 Corridor Plan can be found at: http://www.manisteemi.gov/DocumentCenter/View/1387

2.8.1 US 31 Corridor Plan 2004

The following information for the City of Manistee is from the US 31 Corridor Plan:

"Almost all of the recommended access improvements outlined in Figure 1 for the City fall under the retrofit category given the built-out nature of this part of the corridor. These types of improvements (closing unnecessary drives/sharing drives) are typically not items that can be done overnight as the City or MDOT can't simply force an owner to close a driveway.

In most cases, such closures are done through a site plan approval and/or building occupancy process when the site is redeveloped, improved, or changes uses. These closures, then, are part of a long-range plan and can take many years to come to full fruition. However, past experience has shown that the ultimate safety and capacity benefits realized by the residents of the City and other travelers, even if long term, are worth the effort.

Recommended driveways closures/relocations do not focus solely on commercial sites. For example, there are two existing school driveways at the US-31/12th Street intersection that are too close and can affect the safety of the intersection. The driveway onto US-31 should be closed and the one onto 12th should be shifted westward (the grade difference issues can be solved).

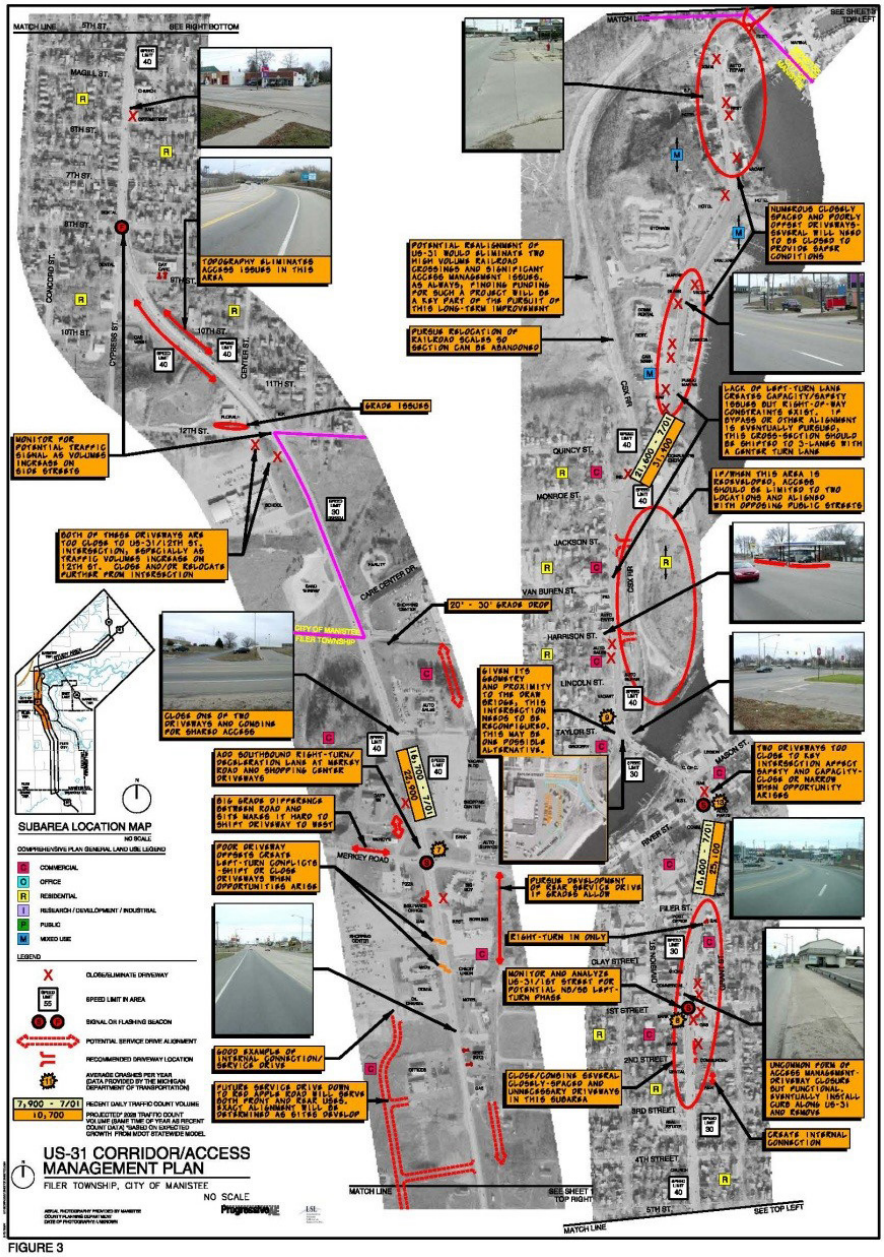


Figure 2.1 2004 US 31 Plan Schematic

As shown on Figure 1, there are several small subareas within the city corridor that will need significant driveway adjustments; near/at 1st Street, just north of Monroe Street, and just south of the city's northern limits. Also noted on the plan is the recommendation to limit the number of access points to a potential redevelopment site on the east side of US-31 just north of the bridge. If/when the rail facilities are removed/relocated, two access points (located directly opposite city street intersections) will be enough to provide good access."

The County Planning Department and Alliance for Economic Success are currently developing a Scope of Work for a planning process to develop an updated US 31 Corridor Plan for all of US 31 of which the City is an important partner.

2.8.2 City Streets and Sidewalks

The majority of the City is a grid street pattern with public alleys. The City is nearing completion of the State Mandated elimination of combined sewers in the City. This process has taken almost 20 years to complete and once done the City will begin focusing on maintaining and upgrading streets. The 2015 Annual Report "State of Streets" is currently available for public viewing and can be located on the City website at: http://www.manisteemi.gov/CivicAlerts.aspx?AID=249

The City has a sidewalk replacement program in place that annually replaces section of sidewalk which have fallen into disrepair. Not every neighborhood in the City has sidewalks and the City recognizes this need to provide safe access for pedestrians.

2.8.3 Public Transportation

The City of Manistee and County are served by a Dial-A-Ride service that operates on an as-needed basis serving one of the many transportation demands of the community. Refer to map 2.14.

2.8.4 Non-Motorized Transportation

There is a need to provide adequate parking and non-motorized trails that meet the needs of residents and visitors. Refer to map 2.14. The Overview from the City of Manistee Non-Motorized Transportation Master Plan adopted February 5, 2008 reads:

"The City of Manistee Master Plan establishes that there historically and currently is an interest in non-motorized facilities within the City of Manistee. Established non-motorized facilities are those improvements and provisions made to enhance bicycling and walking such as bike lanes, bike racks, sidewalks, river walk, etc. Creating a transportation environment that provides universal accessibility and encourages bike usage, walking and the combined use of aforementioned and public motorized transportation (dial-a-ride) will enhance the City in providing for the following:"

- *Increased safety for pedestrians, persons with wheelchairs/disabilities and cyclists;*
- *Other transportation and fitness opportunities;*
- *Alternatives for maintaining a healthy lifestyle;*
- *Environmental stewardship;*
- *Increased awareness for community sustainability;*
- *Connectivity, being the linkage between various destination points in the community and surrounding communities.*

Transportation system information is displayed on map 2.14.

Map 2.14 Transportation

2.8.5 Deep Water Port

Manistee owes its very existence to its natural geography and the access provided by its location on the Great Lakes. Commercial freighters access a full domestic port facility at Manistee Lake through the Manistee River Channel. The importance of maintaining a 23 dredged foot depth in the Manistee River Channel is instrumental in the delivery of goods to the deep water port which serves several Manistee Lake industries.

2.8.6 Rail

A Daily Rail Freight Service is another key component in the success of the numerous industries around Manistee Lake. There has been talk since the 1980's to relocate the rail around the lake which would eliminate the train bridge across the Manistee River Channel and two railroad crossings on U.S. 31 on the North Side of town within the City Limits.

2.8.7 Commercial Airport

Manistee County Blacker Airport provides daily commercial air service to Chicago Midway, as well as offering scenic plane tours of Northern Michigan and offering private flight services. Information on available services can be found on their website at: http://flymanistee.com/

Section 2.9: City Services

An inventory of City Services which includes all public services was completed and broken down into categories as follows:

2.9.1 Administration

City Hall is home to the Administrative Offices of the City and the Police Department. The following Departments are located at City Hall:

2.9.2 City Manager

The City Manager is hired by the City Council; the City Manager is the Chief Administrative Officer for the City of Manistee.

The City Manager is primarily responsible for the efficient administration of all city departments; the enforcement of all city laws and ordinances; the appointment of certain city department heads, with the consent of City Council; to fully advise the council on policies, affairs, financial conditions and the needs of the city; the enforcement of any franchises, contracts or agreements and the recommendation and administration of an annual city budget.

2.9.3 Assessing

The City Assessor is an administrative officer appointed by the City Council. The assessor is responsible for property tax administration, valuation and record-keeping for real and personal property in the city. Real property is land and improvements. Personal property includes furniture, fixtures, machinery and equipment and is generally owned by commercial, industrial and utility companies.

The City Assessor administers principal residence (homestead) exemptions in conjunction with the State of Michigan. Homeowners are allowed one exemption from the 18 mills of school operating tax on their principal residence or homestead.

2.9.4 City Clerk

The City Clerk's office shares staff and duties with the Financial Services Department. Its responsibilities are:

- Accounts payable
- Bank reconciliations
- Banner permits
- Employee benefits
- Employee \ retiree insurance
- General ledger maintenance
- Maintaining voter registration records
- Management of school, local, state and federal elections
- Payroll management and maintenance
- Preparation of council minutes
- Property \ casualty insurance claims
- Publishing ordinances and board vacancies
- Safekeeping all city documents
- Records retention coordinator

2.9.5 Financial Services

The Financial Services Department is responsible for all financial activities in the city, with three main areas of responsibility: finance, treasury and information technology. The main activities of the department include:

- Drafting policies and procedures
- Investing all city funds
- Maintaining the city's accounting records
- Managing the annual audit
- Receiving all city revenue
- Paying all city bills
- Preparing the annual budget
- Serving as Chief Technology Officer / managing IT contracts

2.9.6 Department of Public Safety (Police and Fire)

In 2010 the Police Department and Fire Department were merged into the Department of Public Safety.

City Police Department

The Manistee City Police Department is a young, progressive department with many plans for the future. The department works in conjunction with local law enforcement agencies and rescue services to provide the best service to the community and its guests. The department currently has a staff of 19 full- and part-time employees.

Currently there are five patrol cars which patrol 40 miles of city streets. The department also has a car for the detective sergeant's use. During the summer months there is a bike patrol for community policing and summer events. Officers regularly conduct foot patrols throughout the downtown area, the Riverwalk and local beaches. A Polaris Ranger beach vehicle funded by a Local Revenue Sharing Grant will allow officers to patrol the beaches more effectively and respond to emergencies more quickly.

City Fire Department

The Fire Department has a budgeted staff of eight full-time employees, seven firefighters and one public safety director. The department provides the city with fire protection and medical response services, including basic life support transport services.

In addition, firefighters conduct an active fire prevention program, conduct fire prevention and pre-planning inspections, inspect the city's fire hydrants and maintain the city's 117-year-old fire station. All firefighters are specially trained for cold water and confined space rescue, and some Hazmat operations.

2.9.7 Department of Public Works

The Department of Public Works is the largest and most diverse of the city's departments. Its main areas of work include the streets, parks, water system, sewer system, Wastewater Treatment Plant (WWTP), motor pool and the maintenance of these facilities.

It provides such services as snow plowing, sanding, street repairs, traffic control, tree trimming, chipping, leaf pick-up, brush collection, park maintenance, flooding the ice rink, making compost, fleet maintenance, beach grooming and public area maintenance, to name just a few. The Public Works Department also assists other organizations as necessary, especially during the city's festivals and peak summer season.

2.9.8 Planning & Zoning Department

The Planning and Zoning Department handles a variety of functions for city government. Activities include: Staff Liaison to the Planning Commission, Historic District Commission, Zoning Board of Appeals and Non-Motorized Transportation Committee. Processing requests, maintaining master files for each Board, acting as Recording Secretary for the Brownfield Redevelopment Authority and maintains master files for the Authority. Acts as the City Planner and Zoning Administrator, issues permits, develops language for zoning amendments and maintains the Zoning Ordinance. Maintains the master files for the Codified Ordinance and is one of two administrators for the City Web Page. City Contact for the Rental Registration Program and Building Permit inquiries; point person for the Redevelopment Ready Communities Program and prepares/processes grants.

Section 2.10: Schools and Education

The City of Manistee is contained within the Manistee Area Public School District as displayed on map 2.15. Four of the five Manistee Area Public Schools are located in the City of Manistee. CASMAN Alternative Academy located in the City if the only public charter school in Manistee County and offers a rigourous curriculum and high teacher to student ratio. Additional school options are available at Trinity Lutheran and Manistee Catholic Central which are both located within the City. School options are important as there is the school of choice for families within the City of Manistee as well as throughout Manistee County. Options allow for students to attend schools which best fit their character and scholastic needs. A Virtual Academy is also available in the form of the Michigan Great Lakes Virtual Academy (MGLVA). This is an online public school authorized by Manistee Area Public Schools for grades K-12. MGLVA is known for helping students become self-motivated learners. The rigorous curiculum includes art, music, world languages, and career and technical education courses. Students can participate in a dual-enrollment program, allowing them to earn college credits while in high school.

Higher education and trade school training are important in expanding an individual's knowledge and skill set in preparation for career opportunities. West Shore Community College is located 17 miles south of the City of Manistee and offers a variety of courses and study areas which one can pursue to increase their knowledge in a subject and to ultimately place themselves competitively in the job market. West Shore Community College also offers courses at the West Shore Medical Education Center located a couple of miles north of the City of Manistee in the West Shore Medical Center Campus. The West Shore Medical Center offers hospital and emergency services to the area with 40 available beds and has cooperative care with neighboring Munson Healthcare in Grand Traverse County. Discussions with Baker College about offering courses locally have been occurring recently. Having additional higher educational courses available from other colleges can fill potential gaps which may be missing in terms of course offerings and educational areas of focus.

It is important to work in a collaborative manner with our school systems and higher educational institutions in order to identify specific areas of focus which are needed to fill positions which are offered not only within the City of Manistee, but also regionally. Further collaboration with the intermediate school districts provides opportunities geared towards shared resources, specifically athletic and recreational opportunities which can save monies through consolidation and maintenance.

2.10.1 Administration and School Buildings

Manistee Intermediate School District Offices
772 E. Parkdale Ave.
District Offices

Superintendent's office and Kennedy Elementary School
550 Maple Street
(grades 4-6)

Jefferson Elementary School
515 Bryant Avenue
(pre-school, Young 5's, Kindergarten)

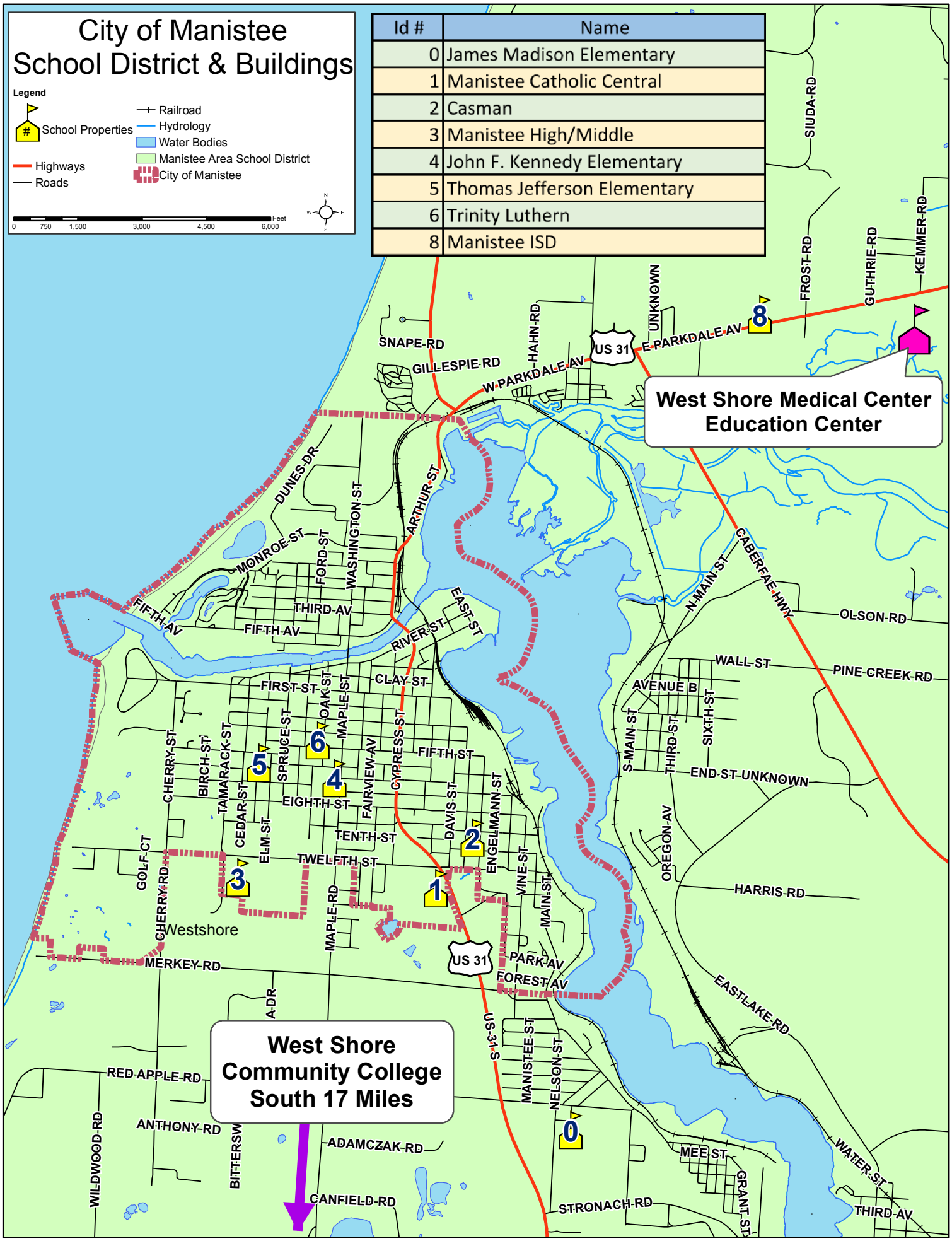
Manistee Middle School and High School
525 Twelfth Street
(grades 7 – 12)

Manistee Catholic Central
1200 S. US 31
(preschool – 12 grade).

Trinity Lutheran School
420 Oak Street
(preschool – 8 grade).

CASMAN Alternative Academy
225 Ninth Street
(7 – 12 grade)

Michigan Great Lakes Virtual Academy
50 Filer St., Suite F.
(Online K-12)



Id #	Name
0	James Madison Elementary
1	Manistee Catholic Central
2	Casman
3	Manistee High/Middle
4	John F. Kennedy Elementary
5	Thomas Jefferson Elementary
6	Trinity Luthern
8	Manistee ISD

Map 2.15 School District and Buildings

Section 2.11: Guiding Ideas for Plan Development

This portion of the Master Plan presents a broad spectrum of information related to current conditions and evolving planning trends in the City of Manistee. This section of the plan began with discussion on "likes, dislikes and direction for the future". This was followed by answering the question "If you were to drive through Manistee or view it from the air in ten years what would you see?"

The Planning Commissioners drafted a list which was utilized as a starting place for the public input sessions. The public input sessions would further expand the list which would provide a basis for goal and project development and ultimately develop the Future Land Use Plan. The top five initial responses for each category were as follows:

2.11.1 What Do You Like About the City?

1. Natural Bodies of Water (Lake Michigan Shoreline, Beaches, Manistee Lake, Manistee River Channel, Man-Made Lake)
2. Safe, friendly, family oriented, small town atmosphere, solid sense of community
3. Cultural opportunities in the area; The Ramsdell Theatre is a true gem with the Arts and Theater; Music on Tuesdays at the Gazebo and Thursdays on the River; renovating Vogue Theatre; Museums; Festivals
4. Recreational opportunities (Riverwalk, Parks, Golf, Indoor Pool, Indoor Walking Track, etc)
5. Great City services Fire, Police, Roads, Trash pickup
5. Manistee has a great school system with great sports teams and academics

2.11.2 What Do You Dislike About the City?

1. The lack of opportunity for high school and college graduates to obtain a well-paid job with future opportunity for advancement
2. City Taxes, Higher taxes than surrounding townships
2. Limited choices in restaurants
3. Limited Shopping opportunities, hours and selection, closed on Sundays, closed evenings (summer also)
4. Condition of buildings, empty storefronts and streetscape

2.11.3 Direction for the Future

1. Choices for everything (Restaurants, shopping, recreation, entertainment)
2. Job increase
3. Better Co-op between City and outlying areas; Manistee Agencies/Township pulling together to bring more manufacturing and retail jobs to Manistee and the County; Open forums with the City Council, Planning Commission, AES and Chamber held away from City Hall
4. Improved and expanded tourist information for the Manistee area (Midwest Living article an excellent example); Enhanced promotion of Manistee to Michigan and the Midwest (e.g. boating publication); promotion of Manistee County as a site for new industry and business which would employ larger numbers of people and increase starting wage levels; Create a positive acceptance of new industry and business from our local leaders and existing business
5. Economic development focus on solid long-term job growth
5. More improvement from community such as restarting of the Tuesday Committee

2.11.4 Ten Year Vision

1. Fully occupied downtown
2. More jobs/commercial & Industrial facilities
3. Removal & Reroute of train tracks to spur commercial development
4. Vastly developed downtown and new streetscape, parks and fountains

4. Enlarged Hospital with increased beds, specialists and medical treatments.

This was the starting point the Planning Commissioners used to begin the development of this plan. This was then followed by gathering Citizen input as detailed in Section 2.12.

Section 2.12: Community Input

Public input is one of the most important factors to be included in a planning process for the development of any plan which sets policy for governmental entities. This planning process embraced public input through the utilization of public input sessions and a survey administered to the public. The findings of each form of public input are summarized within this section of the plan, and the information provided would help to shape Chapter 3 of this plan which outlines goals and tasks as well as the future land use plan for the City of Manistee.

2.12.1 Public Input Session November 21, 2013

A Visioning Session was held on November 21, 2013 at City Hall for the purpose of gathering input from the public for use in formulating the long range priorities, goals, and strategies for the plan. The session was held as part of the Lakes to Land Regional Initiative (www.lakestoland.org), a 16-community planning collaboration in northwest Michigan which spanned between Manistee and Benzie Counties.

Sixteen people attended the Visioning Session which was facilitated by Beckett & Raeder, Inc., the consultant agency serving the Lakes to Land Regional Initiative. The attendees arrived to find seven tables set with exercise sheets and other materials. Groups sat at four of the seven tables: # 2, 3, 5, 7. These numbers are referenced throughout this summary. The facilitator asked a series of six questions, giving the groups approximately five minutes to develop as many answers as possible to each of the questions.

Each individual then used dot stickers to indicate their preferred answers. They voted for one item on the first question and two items on questions 2-6. When each table had generated and voted on their top three visions for the future, participants were asked to offer three strategies for achieving each vision. The groups then presented these visions and strategies to the audience as a whole.

Each group's top three visions were then written on poster-sized sheets and hung near the exit. Attendees were asked to use their remaining three voting stickers to indicate their top priorities among all of the suggested visions.

This summary includes the results of the Visioning Session along with one citizen e-mail. The Collective Prioritization will be used to develop an online survey to confirm the priorities in the wider community.

Collective Prioritization	Votes
Jobs and economic base	12
Vibrant community	9
Be a trend-setter	8
Stronger downtown and expanded retail	7
Less city debt	6
Eliminate blight	5
Clean water, clean air, clean government	5
Fill industrial parks	2
Expanded riverwalk trail	2
Better restaurants	1

Table 2.6: Collective Prioritization

2.12.2 Public Online Survey January – February 2014

After the completion of the initial Public Input Session an on-line survey was posted on the City of Manistee's website during January –February 2014. The online survey questions were developed based upon the Collective Prioritization results gathered from the initial Public Input Session. There were 72 responses to the survey during the two month period during which it was open. The survey introduction read as follows:

"The following priorities for the City of Manistee were developed at a Community Visioning Session held on November 21, 2013. Please rank them in the order of importance to the City of Manistee, with "1" being the most important."

The response to the question in order of priority are displayed in table 2.7 below:

Answer Options	1	2	3	4	5	6	7	8	9	10	11	Rating Average	Response Count
Sufficient jobs at livable wages	38	13	10	1	2	1	4	1	1	0	1	2.36	72
Blended economic base of tourism, commercial and industrial	12	10	10	11	6	7	2	4	1	5	4	4.54	72
Governmental efficiency and transparency	5	6	12	12	8	4	7	7	6	1	4	5.25	72
Expanded downtown retail offerings	1	5	9	11	7	17	5	7	4	5	1	5.65	72
Filled industrial parks	2	14	7	8	8	5	5	2	7	8	6	5.74	72
Lower city debt	2	9	6	7	9	7	7	10	7	2	6	5.99	72
Cleaner air and water	4	4	3	4	5	7	8	13	11	11	2	6.88	72
Expanded restaurant offerings	2	2	6	3	13	8	9	5	5	7	12	6.93	72
Become trend setters, shapers and innovators of successful community development incentives	4	2	5	5	6	2	12	9	6	10	11	7.17	72
Blight elimination	0	5	3	3	5	10	11	9	14	5	7	7..19	72
Expanded riverwalk and non-motorized transportation trails	2	2	1	7	3	4	2	5	10	18	18	8.31	72
Answered question													72
Skipped question													0

Table 2.7: Survey Priority Response Ranking

Having held an initial public input session followed by an online survey, results displayed the importance of economic development with a diversified economic base, governmental efficiency and transparency with lower debt, expanded retail and restaurant offerings, clean air and water, and blight elimination to name a few of the top priorities. This

information as developed through public input displayed some important areas of focus, but lacked sufficient input to shape and develop goals and tasks to see the desires of the pubic become a reality. To further involve the public in the establishment of a direction for the City a final public input session was planned.

2.12.3 Public Input Session October 15, 2015

The final public input session was held on October 15th, 2015 in the City Council Chambers at City Hall. The format of this public input session varied from the session held previously. This input session would utilize the main ideas from the previous vision session and survey to create over arching themes under which the ideas could be placed. Then the session was utilized to identify Strengths, Weaknesses and Opportunities as they related to the themes. Ultimately it was the public input of this session which would outline the creation of the goals and tasks for the plan.

The over-arching themes which were utilized during this public input session are:

- Economic Development and Job Creation
- Transportation
- Land Use and Zoning
- Housing
- Education and Schools
- Aesthetics and the Environment
- Public Safety
- Government Efficiency and Communication

During the public input sessions, the public was split into several groups and seated at tables. Planning Commission members present and members of the public that arrived together were separated and sat at different tables. The purpose of this was to help foster and stimulate conversation and discussion amongst participants which may be unknown to each other.

Each table was provided a set of sheets of paper with a planning theme identified at the top of the sheet. The sheets then asked the questions pertaining to strengths, weaknesses and opportunities of each of the themes. The tables discussed the issues and filled out each of the sheets pertaining to a specific theme.

Upon completion of this exercise, the sheets were then gathered and the information combined into a singular document which outlined the sound public input for each of the themes presented. This information established through two public input sessions and an online survey would then be utilized to develop draft goals and tasks for the City of Manistee. The direct information gathered at the public input sessions and through the survey can be found in Appendix A.

It is important to note that many identified goals and tasks are not directly linked to the City of Manistee Planning Commission. This information was tallied and logged in order to be provided to the correct department, agency or responsible party for their information and to hopefully assist in future decision making.

CHAPTER 3: GOALS, FUTURE LAND USE AND IMPLEMENTATION

This section of the Plan builds upon the Community profile presented in Chapter 2 The form and vitality of any community is defined largely by how its citizens see the way land is used and how that use relates to their daily life. As a result, the way we use the land is linked directly to the quality of life in the City of Manistee.

As a guide the Plan is dynamic in nature; changing conditions may affect some assumptions used within the Plan, but changing conditions don't necessarily mean the Plan must change. The City must examine changes as they develop and decide if the principles on which the Plan was based are still valid. If so, the Plan should be followed. Although it should also be noted that changes to the core themes of the plan guiding policy may not be necessary, periodic plan updates to include the most current and relevant land use data and public input should be a priority

The relationship between the Master Plan and the Zoning Ordinance is often misunderstood. The Master Plan is a guide for land use for the future, setting a policy by which to guide regulatory measures and land use decision making. The Zoning Ordinance regulates the current and future use of the land.

The Master Plan is a legislatively necessary for the establishment of policy for direction towards the establishment of a regulatory zoning ordinance. The Zoning Ordinance is a regulatory land use law that must be followed by the community's residents and others wishing to utilize or develop a parcel of property within the City.

The Plan Goals and Tasks are developed from available land use data, census figures, regional studies available to the community and public input that identified a number of important areas of concern that are important to the Master Plan effort and the entire community. These Goals and Tasks are covered in Section 3.1.

The Action Plan found in Section 3.2 outlines Goal and Task implementation through coordinated efforts which includes a series of implementation strategies that outline a course of action to realize the vision of the Master Plan.

The Future Land Use Plan, which outlines land use categories and contains a map displaying land use district locations establishing the policy which guides the placement of zoning districts and the regulatory requirements found within them. The Future Land Use Plan is located in Section 3.3, followed by the Zoning Plan in Section 3.4

Section 3.1: Goals and Tasks

Themes which are over-arching broad categories meant to capture many varied aspects of land use planning were derived from the critical assets of the City such as infrastructure, building characteristics, transportation, governmental operations, educational systems, historic areas/structures and natural features. Each of these are accounted for and categorized into the Themes.

Goals were derived from available data and public input found within this Master Plan. The goals are general in nature and attainable through concerted effort. The Tasks are designed to be specific to the goal and are regarded to be the milestones in the journey to achieve the goal. Tasks are further supported by the identified responsible party which should lead implementation and coordination efforts.

The Tasks following the goals are organized into tables. The tables utilize a color-coding system for the identification of planning commission Task and those Tasks that are the responsibility of another party as well as an abbreviation for the department, board, commission, committee or agency which should assist in the efforts of implementing the Task. The tables don't outline time frames at this time for completion of the tasks for each goal. The assignment of tasks which are under the guidance of various departments, agencies, committees and groups rely upon coordination of those responsible parties in order to move towards completion of tasks for each goal. It is suggested that the goals and tasks outlined within this planning document be reviewed by the responsible parties and then be accounted for and organized into the work plans which are utilized to guide the actions of the responsible parties. More information on

the steps necessary for the implementation of these goals and tasks can be found in Section 3.2 the Action Plan, which identifies the necessary steps for moving forward with implementation efforts.

The identified color-coding below outlines those tasks which the Planning Commission is included as a responsible party and for those tasks for which implementation efforts fall upon other departments, agencies, committees and/or groups.

Tasks which include the Planning Commission as a Responsible Party are shaded:

Tasks which don't include the Planning Commission as a Responsible Party are shaded:

The Responsible Party Tables below provide an abbreviation for departments, agencies, committees and groups which are important to the implementation efforts of the Goals and Tasks.

Responsible Party	Abbreviation
Alliance for Economic Success	AES
City Council	CC
City Manager	CM
Army Corps of Engineers	COE
Dept. of Environmental Quality	DEQ
Dept. of Public Works	DPW
Finance Director	FD
Harbor Commission	HC
Historic District Commission	HDC
Main Street/DDA	MSDDA

Responsible Party	Abbreviation
Manistee Area Chamber of Commerce	MACC
Manistee Housing Commission	MHC
Non-Motorized Transportation Committee	NMTC
City Parks Commission	CPC
Planning Commission	PC
City Police Department	PD
Planning & Zoning Administrator	PZ
Visitor's Bureau	VB

Table 3.1 Responsible Parties and Abbreviations

Theme: Economic Development/Jobs Creation

Goal 1: Explore new opportunities for assisting Downtown as well as supporting opportunities which currently exist.

Task	Responsible Party
Continue to work with the MS/DDA, Visitor's Bureau and the Chamber to Promote and Advertise downtown businesses and events.	CC, PZ
Exploration of other options (i.e. tax abatements, grants etc.) that would further assist with business recruitment, staff should continue to participate in existing programs, seminars and conferences which educate on available opportunities.	MSDDA, PZ
Continue to utilize volunteers for events, maintain and established database for volunteers, and recruit volunteers for events with consideration of sufficient time for volunteers to coordinate their schedules for participation.	MSDDA

Goal 2: Maintain and continue to utilize water resources around the City for promotion of economic development.

Task	Responsible Party
Maintain the existing deep water port	COE, HC, AES
Establish and maintain view corridors along the river from both recreational spaces, but also for commercial and residential areas which are water adjacent. Views should be maintained but bank stabilization and the protection of vegetation should be a priority.	PC, DEQ

Task	Responsible Party
Continued integration of businesses with waterfront resources, through access to the Riverwalk or other waterfront areas, with support for boat slips for access to businesses.	MSDDA, AES, PC, PZ
Continued maintenance of established water recreation areas for the public	MSDDA, DPW

Goal 3: Receive and maintain status as an approved municipality in the Redevelopment Ready Community (RRC) Program through the State of Michigan.

Task	Responsible Party
Obtain certification of the RRC program by meeting all requirements.	PZ
Set and hold an annual meeting with Council, boards and commissions which pertains specifically to the RRC Program, outlining how the State program assists the community and how to continue to harness the programs opportunities.	PZ
Market and assist with the development of properties within the City through RRC program with assistance of the State.	PZ, MSDDA
Follow best practices for the RRC program as modeled by the State	PZ, PC

Goal 4: Continued work towards communication and consensus of both residents of the community but also amongst various departments, boards and commissions.

Task	Responsible Party
Continue to maintain an updated web page with information that is important to the development process as well as for keeping visitors and residents informed.	PZ, FD
Utilize a single point of contact for interest in development activities and for initiation of the development process, this point of contact should work with contacts of all necessary departments/agencies, and potentially hold an annual meeting to discuss how to continually improve the development process	PZ, PC

Goal 5: Continue to work with agencies and groups outside of those within the City of Manistee Government.

Task	Responsible Party
Work with the various agencies and groups outside the City to identify unique recreational opportunities within and adjacent to the City that will bring economic benefits to the local merchants.	PZ, AES, CPC, MSDDA
Seek assistance from other communities to learn of successes that can be utilized in our community.	CC, PC, PZ
Seek to work with neighboring jurisdictions agencies and groups to work towards solutions to problems which are Areas of Greater Than Local Concern.	CC, PC

Goal 6: Seek and expand job creation which is sought after by many local residents.

Task	Responsible Party
Continue to support agencies that work to foster job growth in the community including but not limited to the Manistee Manufacturers Council, West Shore Community College, Chamber of Commerce, Manistee Visitor's Bureau, DDA and Alliance for Economic Success.	CC

Goal 7: Continue to embrace Place-making as method to draw interest of those wishing to locate themselves within a community which offers experiences and a style of living which is uniquely Manistee.

Task	Responsible Party
Encourage population growth and development through known Place-making practices, which have been thoroughly researched and developed	PC, PZ, MSDDA

Task	Responsible Party
Continue to maintain resources already in place that make Manistee a unique place to live and visit.	PC, PZ, MSDDA
Continue to participate in regional recreational planning processes for development of plans which meet State approval for grant funding.	CPC, PZ, DPW

Goal 8: Continue to support through land use practices the opportunity for residents to pursue occupations within their residences.

Task	Responsible Party
Review zoning requirements to ensure that home occupations are allowed with proper regulatory requirements which offer protections to adjoining property owners.	PC, PZ

Goal 9: Maintain a GIS database of property information for marketing purposes.

Task	Responsible Party
Develop a GIS database that contains specific information pertaining to each commercial/ industrial property that can be used as marketing tool for development and/or redevelopment.	PZ, MSDDA

Goal 10: Work with Networks Northwest, MSU Extension and USDA Rural Development during the Stronger Economies Together (SET) Planning Process.

Task	Responsible Party
Participate in the nationally recognized SET Planning Process which is regionally coordinating economic development efforts between Manistee, Benzie, Grand Traverse and Kalkaska Counties.	PZ, CM, MSDDA

Theme: Transportation

Goal 1: Continued support of non-motorized transportation and the non-motorized committee.

Task	Responsible Party
Encourage the placement of bike racks at specific destinations within the City. Continue to require bike racks for parking lots with ten space or more.	PC, PZ, NMTC
Explore options for bike rental in the City.	MSDDA, NMTC
Continue to support and works towards non-motorized trail connections to destinations and amenities both within and outside the City.	NMR, DPW
Continue to support maintenance/development of sidewalks and bike lanes where feasible.	NMTC, DPW

Goal 2: Continual review of streets and parking adequacy.

Task	Responsible Party
Continue to have discussion and open dialogue about parking availability and options.	PC, PZ
Support road improvements under direction and leadership of the public works department.	CC

Goal 3: Continue to provide Deep Water Port and Rail access

Task	Responsible Party
Identify current need of established rail system, rail yards and options.	PC, PZ

Goal 4: Continue to support private marina business within the City.

Task	Responsible Party
Provide assistance for developments with marina approval processes at local, state and federal levels	PC, PZ

Theme: Land Use and Zoning

Goal 1: Allowance for increased residential uses in the downtown.

Task	Responsible Party
Review zoning that allows first floor residential uses if separated from the commercial use of the building as well as meeting all applicable state building codes.	PC, PZ
Encourage the development of residential uses on upper stories of existing commercial buildings within the downtown.	PC, PZ, MSDDA

Goal 2: Review of industrial areas within the City

Task	Responsible Party
Review zoning to ensure that industrial areas are not hindered for development.	PC, PZ
Review industrial rail area, making determinations upon the necessity of rail for infrastructure for industrial zoned properties.	PC, PZ, AES
Provide further support and research into the marketing of vacant industrial lots within the City.	PZ, AES

Goal 3: Consideration for the placement of land uses

Task	Responsible Party
Determine that adjacent uses are compatible with one another, and provide visual buffering of unsightly commercial and industrial refuse areas, storage and mechanical equipment from residential areas	PC, PZ
Ensure that land use requirements provide the setting aside of easements for infrastructure placement and that street system infrastructure is protected from encroachment.	PC, PZ, DPW

Goal 4: Explore application of Low Impact Development requirements for environmental sustainability.

Task	Responsible Party
Utilization of stormwater requirements to allow retention and infiltration of stormwater runoff for protection of property and surface waters.	PC, PZ, DPW

Goal 5: Maintain an accurate and up-to-date land use spatial database.

Task	Responsible Party
The GIS spatial database created to contain all parcel land uses, historic information, rental properties and redevelopment ready information should be updated regularly to correspond to on the ground conditions.	PZ

Theme: Housing

Goal 1: Support for preservation of historical homes within the City.

Task	Responsible Party
Encourage the maintenance and upkeep of this historical resource	HDC, PZ

Goal 2: Consideration for senior housing within the City.

Task	Responsible Party
Maintain existing senior housing and support expansion of assisted living options through marketing of potential sites.	MHC, PZ
Set aside senior housing space that is utilized solely by seniors as the needs of seniors differ from other age cohorts.	MHC

Goal 3: Housing space, size, and rental considerations

Task	Responsible Party
Support the collaboration of multiple local units of government in the development of a housing plan which can meet current and forecasted trends and be implemented and met throughout several local municipalities.	CC, PC, PZ, MHC, AES

Theme: Education/Schools

Goal 1: Work and collaborate with local colleges.

Task	Responsible Party
Work with West Shore Community College (WSCC) to identify specific study areas of focus which may be beneficial for residents of the City and surrounding areas. Support expanded classes at the West Shore Medical Center Education Center.	CC, AES
Work with Baker College to identify specific study areas of focus which may be beneficial for residents of the City and surrounding areas.	CC, AES

Goal 2: Support exploration of fiscally responsible before and after school programs for school age children whose parents are working

Task	Responsible Party
Support the teen center and programs which allow children and teenagers opportunities for before and after-school activities.	CC

Theme: Aesthetics and Environment

Goal 1: Continue support for façade improvements for downtown historical buildings

Task	Responsible Party
Support the Historic District Commission and the work they perform with historic property owners	CC, MSDDA, PZ

Goal 2: Market and promote the development and redevelopment of under utilized properties

Task	Responsible Party
Develop a plan and database which outlines current commercial buildings, provides information for an aesthetic quality ranking and provides data for marketing purposes.	PZ, MSDDA

Goal 3: Maintain amenities that make the downtown area unique

Task	Responsible Party
Continue to maintain the Riverwalk as a destination for downtown. Work to increase the beauty of the landscape and the connections to downtown.	MSDDA
Continue to works towards a more desirable streetscape through the utilization of trees, benches and landscaping which promotes beauty and a sense of place.	MSDDA

Goal 4: Work towards eradication of blight.

Task	Responsible Party
Continue blight enforcement program and zoning ordinance enforcement.	PD, PZ

Goal 5: Promote environmental quality of air, land and water.

Task	Responsible Party
Ensure soil erosion protection practices are utilized and enforced for development and soil disturbance activities.	PC, PZ, DPW
Support building practices which utilize Low Impact Design (LID) measures and meet Leadership in Energy and Environmental Design (LEED) practices.	PC, PZ
Support and work through watershed and other environmental land use planning processes which impact local water and land resources.	PC, PZ

Theme: Public Safety

Goal 1: Promote public safety, and support our law enforcement and fire personnel.

Task	Responsible Party
Support the established neighborhood watch program, and expansion of the program into areas of the City where it may be lacking.	CC, PD
Emphasize the importance of neighborhood communication and getting to know one's neighbors	CC, PD
Continue support for the SCENT program as a priority for reducing drug related crimes within the community.	CC, PD
Support for continue education for drug abuse in the City and surrounding areas.	CC, PD

Theme: Governmental Efficiency and Communication

Goal 1: Continue to utilize and expand communication with residents.

Task	Responsible Party
Continue to keep the City's Web Site up to date, and emphasize the importance of the website as a tool for communication with the City's residents.	PZ, FD
Continued use of the community newsletter which is provided with the tax bill	CM, CC, FD
Utilize Social Media as a method to communicate information to the residents and visitors.	CM, CC, FD
Utilize all communication methods to emphasize the importance of participation at meetings as the primary method with which to have detailed open dialogue and discussion where accountability for one's words and actions are of upmost importance to furthering the desires of the residents of the City.	CM, CC, FD

Goal 2: Promote government efficiency and sound fiscal responsibility through budgeting.

Task	Responsible Party
Continued collaboration amongst departments and agencies to provide assistance to one another and to ensure efforts aren't duplicated.	CC, FD
Continued sound budgeting by departments with a goal towards fiscal responsibility to the residents.	CC, FD

Section 3.2: Action Plan

The development of goals based upon community input, pertinent data contained within this plan and the collaborative process involving Planning Commission Members and Planning Department Staff have outlined recognized needs across the community. Avenues for meeting goals through implementation of this plan is the single biggest task to come out of this Master Planning Process.

In order for successful implementation of the goals of this plan, sound focus from elected officials, appointed officials, department staff and citizen volunteers is needed to support a unified vision for meeting the desires of the community. An approach to meeting the goals of this plan can be applied through a flow chart which identifies an Action Plan. The goals and tasks of the plan should be fit into work plans for each respective responsible party. Work plans can be updated regularly which allows for ease of tracking of success and failures for completing tasks and meeting goals. Work plans should be developed for guidance for each of the responsible parties.

- Identification of Responsible Parties and development of a Work Plan for each Party
- Identification of goals and tasks establishing time frame for completion and placement in Work Plan.
- Identification of options for the steps warranted to make progress towards completion of goals/tasks
- Choosing appropriate steps to be taken to make progress towards a determined course of action.
- Setting a Course of Action which lays out incremental steps, determines costs, weighs costs and benefits, engages necessary stakeholders and works towards completion of a goal and tasks.
- What is the Outcome upon completing the course of action?
- Evaluate the Outcome to see if it properly meets the goal, satisfies portions of the goal or misses the mark completely
- Determine if the goal is truly met or if additional steps need to be taken to ensure the goal is met.

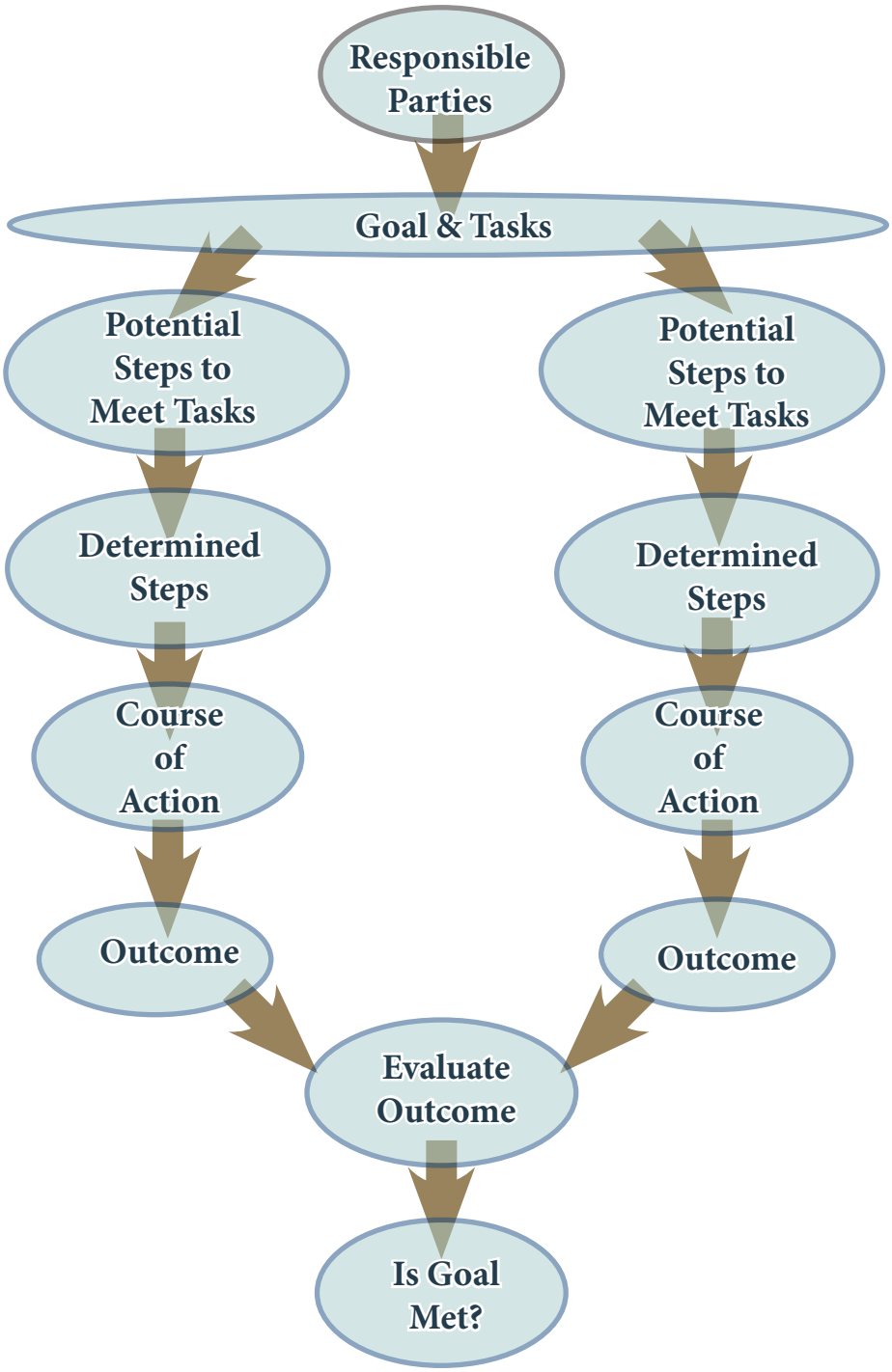


Figure 3.1 Action Plan Flow Chart

Section 3.3: Future Land Use Plan

The Future Land Use Plan establishes a general blueprint for land use and a guide for growth, development, and redevelopment for the next twenty-five years. With the majority of the land within the City of Manistee having already been developed, the primary purpose of this plan is to encourage the enrichment of already exiting development, preserve the City's unique character, strengthen neighborhoods, enhance downtown investment opportunities as well as support commercial development and industrial potential.

By developing a Plan for the future, Manistee is setting the pace for continued progress while preserving its natural, historical and small town characteristics that make the community unique in so many ways. The Future Land Use Map was developed to visually express the intended conditions of land uses in the City of Manistee. While Manistee is a fully established community these uses are illustrative of how the City is recommended to grow in an effort to boost positive characteristics, reverse impending disinvestment while preserving the heritage of the community. The following describes the future land use categories as illustrated on the Future Land Use Map. (See map 3.1)

3.3.1 Future Land Use Categories

Land Use Categories outline areas of the City within which certain uses are allowed to be placed and/or operate. Land Use Categories displayed on a Future Land Use Map set a policy for the direction and placement of Zoning Districts and Ordinance Regulatory Language which is developed based upon the Future Land Use Plan. Future Land Use Districts differ from Zoning Districts; Future Land Use Districts outline a land use category which in itself may contain several zoning districts for similar uses which have varying regulatory measures. Thus Land Use Categories are most often fewer in number than Zoning Districts which are found within them.

It is important to note that modern movements in Planning are focusing on form and function as a guiding policy for regulation of parcels and buildings rather than strictly relying upon the use of the site. This type of regulatory zoning is called "Form Based Code" and can be an asset in urban environments which may see multiple uses such as residential, commercial, civic and park/open space within close proximity of one another or one or more of these uses contained within a single structure. The current structure of the City's Zoning Ordinance is not based upon Form Based Code, but this may be a viable option to explore for areas of the Central Business and Mixed Use Districts.

Land Use Districts outlined within this section of the plan are accompanied by a summarization of policy for the structuring of regulatory requirements.

Residential

The revitalization of existing neighborhoods, maintenance of older housing stock and development of new neighborhoods through Planned Unit Developments will continue to provide a high quality and aesthetic form of residential options that create attractive living opportunities for residents. The City desires walkable neighborhoods that are in close proximity to commercial services and recreational amenities.

Low Density Residential District

Purpose:
To provide for large lot residential sites resulting in low density development patterns. Land within this classification would satisfy the demand for a "suburban" type of development theme, and would function as a transition land use between the rural residential sectors of the Townships adjoining the City and higher density development internal to the City.

A primary goal of the City of Manistee is the preservation of family living environments by encouraging attractive residential neighborhoods. The main focus of this district is to establish, preserve and enhance inviting and walkable

neighborhoods at suitable densities with less than five units per acre to accommodate empty-nesters, families with children, and single residents. This designation is meant for single-family homes on individual lots, typically in subdivisions with traditional grid street neighborhoods.

Low Density Residential District Lot Range Allowances

Lot		Setbacks				Bulk		
Min. Lot Area (ft^2)	**Min. Lot Width (ft)**	**Front**	**Side**	**Rear**	**Water Front**	**Maximum Building Height (ft)**	**Minimum Floor Area (ft^2)**	**Max Lot % Coverage**
15,000	100	30	10	10	100	35	1,500	40

**All lot, setbacks and bulk square footage, distance and percentages are approximately estimated, and may be slightly adjusted.*

Medium Density Residential District

Purpose:
To recognize Manistee's most predominant residential and development patterns and to foster continued residential growth of the City consistent with those patterns and density levels which are characteristic of an urban setting. The Medium Density Residential classification accomplishes this need and provides for a density range of approximately 4 to 8 units per acre. Notwithstanding this range, it is noted that certain neighborhoods of the City possess established medium density parcels of smaller size. For the most part, these parcels and their subsequent development are the product of land divisions made years ago, prior to zoning. As the largest Residential District the primary purpose of this designation is to establish walkable neighborhoods in close proximity to commercial and recreational services with amenities.

Medium Density Residential District Lot Range Allowances

Lot		Setbacks				Bulk		
Min. Lot Area (ft^2)	**Min. Lot Width (ft)**	**Front**	**Side**	**Rear**	**Water Front**	**Maximum Building Height (ft)**	**Minimum Floor Area (ft^2)**	**Max Lot % Coverage**
6,000 to 10,000	60 to 80	15	10	10	20	35	960	40

**All lot, setbacks and bulk square footage, distance and percentages are approximately estimated, and may be slightly adjusted.*

High Density Residential District

Purpose:
To provide alternative housing opportunities that would satisfy the needs and/or desires of a broad range of residents including low and moderate income individuals and families, empty nesters, senior citizens, professionals, young families, and others. Where possible, areas of higher densities should incorporate the preservation of open space and natural features and/or incorporate sound building and site design elements that promote a high quality living environment for residents. The High Density Residential areas are always intended to be served by public utilities, paved streets, and designed to limit any negative effects on existing homes or other types of nearby development. Densities will range as high as seventeen units per acre, where proper infrastructure is in place.

High Density Residential District Lot Range Allowances

Lot		Setbacks				Bulk		
Min. Lot Area (ft^2)	**Min. Lot Width (ft)**	**Front**	**Side**	**Rear**	**Water Front**	**Maximum Building Height (ft)**	**Minimum Floor Area (ft^2)**	**Max Lot % Coverage**
6,000 to 10,000	60 to 80	15	10	10	20	35	960 to 500	40

**All lot, setbacks and bulk square footage, distance and percentages are approximately estimated, and may be slightly adjusted.*

Commercial

The character of historic downtown Manistee and the other commercial areas in the City significantly contribute to the perception of the City, as the primary transportation corridor US 31 is lined with a mixture of both commercial and residential uses. Development and redevelopment within commercial areas should be designed to enhance the area, integrate green space and be pedestrian friendly.

US 31 Commercial District

Purpose:
To provide commercial services that satisfies the needs of the City, regional residents, and guests. Uses within this classification would tend to be automobile-oriented and traffic dependent. Therefore, development in the US 31 Commercial Classification should be located on properties near the US 31 Corridor.

Commercial District Lot Range Allowances

Lot		Setbacks				Bulk		
Min. Lot Area (ft^2)	**Min. Lot Width (ft)**	**Front**	**Side**	**Rear**	**Water Front**	**Maximum Building Height (ft)**	**Minimum Floor Area (ft^2)**	**Max Lot % Coverage**
20,000	120	30	10	20	n/a	40	500	60

**All lot, setbacks and bulk square footage, distance and percentages are approximately estimated, and may be slightly adjusted.*

Central Business District

Purpose:
To build a stronger, vital downtown which is highly pedestrian oriented and comprised of a range of synergistic uses. This land use designation is meant to serve the entire Manistee region and its visitors with goods and services. Maintaining a compact downtown core allows public investment to have a greater impact on a smaller area and makes strolling the downtown a pleasurable experience for shoppers and residents. The Plan recognizes the importance of fostering an environment in which the Central Business District and contiguous neighborhoods function in a highly compatible, cohesive, fashion.

Central Business District Lot Range Allowances

Lot		Setbacks				Bulk		
Min. Lot Area (ft^2)	Min. Lot Width (ft)	Front	Side	Rear	Water Front	Maximum Building Height (ft)	Minimum Floor Area (ft^2)	Max Lot % Coverage
2,500	25	0	0/4	6	20	50	500	100

**All lot, setbacks and bulk square footage, distance and percentages are approximately estimated, and may be slightly adjusted.*

Mixed Use District

Purpose:
To provide for the marine oriented development and redevelopment of the mixed-use area. This classification is used to take into account the unique relationship that this area has with Manistee Lake, Manistee River Channel and US-31. The area offers potential for increased marine related uses combined with ancillary commercial and possibly residential development of a high density character.

Mixed Use District Lot Range Allowances

Lot		Setbacks				Bulk		
Min. Lot Area (ft^2)	Min. Lot Width (ft)	Front	Side	Rear	Water Front	Maximum Building Height (ft)	Minimum Floor Area (ft^2)	Max Lot % Coverage
6,000 to 10,000	60 to 80	4 to 15	0/4 to 10	10	20	35	500	60 to 90

**All lot, setbacks and bulk square footage, distance and percentages are approximately estimated, and may be slightly adjusted.*

Industrial

Industrial development within Manistee is vitally important as it provides jobs for residents and tax base for the Community. The City wants to maintain existing industrial uses and add new industry within these areas which will help strengthen the local economy. When planning for the future, it is important to consider not only the site requirements of industrial uses, but the impacts of these uses on surrounding neighborhoods and transportation corridors.

Traditionally, the Industrial designation has accommodated the following purposes:

- To shield residential areas against potentially undesirable effects of manufacturing, such as noise, odors, fumes, and truck traffic;
- To provide sufficient lands for base industrial employment and investment; and,
- To establish appropriate land use controls intended to protect manufacturing and neighboring residential developments from congestion and pollution.

Light Industrial District

Purpose:
To provide for light industrial development that is properly located and has adequate public services. The Plan calls for future light industrial development to be placed in industrial park settings, such as the City's Industrial Park located on the north end of Washington Street and the City's Renaissance Park located in Manistee Township.

Light Industrial Lot Range Allowances

Lot		Setbacks				Bulk		
Min. Lot Area (ft^2)	Min. Lot Width (ft)	Front	Side	Rear	Water Front	Maximum Building Height (ft)	Minimum Floor Area (ft^2)	Max Lot % Coverage
12,000	120	25	10	10	n/a	50	4,000	70

**All lot, setbacks and bulk square footage, distance and percentages are approximately estimated, and may be slightly adjusted.*

General Industrial District

Purpose:
To provide for general industrial development that is properly located and has adequate public services. The Plan calls for General Industrial development to be placed primarily along the southwestern shore of Manistee Lake, consistent with the existing character of the lake's industrial use. Uses provided for by the General Industrial category include heavy manufacturing, processing, mining, and other types of general industries consistent with existing developments. Due to the placement of the district along Manistee Lake, careful attention should be given to maintaining the quality and integrity of the shoreline and water resource while limiting the removal of natural vegetation along the shoreline when possible.

General Industrial District Lot Range Allowances

Lot		Setbacks				Bulk		
Min. Lot Area (ft^2)	Min. Lot Width (ft)	Front	Side	Rear	Water Front	Maximum Building Height (ft)	Minimum Floor Area (ft^2)	Max Lot % Coverage
12,000	120	45	10	10	50	50	n/a	70

**All lot, setbacks and bulk square footage, distance and percentages are approximately estimated, and may be slightly adjusted.*

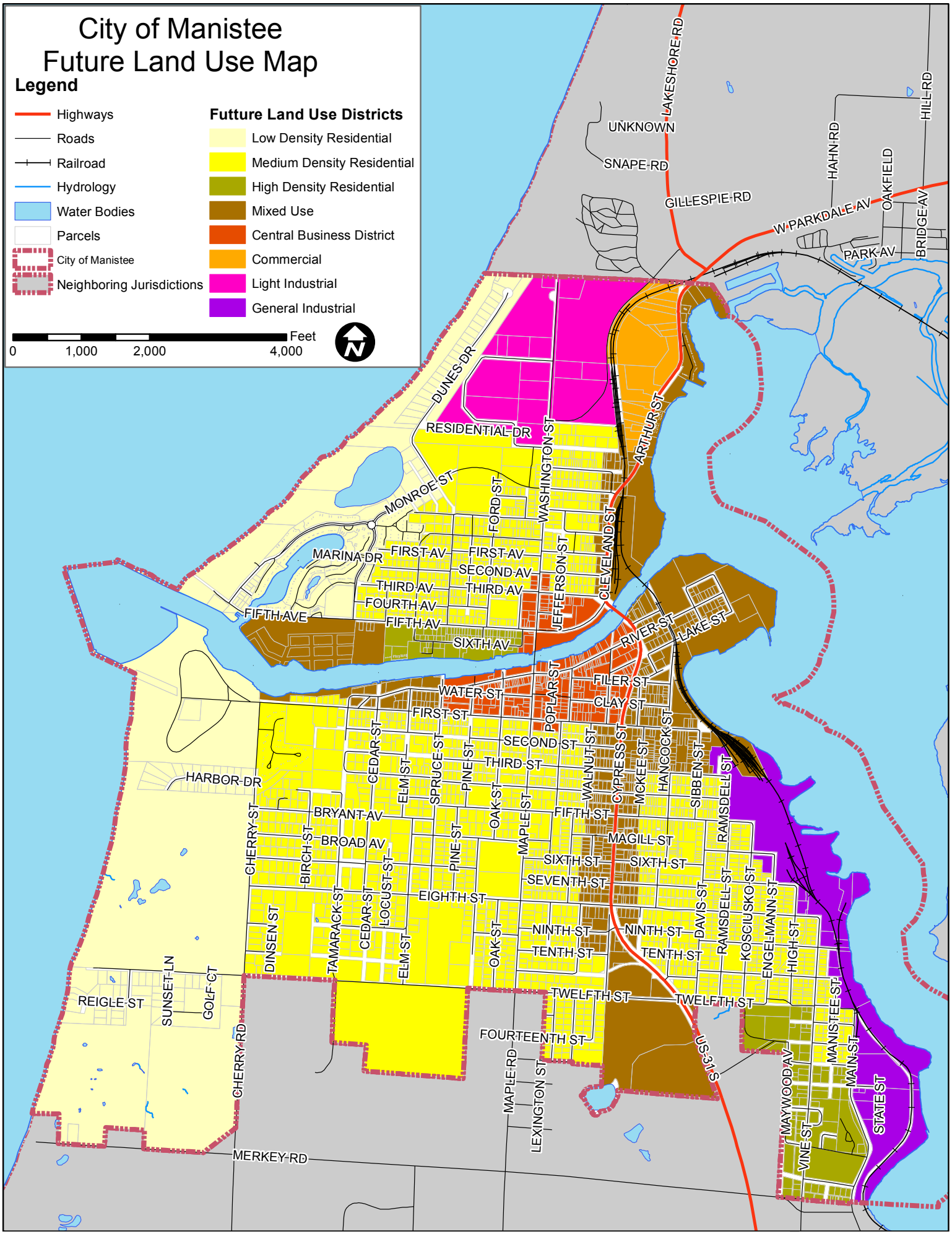
Other Districts

U.S. 31 Corridor:

Purpose:
The City recognizes the need for improved access management along the U.S. 31 Corridor. The road's capacity is insufficient to accommodate future volumes in traffic and continued development along the corridor will increase traffic volumes and introduce additional conflict points which will further erode traffic operations and increase potential for crashes.

Wellhead Protection Overlay District (WPO)

Purpose:
The City of Manistee relies exclusively on groundwater for its drinking water source. In response to the concern over safety of public water supplies, the City has instituted a Wellhead Protection Program (WHPP). WHPPs develop long-term strategies aimed at protecting community drinking water supplies. The purpose of developing a WHPP is to identify the Wellhead Protection Area (WHPA) and develop long-term strategies aimed at safeguarding the area from contamination. A WHPA is defined as the surface and subsurface areas surrounding a water well or well field, which supplies a public water system, and through which contaminants are reasonably likely to move toward and reach the water well or well field within a 10-year time-of-travel.



Map 3.1 Future Land Use Map

Section 3.4 Zoning Plan

3.4.1 Relationship to the Master Plan

The Master Plan describes the vision, objectives, and strategies for future development in the City of Manistee, and places that information in a resource known as the Future Land Use Plan which is outlined in Section 3.3 and is displayed on the Future Land Use Map 3.1. The Zoning Plan is based on the recommendations of the Master Plan and is intended to identify the "Zoning Districts" which will be placed into the appropriate land use districts identified by the Future Land Use Plan and Map. Locations where existing zoning is inconsistent with the objectives and strategies of the Master Plan are identified through comparative analysis of Sections 3.3 and 3.4. The results of the comparative analysis are located in Sub-Section 3.4.5.

3.4.2 Opportunities/Rezoning

As development and redevelopment occur within the City of Manistee, rezoning requests may be made by property owners and developers. The City should consider such requests carefully and keep the goals of the Master Plan and desires of residents in mind during the decision making process. Generally, it is intended that a majority of the land uses within Manistee remain organized in a way similar to the current configuration of land uses while allowing for new mixed-use development in specific locations. Currently, commercial uses are found in Downtown Manistee, along US 31, near the waterfront, and scattered throughout existing neighborhoods.

Industrial uses are located on Washington Street within the Manistee Industrial Park and along the shores of Manistee Lake. The remainder of the City is primarily made up of a variety of intermingled residential, public, and institutional uses. The rezoning of certain areas within the City should be considered to help further the goals of the Master Plan.

3.4.3 Form-Based Code Consideration

In order to maintain Manistee's small town atmosphere and promote redevelopment within Downtown Manistee, the City has considered adopting a Form-Based Code for the Peninsula District. A Form Based Code is a method of regulating development to achieve a specific urban form. Form-Based Codes create a predictable public realm, primarily by controlling physical form, with a lesser focus on land use, through City regulations. Form Based Codes focus on the quality of spaces and can target a specific development project or an entire portion of a community. They are vision-based, unique to individual places, and can be applied to undeveloped or redevelopment areas and help developments move forward more quickly by relaxing regulations and expediting the site plan review process. Traditional zoning is often very limiting for developers who are attempting to create new, innovative places.

Many communities adopt form-based codes to protect existing places. The Peninsula District has a unique character and many historic buildings that should be preserved and protected. Form Based Codes are one tool to help protect these special historic resources. Conventional zoning is often inadequate for revitalizing historic neighborhoods and downtowns because it often fails to foster character and quality of spaces.

3.4.4 Existing Zoning

The existing zoning districts within the City of Manistee are outlined within this sub-section of the plan and are displayed on map 3.2.

Residential Districts

The residential zoning districts in the City of Manistee are:

R-1 Low Density Residential

It is the intent of the Low Density Residential District to establish and protect residential areas consisting primarily of low density, single-family neighborhoods designed and maintained to promote an attractive, healthy and stable living environment for families, singles and the elderly. In portions of the district near Lake Michigan, this district is intended to protect the Lake Michigan shoreline environment while enabling sustainable enjoyment of this unique feature of the community.

R-2 Medium Density Residential

It is the intent of the Medium Density Residential District is to establish and protect residential areas consisting primarily of medium density, single-family neighborhoods and multi-family communities designed and maintained to promote an attractive, walkable, healthy and stable living environment for families, singles and the elderly. The R-2 District, while primarily residential in character, will incorporate some retail and personal service land uses to enhance and strengthen neighborhood life and promote a cohesive and complete community. All portions of the R-2 District shall be served with public water and wastewater services.

R-3 High Density Residential

It is the intent of the High Density Residential District to establish and protect urban residential areas consisting primarily of one and two-family, and multi-family communities designed and maintained to promote an attractive, walkable, healthy and convenient living environment primarily for singles, couples, the elderly, and seasonal residents. The R-3 District will incorporate convenience retail and services as well as dining and entertainment for residents and visitors. All portions of the R-3 District shall be served with public water and wastewater services.

R-4 Manufactured Housing Community District

It is the intent of the Manufactured Housing Community District to establish a locale to accommodate manufactured housing communities as regulated by the Michigan Mobile Home Commission Act, Act 96 of the Public Acts of 1987, as amended, and the rules and regulations of the Manufactured Housing Commission.

GC Golf Course District

It is the intent of Golf Course District to provide for and regulate development in association with a Golf Course. The District is intended to maintain and enhance open space, promote recreational opportunities and provide for a variety of residential housing developed with the natural and scenic elements of the land.

Commercial

The commercial zoning districts in the City of Manistee are:

C-1 Regional Commercial District

It is the intent of the Regional Commercial District is to provide areas for commercial uses intended to serve the larger community and the traveling public in the vicinity of highway U.S.-31 and to promote the economic development of the City in conformity with the Manistee City Master Plan, while establishing standards for curb cut location, pedestrian facilities, parking and shared parking, loading/unloading area, landscaping, and building form intended to mitigate the negative impacts of lineal development along highway U.S.-31; and potential conflicts with nearby residential districts.

C-3 Central Business District

It is the intent of the Central Business District to protect and strengthen the commercial core of the City of Manistee as a regional and specialty shopping, service and entertainment area; to encourage a broad range of compatible retail, service, entertainment and residential uses, to formvibrant, walkable and attractive districts in concert with the objectives of the Master Plan and Downtown Development Authority Plan; while establishing standards to manage traffic and parking, operational impacts, parking and shared parking, loading/unloading area, landscaping, and building form intended to complement existing commercial uses and surrounding residential neighborhoods.

Mixed Use Districts

The mixed use zoning districts in the City of Manistee are:

WF Waterfront District

It is the intent of the Waterfront District to establish a mixed-use district incorporating a variety of recreational, residential, business or service uses on or near the Waterfront. This district is intended to encourage and promote sustainable, environmentally and aesthetically compatible developments that use or compliment the shoreline while promoting expanded use of the shoreline by the public. The W-F District is intended to host a variety of land uses including, but not limited to, residential, commercial, entertainment and recreational, service and industrial uses.

PD Peninsula District

It is the intent of the Peninsula District to establish a mixed-use district incorporating a variety of recreational, residential, business or service uses on or near the Waterfront. This district is intended to encourage and promote sustainable, environmentally and aesthetically compatible developments that use or compliment the shoreline while promoting expanded use of the shoreline by the public. The District is intended to host a variety of land uses including, but not limited to, residential, commercial, entertainment and recreational, service, and mixed use.

C-2 Neighborhood Commercial District

It is the intent of the Neighborhood Commercial District to provide areas for commercial and mixed uses intended to serve nearby residential neighborhood and the larger Manistee community, while establishing standards to manage traffic and parking, operational impacts, parking and shared parking, loading/unloading area, landscaping, and building form intended to complement existing commercial nodes and surrounding residential uses.

Industrial Districts

The industrial zoning districts in the City of Manistee are:

L-I Light Industrial

It is the intent of the Light Industrial District to protect adjacent residential areas from the negative effects of the Industrial District by using this District as a transition by providing a buffer while allowing industries which traditionally do not cause excessive noise, vibration, odors, visual blight, pollution, use hazardous processes; and to be compatible with the City's Master Plan.

G-I General Industrial

It is the intent of the General Industrial District to protect adjacent residential areas from the negative effects of the General Industrial District while allowing industries which are traditionally heavier and more intense in the nature of their uses; to provide protection to Manistee Lake including its water quality, to protect its shoreline from erosion, instability or other negative effects; and to be compatible with the City's Master Plan.

Overlay Districts

Other zoning districts found within the City of Manistee are:

Wellhead Protection Overlay

The City of Manistee relies exclusively on groundwater for its drinking water source. In response to the concern over safety of public water supplies, the City has instituted a Wellhead Protection Program (WHPP). WHPPs develop long-term strategies aimed at protecting community drinking water supplies.

Renaissance Zone Overlay District

It is the intent of the Renaissance Zone Overly District is to provide for industrial development in certain parts of Manistee City, which have been designated by the Michigan Legislature as Renaissance Zones, pursuant to P.A. 376 of 1996 (being the Michigan Renaissance Zone Act, MCL 125.2681 et. seq.). The State of Michigan no longer offers Renaissance Zone incentives and there is only one Renaissance District remaining within the City of Manistee and it is

set to expire in 2023.

U.S. 31 Corridor Overlay Zone
The U.S. 31 Corridor Overlay Zone is based, in part, on specific studies for U.S. 31 that concluded the road is in need of improved access management. The road's capacity is insufficient to accommodate volumes in the future. Continued development along the corridor will increase traffic volumes and introduce additional conflict points which will further erode traffic operations and increase potential for crashes.

3.4.5 Comparative Analysis of Future Land Use and Existing Zoning

The Planning Commission should review the Zoning Ordinance to ensure that management and design standards reflect the future vision for the City; specifically looking at desired land uses, building location, building orientation, and signage with potential amendments focusing on creating more walkable and pedestrian-oriented development. Additional Zoning Ordinance standards should be considered that help protect the water quality of Lake Michigan, Manistee Lake and the Manistee River Channel.

Through the use of spatial data laid out upon work maps, Planning Staff and Planning Commission members were able to locate and identify discrepancies between what exists upon the ground in term of parcel size and what is required of parcel size through zoning in various districts. These discrepancies (or nonconformities) point towards the need for regulatory revisions and adjustments for specific areas within the City of Manistee. The identified issues between what actually is occurring on the ground and what is allowed for through Zoning are outlined below. Revisions to Zoning Ordinance regulatory language is necessary in many of these cases as often the regulatory zoning limits the use and development of parcels due to nonconformities.

The information contained in the following tables identifies and summarizes nonconformities in different areas of the City of Manistee. The Future Land Use is identified by location with the total number of non-conformities by minimum parcel size as outlined by the Future Land Use; also the Zoning District is identified and the number of non-conforming parcels according to zoning standards are summed. Lastly notes displaying specific information which outlines the issues associated with the nonconformities will assist with decisions pertaining to zoning district regulatory language and zoning district map amendments upon implementation of this Master Plan.

City of Manistee-Northside				
Future Land Use	**FLU Non-Conforming**	**Zoning District**	**ZD Non-Conforming**	**Notes**
Low Density Residential	15	R-1	15	Ludwingson parcel on Man Made Lake does not meet waterfront setback
Medium Density Residential	125	R-2	125	170 parcels with more than 10k ft^2 of parcel area 208 parcels meet requirements for single-family residence
High Density Residential	53	R-3	53	*22 parcels meet zoning requirement* 11 parcels have more than 10k ft^2 of parcel area 10 parcels meet requirements for single-family *Parcels were platted 40' x 100'*
Mixed Use - East of US 31	0	W-F	0	
Mixed Use - West of US 31	**9	C-2	8	**Adamczak parcel is zoned C-1, shown mixed use on the Land Use Map
Mixed Use - River Channel	0	W-F	***0	***includes three single-family parcels that are shown as R-2 on the Zoning Map

Table 3.2 Northside Land Use/Zoning Analysis

City of Manistee-Northside				
Future Land Use	**FLU Non-Conforming**	**Zoning District**	**ZD Non-Conforming**	**Notes**
Commercial	3	C-1	*5	*Adamczak/Jarka building are shown in mixed use on the Land Use Map
Central Business District	1	C-3	1	Former Springborn Body shop is only non-conforming parcel
Light Industrial	0	L-I	0	

City of Manistee-West of Maple Street				
Future Land Use	**FLU Non-Conforming**	**Zoning District**	**ZD Non-Conforming**	**Notes**
Low Density Residential-North of MGCC	1	R-1	1	712 Harbor Dr.- meets street frontage requirement but not parcel area
Low Density Residential-MGCC	0	G-C	0	
Low Density Residential-South of MGCC	0	R-1	0	
Medium Density Residential-Zoned R-1 West of Cedar St.	2	R-1	80	*76 parcels meet zoning requirements for R-1* 80 parcels are less than the 15k ft^2 area requirement of those only two (2) don't meet the 6k ft^2 requirment of the R-2 Zoning District
Medium Density Residential-Remaining area currently zoned R-2	63	R-2	63	*531 parcels meet zoning requirements for R-2* 259 parcels have more than 10k ft^2 of parcel area (Commercial/Duplex) 272 parcels meet requirement for single-family
Mixed Use-North of First St.	5	C-2	5	Five (5) parcels are non-conforming
Central Business District	8	C-3	8	

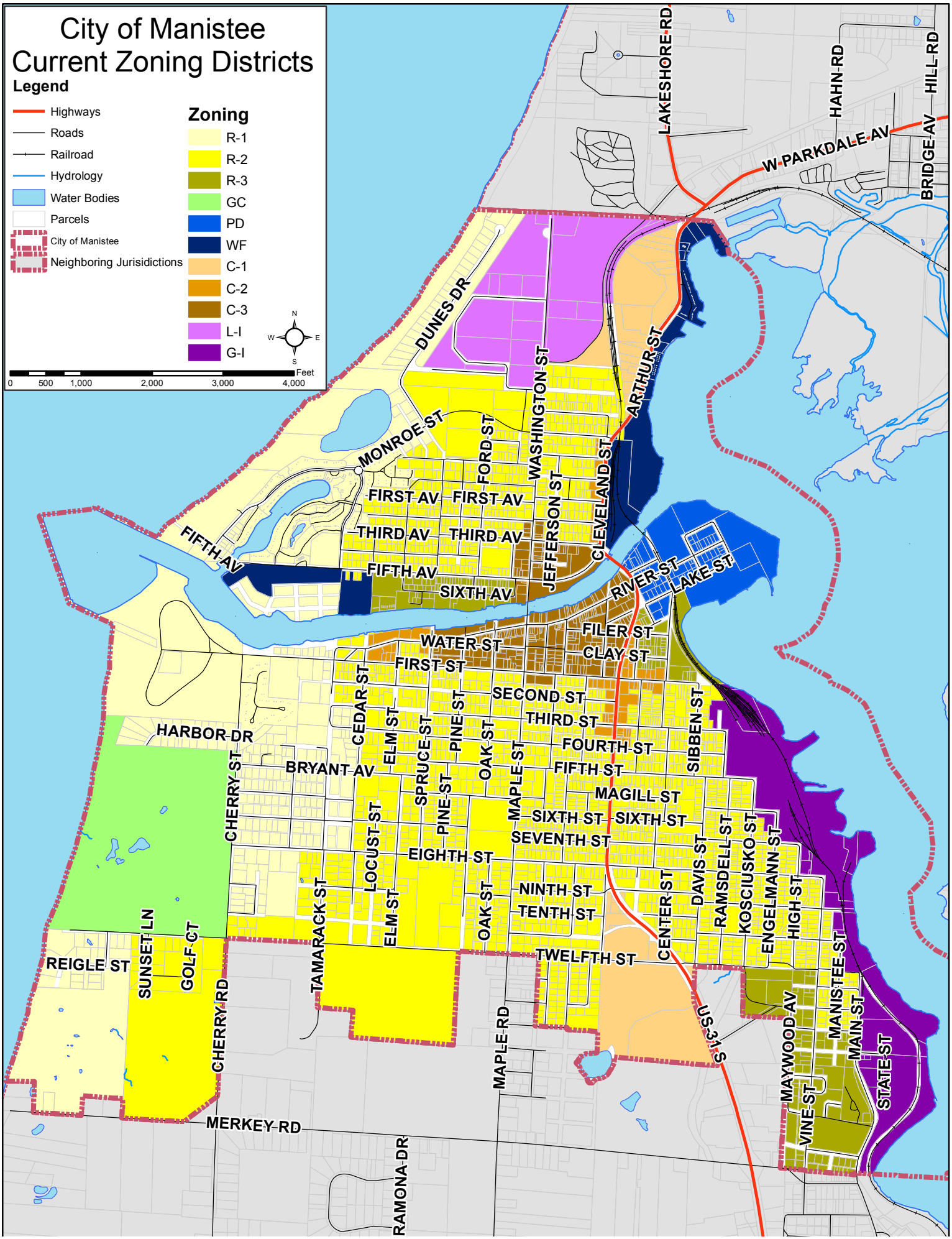
Table 3.3 West of Maple St. Land Use/Zoning Analysis

City of Manistee-East of Maple Street				
Future Land Use	**FLU Non-Conforming**	**Zoning District**	**ZD Non-Conforming**	**Notes**
Medium Density Residential-West of US 31	99	R-2	99	*233 parcels comply with the R-2 Zoning Requirements* 78 parcels with over 10k ft^2 of parcel area 145 parcels meet requirements for single-family
Medium Density Residential-East of US 31	264	R-2	264	*376 parcels comply with the R-2 Zoning Requirements* 71 parcels with over 10k ft^2 of parcel area 305 parcels meet requirements for single-family
High Density Residential-South City Limits	11	R-3	11	*62 parcels comply with zoning requirements for R-3* 19 parcels meet requirements for single-family 43 parcels have more than 10k ft^2 of parcel area (eligible for Commercial/Duplex)
Mixed Use-Peninsula Area	25	PD	14	*11 parcels are zoning lots or City/MDOT owned parcels or outfall area*
Mixed Use-North of First Street	22	R-3	21	*15 parcels comply with the R-3 zoning requirements - One Zoning Lot* 4 parcels have more than 10k ft^2 in parcel area 14 parcels meet requirement for single-family
Mixed Use-West of US 31	4	C-1	4	All four non-conformities have a minimum of 6k ft^2 of parcel area
Mixed Use-East & West of US 31	80	R-2	80	*114 parcels comply with the R-2 zoning requirements* 33 parcels with over 10k ft^2 of parcel area 81 parcels meet requirements for single-family
Mixed Use-East & West of US 31	27	C-2	27	*27 parcels comply with the C-2 zoning requirements* 14 parcels with over 10k ft^2 of parcel area 13 parcels meet requirements for single-family
Central Business District	16	C-3	16	*Removed City/County and Zoning lots from total*
General Industrial	2	G-I	2	Non-conformity - Two single-family homes Sixteenth Street

Table 3.3 East of Maple St. Land Use/Zoning Analysis

3.4.6 Existing Zoning Map

The existing zoning map displayed on the following page (map 3.2) displays the location and zoning of each parcel within the City of Manistee. The comparative analysis of the Future Land Use Map and the Existing Zoning for the City of Manistee presented in the previous sub-section 3.4.5 identifies inconsistencies and non-conformities. This information along with the Future Land Use Plan and Existing Zoning Districts provides the information needed to move forward with amendments to both the City of Manistee Zoning Ordinance and Zoning Map.



Map 3.2 Existing Zoning Districts