COUNTY-WIDE MASTER PLAN

2017

GRATIOT MASTER PLAN

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ARCADA TOWNSHIP
ELBA TOWNSHIP
HAMILTON TOWNSHIP
LAFAYETTE TOWNSHIP
NEW HAVEN TOWNSHIP
NORTH SHADE TOWNSHIP
NORTH STAR TOWNSHIP
VILLAGE OF PERRINTON
SEVILLE TOWNSHIP
SUMNER TOWNSHIP
WASHINGTON TOWNSHIP
WHEELER TOWNSHIP

This plan was developed by the jurisdictions of Gratiot County. Originally created in 2011 under a Partnerships for Change - Sustainable Communities grant, revised in 2017 with the assistance of OHM Advisors.

Dear citizens of Gratiot County,

A little over five years ago, Gratiot County leaders applied for and received a Partnerships for Change grant to develop Master Plan that is written and adopted by all of the participating local jurisdictions of Gratiot County. This was a unique effort that had not been done before to this scale in Michigan. Working together on the Master Plan helped Gratiot County communities define their collective vision while saving money.

Today, the collaborative effort continues with the Master Plan having been collectively reviewed and revised to meet the Michigan Planning Enabling Act's (PA 33 of 2008) five year plan review requirement. The review process has revealed that the 2011 Gratiot County-Wide Master Plan was definitely not a plan that sat on the shelf! Here is a sampling of achievements that resulted from the 2011 plan:

- *Bi-county collaborative 10-year vocational education millage for Career & Technical Education*
- *Farmers markets in Alma, Breckenridge, Ithaca, and St. Louis*
- *Certification of the Breckenridge Industrial, Technology, and Agribusiness Park—now 5 Certified Parks in Gratiot County*
- *Completion of Gratiot Area Water Authority*
- *Contract between Ithaca and Gratiot County for Sheriff's Office services*
- *Streetscaping efforts in Alma, Ashley, Breckenridge, Ithaca and St. Louis*
- *Passed only millage in the state supporting agricultural and economic development for Greater Gratiot and MSU-Extension (including 4-H)*
- *Countywide library millage gives access to all libraries for all citizens*
- *Secured funding for US-127 bike path from Ithaca to Alma/St. Louis*
- *Leadership Gratiot program was successful in identifying community leaders (partnership with Chamber, GGDI, GCCF, MSU Extension, schools, etc.).*
- *Recent zoning ordinance changes in Gratiot County and Alma allow for more entrepreneurial businesses through home occupations.*
- *The County now has four scenic parks with multiple recreation opportunities. These are highly utilized by citizens & tourists and are supported through a millage.*
- *Gratiot has the largest wind farm in the state and remains amenable to those looking to develop additional wind power as a way to expand the county tax base and create additional local wealth and employment.*

With this revision of the Master Plan, we are continuing to collaboratively advance our community. Thank you to all who contributed to the development of the 2011 version and this revision of the Gratiot Regional Excellent and Transformation Plan. We are truly making GREAT strides. Go, grow Gratiot!

Sincerely,

The leadership of Gratiot County's 23 local units of government
& Greater Gratiot Development, Inc.

Go Grow Gratiot

01

INTRODUCTION

01.1 PROJECT OVERVIEW
01.2 PLAN ELEMENTS
01.3 PLANNING PROCESS
01.4 HOW TO USE THE PLAN

1.1 PROJECT OVERVIEW

The Gratiot Regional Excellence and Transformation (GREAT) plan represents a unique collaborative effort between all the local units of government in the county, originating from "the bottom up" rather than from the "top down."

The GREAT plan is a master plan developed by the townships, villages, and cities of Gratiot for countywide use. Seldom, if ever, in Michigan's history have this many jurisdictions joined together to develop a shared master plan that has been individually adopted by each local unit of government. However, for years, Gratiot County leaders have realized that the future of the community is in their hands and that multi-jurisdictional cooperation is essential to sustain the county as a whole.

Traffic doesn't stop at political boundaries, and shoppers and commuters cross township, city and village lines every day. Air, water and wildlife also flow continuously past these dividing lines. From farmlands to downtown districts, shared cultural and natural resources need to be addressed from the perspective of the larger community.

The first version of this plan was developed in 2011 under a Partnerships for Change - Sustainable Communities grant. Partnerships for Change - Sustainable Communities was a program that provided grants of professional planning support and technical assistance to townships, cities and villages for cooperative efforts that contribute to the preservation of cultural and natural resources.

The Partnerships for Change - Sustainable Communities program was managed by LIAA and sponsored by the Michigan Townships Association, Michigan Municipal League, Michigan Association of Planning, and Michigan State University Extension. The local units of government of Gratiot County received the grant because of their longstanding collaborative spirit that resulted in other joint efforts, including a countywide economic development agency, shared fire and police services, and a wind turbine ordinance (for a full listing of collaborative activities, see Appendix I). Today, the high-level of collaboration continues with this revision of the GREAT plan, which will work to ensure community land use and policy coordination between jurisdictions.

1.2 PLAN ELEMENTS

This plan is divided into six chapters. The next chapter provides an overview of the current conditions of the county, offering the background and data necessary for grounded decision-making. It also explores several key topics that are having, or are expected to have, an impact on communities. The third chapter, *Public Engagement*, reviews public feedback that was obtained through meetings and the pubic survey, which provides deeper insight into the conditions, concerns, and experiences of Gratiot County residents. The fourth chapter, *Goals, Objectives, and Strategies*, integrates the information presented in the previous chapters into a set of values and action steps that help enhance and improve the Gratiot County Community. The fifth chapter, *Future Land Use*, translates the goals, objectives and strategies into a set of land use descriptions and future land use map for each jurisdiction. The future land use descriptions and map set the direction of the zoning ordinance. The sixth chapter, Implementation, provides the steps on how the plan will be realized, including how the plan will be collaboratively reviewed, amended, and updated.

Plan Appendices provide additional information in support of this plan along with individual fact sheets and Future Land Use Maps for each of the jurisdictions. In some cases, the individual fact sheets are paired with supplementary materials that the jurisdiction developed to meet their particular planning purposes and needs.

1.3 PLANNING PROCESS

This planning process was led by a Steering Committee comprised of representatives from the local jurisdictions and Greater Gratiot Development, Inc. In addition, the Steering Committee engaged in a number of special outreach efforts to help gather input from local residents and share information. These special efforts included:

Project website

Greater Gratiot Development, Inc. hosted the project's website, which served as the community's resource for the Master Plan development process. Through this website, residents, business owners, local officials, and all interested citizens had direct access to project updates and resources. The website address is: http://www.gogrowgratiot.org/.

Public meetings

During the last iteration of this plan, five public meetings were held throughout the county to raise awareness of the plan and shape the plan's policies. The work of this original effort serves as the foundation for this version of the plan. With this in mind, the intention of public outreach during the plan's revision process was to "check-in" with the public to ensure that the plan was continuing to move in a direction that was supported by Gratiot County's residents. To accomplish this, two meetings were held to solicit input on the plan's goals, objectives, and strategies. The results of these meetings are discussed in chapter three.

Community survey

An electronic survey, based on the survey used during the previous planning process, was administered to once again "check-in" with public sentiment. A total of 270 people responded to the survey. The results of the survey are discussed in chapter three.

Special working sessions

Several jurisdictions requested a special working session to address specific issues or review plan materials in further detail. In some instances, additional strategies and materials were developed for these jurisdictions, which are included in the Appendix associated with each respective jurisdiction.

Plan elements review

Several working sessions were held with Steering Committee and local jurisdiction representatives to refine the plan's goals, objectives, and strategies, the future land use map, and implementation matrix.

1.4 HOW TO USE THE PLAN

Overall, this plan is designed to serve as:

1. A general statement of the community's policies and land use. The plan provides a single, comprehensive view of the community's desire for the future.
2. An aid in daily decision-making. The goals, objectives, and strategies outlined in the plan will help direct local jurisdictions in their deliberations on zoning, subdivision, capital improvements and other matters. This document is intended to provide a stable, long-term guide for decision-making.
3. A statutory basis for zoning decisions. The Michigan Zoning Enabling Act (Act 110 of 2006), as amended, requires that the zoning ordinance be in accordance with a master plan.
4. A growth management strategy. This plan will help coordinate public improvements and private development through a well-managed and thoughtful growth strategy.
5. An educational tool. The plan offers citizens, property owners, developers, and adjacent communities a clear indication of the community's direction for the future.

THE GREAT PLAN...

STATES...

...a vision shared between the townships, villages and cities of Gratiot County

COORDINATES...

...community policies and land uses between jurisdictions

GUIDES...

...the community in evaluating proposed public, private, or joint projects

INFORMS...

...current and prospective property owners as well as developers on desirable investments

ENSURES...

...increased capacity for all through joint, mutually beneficial efforts

02

CONTEXT

02.1 SETTING
02.2 LOCAL TRENDS & CONDITIONS
02.3 LARGER TRENDS

CONTEXT

2.1 SETTING

Gratiot County is located at the center of Michigan's Lower Peninsula. The county is comprised of twenty-three local units of government, including sixteen townships, three villages, and three cities. Gratiot County has a rich history, which can be found in Appendix II. As a whole, Gratiot County is primarily rural with a very active agricultural community. The cities and villages serve as commercial, industrial, and residential hubs. For example, the City of Ithaca serves as the county seat and is recognized for its historic courthouse, and the City of Alma is home to Alma College, one of the state's premier private colleges, and the Highland Festival, a nationally-known annual celebration of Scottish arts, games, and food.

More recently, Gratiot County is known for being a leader in wind energy. It is home to the state's largest wind farm, which was made possible by creating Michigan's first Countywide Wind Energy Ordinance. There are currently 188 wind turbines in the county and growing.

The wind energy operations have contributed to Gratiot's already diverse economy, which has a mix of business, industry, healthcare and education. Gratiot County has a particularly strong manufacturing base that produces products in the county's five Certified Business Parks.

Gratiot County is also becoming increasingly known for its recreational opportunities. Recreational resources include a non-motorized pathway that runs parallel to US Highway-127 that will eventually connect to the Pere Marquette Rail Trail in Clare and to the Fred Meijer Railtrail in Alma. There are also three state game areas, a canoe trail, and multiple county and private parks offering camping, swimming, and hiking opportunities.

Above all, Gratiot County is recognized for its sense of community. Still ringing true today, the 2002 County Strategic Plan states,

> *Each year there are a number of heartwarming stories about people helping people. Many times a group of farmers will band together to plant or harvest the crops of a neighbor who is ill or injured and can't do the job himself. Then there are those who initiate fund-raising campaigns to help pay the medical bills for a child or adult stricken with a life-threatening disease. Many of these good deeds occur without much publicity but they don't go unnoticed or unappreciated. After all, that's what a "community" is all about.*

Stemming from this strong sense of community and willingness to help one another, the local jurisdictions collaborate at a level that is unprecedented in the state of Michigan. For decades, the townships, villages, and cities of Gratiot County have worked together to ensure a stronger community for all. Examples of collaborative entities in Gratiot County include:

- Brownfield Redevelopment Authority of the County of Gratiot
- Countywide Library Operating millage (supports six public libraries)
- Economic Development Corporation of the County of Gratiot
- Gratiot Area Chamber of Commerce
- Gratiot Area Water Authority
- Gratiot County Community Foundation
- Gratiot County GIS Authority
- Gratiot County Parks & Recreation
- Gratiot County Township Assoc.
- Greater Gratiot Development, Inc.
- Hospital Finance Authority of the County of Gratiot
- Vocational education services through a bi-county collaborative effort administered through the Gratiot-Isabella RESD.

Another recent collaborative effort is the Gratiot County Quilt Trail, which consists of unique quilt squares displayed throughout Gratiot County. The Quilt Trail encourages tourists to explore the countywide trail and urban communities and support local businesses along the way.

2.2 LOCAL TRENDS & CONDITIONS

The information on the county's current conditions presented in this chapter offers insight into how things are now and how future trends may be experienced by the county. The history, current conditions, and expectations about the future were taken into consideration during the development of the goals, objectives, and strategies included in this plan.

DEMOGRAPHICS

Population

According the 2016 Comprehensive Economic Development Strategy Data that was produced by the East Michigan Council of Governments, Gratiot County lost 1.9% of the population between 2010 and 2014. This is the same as the rest of the region, but more than Michigan, which had a gain of .3% during those years, as shown in Table 1. This is due, in large part, to more people moving out of state or county than moving in.

Not surprisingly, the cities in the county have the highest number of people. Specifically, the City of Alma has the most people in the county, followed by the City of St. Louis, and the City of Ithaca. However, some townships, like Pine River, Seville, and Fulton have higher populations. Of the incorporated units, the Village of Perrinton has the lowest population in the county, followed by Hamilton Township, and the Village of Ashley.

In the coming years, Gratiot County is not expected to gain population. By the year 2040, the county is expected to be the same as 2010 Census levels, while the rest of the region is expected to lose population by 13.3% and the state is expected to gain population by 2.9%, as shown in Table 2.

Age

The state of Michigan and the nation as a whole are generally experiencing an "aging population," meaning that the number of individuals in the older age groups is becoming proportionally larger than the number of individuals in the younger age groups.

According to the 2015 census estimate, the median age within Gratiot County is 38.9, which is similar to the state's median age of 39.5 and only a slight uptick from 2000. However, residents in the county's two correctional facilities are included in this census data, which increases the numbers of individuals generally between 25 and 55 up to about 3,000. This remains a caveat in considering age statistics.

Households

In 2010, the average household size within the county was 2.48, which is slightly lower than the average household size in 2000 of 2.57. Similarly, the average family size in 2010 was 2.95 compared to 2000, which was 3.02. This follows national trends. In addition, the percentage of married couple households has decreased from 58% to 53%, a trend that is also being experienced nation-wide.

TABLE 1: POPULATION CHANGE 2010-2014

AREA	CENSUS 2010	ACS 2014	PERCENT CHANGE 2010-2014
GRATIOT COUNTY	42,476	41,665	-1.9%
REGION	780,869	766,381	-1.9%
MICHIGAN	9,883,640	9,909,877	0.3%

Source: 2016 Comprehensive Economic Development Strategy; American Factfinder, ACS, 2014 Population Estimates

TABLE 2: POPULATION PROJECTIONS 2010-2040

AREA	CENSUS 2010 (1,000)	MDOT 2020 (1,000)	MDOT 2030 (1,000)	MDOT 2040 (1,000)	CHANGE 2010-2040 (1,000)	PERCENT CHANGE 2010-2040	ANNUAL GROWTH RATE 2010-2040
GRATIOT	42.5	41.1	41.8	42.5	0.0	0.0%	0.0%
REGION	780.9	764.7	768.0	767.6	-13.3	-1.7%	-0.4%

Source: 2016 Comprehensive Economic Development Strategy; MDOT estimates 2015

ECONOMY

Base

Thirty plus years of concerted multi-community, public-private economic development efforts have successfully diversified the Gratiot area economy. The larger tier one and tier two auto parts suppliers, mobile home manufacturers, and refineries have been replaced by smaller and medium sized manufacturers as the norm. These companies work in a variety of materials from plastics to all types of metals making products of a very diverse range and size. Products manufactured in the county are used in the manufacturing of other parts or products including molds, dies, specialty carbide cutting tools, and die sets. Most manufactured parts become part of other finished assemblies including parts for automobiles, motorcycles, trucks, jet engines, agricultural, and construction equipment. The county also has companies specializing in manufacturing complex machinery for planting and cleaning crops and manufacturing base chemicals. Interestingly, while the county does not have any true natural lakes, the county is now home to two high quality pontoon boat manufacturing companies. Additionally, the international import and export of products is now normal business operations for many firms in Gratiot County.

Agriculture

By almost any standard, agriculture continues to play a central role in Gratiot County's economy, landscape, and way of life. Active farms can be found in most parts of the county, offering a fairly broad array of products, with an emphasis on corn, beans, and sugar beets.

The U.S. Department of Agriculture's (USDA) Census of Agriculture reported that there were 878 farms in 2012, which is down from 1,036 farms in Gratiot County during 2007. However, the average size of acres per farm in 2012 was 330 acres, which is an increase from 277 acres in 2007. Typically, farms within Gratiot County are between 10 and 179 acres, though there are several 1,000+ large acre farms operating in the county. In total, the number of acres used for farming in 2012 was 289,376, which is an increase from 286,937 in 2007 and 288,932 acres in 2002.

In economic terms, according to the Census of Agriculture, the market value of products sold by Gratiot County farms was $345,033,000 in 2012, compared to $189,913,000 in 2007. Of the total value of agriculture products sold by Gratiot County in 2012, crop sales equaled 58% and livestock sales equaled 42%. The average market value of products sold per farm in 2012 was $392,976, compared to $183,313 in 2007 and $112,697 in 2002.

Gratiot County is also home to two of the largest farm implement dealers in the state. Bader and Sons, selling the John Deere brand, is located near St. Louis, and Janson Equipment, one of the largest Case IH dealers in Michigan, is located in Wheeler Township. In addition, Michigan Agricultural Commodities (MAC) has facilities in Breckenridge, Fulton Township, and Wheeler Township. The Breckenridge facility is one of the largest elevators in the state. Zeeland Farm Services has also announced their intent to build a soybean processing plan in Ithaca. It will be the state's largest and is contemplated to open in 2018.

Recently, the Gratiot County Quilt Trail was established to help promote agritourism in the county. The Gratiot County Quilt Trail currently includes fifty completed quilt squares hung on local farms, homes, and businesses. Each square has its own design, history, and significance to the owner.

Industrial Parks

A significant part of the multi decade diversification effort included providing places for industrial businesses to locate. Gratiot County's five industrial parks are State of Michigan Certified Business Parks (CBP). Located in Alma, Breckenridge, Ithaca (2), and St. Louis, the parks are active and have welcomed several new businesses in recent years. There is still some room available in these parks for incoming businesses. Greater Gratiot Development, Inc. provides up to

date detail on Gratiot County's industrial parks and other manufacturing/industrial areas at the following web address, www.gratiot.org

Commercial

The commercial (retail, service, and financial) business mix in Gratiot County has undergone significant change over the past several decades. The Gratiot community, like many others, has experienced and is experiencing the economics of changing markets and customer preferences. This has changed how the county looks, how people interact, and how individuals conduct every aspect of their daily personal and business lives.

Evolutionary retail market changes have fostered the development of the "shopping corridor." Shopping corridors in rural areas evolved in a regional manner. Gratiot County's primary shopping corridor has grown from the north side of the City of Alma and extends into Pine River Township. The corridor has a blend of both locally-owned and managed businesses, as well as national and international businesses.

As in all municipal areas, and very noticeably in smaller communities, the most significant change has occurred in the traditional downtowns. The Gratiot community's downtown areas are in the cities of Alma, Ithaca, and St. Louis and the Villages of Ashley, Breckenridge, Middleton, and Riverdale. Once almost exclusive centers of local and regional commercial activity, they are increasingly challenged to compete with changing shopping habits and corridor commercial development. Customers' ability and routine willingness to drive longer distances, utilize catalog and online shopping options has pushed the transformation of the downtowns to be places now centered more on businesses offering personal and professional services of all types, unique products, small cafes and restaurants, specialty items requiring personal service, and entertainment options including theaters, pubs, and bars.

Throughout the county independently-owned, full-service hardware stores remain in most of the downtowns. Grocery options, once a central part of downtowns, still exist in Breckenridge and St. Louis but largely for space considerations, have moved away from the downtown in the balance of the county. Some of the unique "niche" commercial businesses that are recent additions to the county commercial mix include a winery/microbrewery, candy confectioners, specialty bakeries, tattoo/body art, quilting, and antiques/collectibles.

Upper-story downtown living is becoming more of a trend but much undeveloped vacant space remains. Effective utilization of this space provides both challenge and opportunity. Downtown Development Authorities in Alma, Ithaca, and St. Louis are working to maintain and expand core downtown business districts. It is believed that through the development of flexible living spaces the increasing numbers of people downtown will naturally lead to increased business activity.

Given Gratiot's significant agricultural production based economy, the county supports and is experiencing growth in a variety of support businesses including two large farm equipment dealerships, significant elevator storage and service, several seed and fertilizer dealers, animal feed stores, farm clothing and supply stores, and more. The growing addition of value added agricultural and related businesses includes companies engaged in genetics and hybrid research, manufacturing of agricultural equipment, financial services, insurance, professional consulting as well as companies making products from and offering services for production crops. Many of the office businesses are in the downtowns while the industrial-oriented businesses are located in industrial parks or on industrially-zoned property throughout the county.

Five automobile dealerships representing the "Big Three" automakers – General Motors, Ford and Chrysler, remain in the county, each with full service and collision departments. Many independent used car establishments, as well as small independent auto service and repair facilities including tire and light

mechanical service dot the landscape. An abundance of fueling stations are located in the highly-populated areas, but are somewhat scarce in the southern end of the county.

There are eight independent hotels and motels and two bed & breakfasts. An abundance of fast food establishments line heavily traveled commercial districts in each city, but "sit down" restaurants are somewhat limited. Independent family restaurants, cafes, and ethnic food offerings are plentiful.

Other retail and service sub sectors with a Gratiot presence include, but are not limited to, independent pharmacies, national chains, and in-store pharmacies. Clothing offerings with general lines offered at larger chains and smaller selections available at the dollar stores now in the cities in the county. Home furnishing stores are limited to a few independent furniture stores. There are a handful of home improvement supply and lumber stores. Many businesses offer therapeutic or cosmetic services such as massage, physical therapy, chiropractics, hair care, tanning, etc. Dental and optical clinics also meet the specialized healthcare needs of residents. Dollar stores, in addition to the notation above, offer many basic necessities that may otherwise be found only at the big box retailers. Real estate offices, both independent and with national affiliation, serve the residential and commercial markets.

The Gratiot community is the headquarter location for Commercial Bank with six local offices. Mercantile Bank has four locations, Isabella Bank has two locations, and Chemical Bank has two locations. Two credit unions are headquartered in Gratiot County; Graco with one office and the Gratiot Community Credit Union with two offices. Specifically addressing agriculture and land financing is Greenstone Farm Credit Services with one office in the county. The county also has a national banking presence through Huntington Bank with two offices.

Employment

Table 3 shows the percentage of business establishments by type in Gratiot County in 2013. The largest percentage of business types are trade, transportation, and utilities, followed by educational and health services. Gratiot Medical Center, Masonic Pathways, Alma College, Alma Public Schools, and Ithaca Public Schools are among this category.

Overall, according to the 2016 Comprehensive Economic Development Strategy Data for Gratiot County Report, Gratiot County's unemployment rate at 8.1% was lower than the region and the same as the statewide rate, but the county, region, and state rates were all higher than the national rate of 6.8%. This same report shows that the largest occupation growth sector for the state, region and Gratiot County will be the service sector

Income and Economic Stability

The median household income for Gratiot County is $41,912, which is below the state average of $52,084. The Economic Development Strategy Data for Gratiot County Report shows that the per capita personal income (PCPI), which is a measure derived from totaling all income sources, wages, and salaries, asset income and transfer payments and dividing that by the total population number, is at 73.2% of the national average and is lower than the region at 75.9% and the state at 88.5%.

Another measure used in the Economic Development Strategy Report is the Asset Limited Income Constrained Employed (ALICE), which is a measure

TABLE 3: BUSINESS ESTABLISHMENTS IN GRATIOT COUNTY BY TYPE

TYPE	NUMBER	PERCENT TOTAL
NATURAL RESOURCE & MINING	8	1.1%
CONSTRUCTION	58	8.1%
MANUFACTURING	52	7.3%
TRADE, TRANSPORTATION & UTILITIES	200	27.9%
INFORMATION	18	2.5%
FINANCIAL ACTIVITIES	66	9.2%
PROFESSIONAL & BUSINESS SERVICES	32	4.5%
EDUCATIONAL & HEALTH SERVICES	109	15.2%

Source: 2016 Comprehensive Economic Development Strategy; compiled for EMCOG from County Business Patterns, 2013

developed by United Way that provides a broader picture, beyond the poverty line, of households who struggle with affording basic necessities, such as housing, food, child care, health care, and transportation.

According to the 2015 ALICE measure, about 50% of Gratiot County households are struggling, with 18% of the total households being below the poverty line and 30% total households being above the poverty line but below the ALICE threshold. This is above the state average, which had 15% of households in poverty and 25% of households above poverty but below the ALICE threshold in 2015.

HOUSING

Housing

During the 2000 Census, Gratiot County had 15,516 housing units, which grew to 16,339 in 2010. The 2015 census estimates that there were 16,258 housing units in that year. According to these same estimates, the largest percentage (27.8%) of these structures were built 1939 or earlier. Other decades that experienced relatively higher percentages of residential growth include 1950 - 1959 at 11.5%, 1970 - 1979 at 13.3%, and 1990 - 1999 at 13%.

Of the total 16,258 estimated housing units in the county in 2015, 90.5% were reported as occupied. Of these occupied units, 73.7% units were owner occupied and 26.3% were renter occupied. The vast majority (76.1%) of all housing units were detached homes. At 10.5%, the next most common type of housing structure were mobile homes. Multiple unit dwellings (2-20 units) comprised 11.9% of all housing structures.

It may be noteworthy that Gratiot County has a higher percentage of residents living in group quarters then to the national and state averages, both around. Alma College and Masonic Pathways, both located in the City of Alma, and the Mid-Michigan Correctional Facilities account for this high percentage of group quarter residents. Alma College enrolls about 1,400 students, Masonic Pathways has between 425 and 450 residents, and the St. Louis Correctional Facility and Central Michigan Correctional Facility can house up to 3,000 people.

Affordability

The median value for owner occupied units according to the 2015 census estimates is $88,900, compare to 2000, which was $75,300. Forty percent of houses fell in the range of $50,000 to $99,000, followed by houses between $100,000 to $149, 000 at 20% and houses less than $50,000 at 17%.

Of all the home owners, 53.4% mortgaged their homes. The median monthly cost of a mortgage across the county was $1,022. The U.S. Department of Housing and Urban Development considers housing costs exceeding 30% of income as unaffordable. In 2015, about 20% of homeowner costs exceeded this level, suggesting that there is a need for more affordable housing options in the county.

TRANSPORTATION

Airport

The Gratiot County Airport is located between the City of Alma and the City of Ithaca. The Airport is governed by the Gratiot Community Airport Authority, consisting of the cities of Alma, Ithaca and St. Louis, the townships of Arcada and Pine River, and Gratiot County. All entities contribute financially to the Airport Authority. The Authority also receives funding through hangar and land lease rentals.

The Airport has a 5,000 foot east-west primary runway and a 3,200 foot north-south cross wind runway. The runways can handle commercial aircraft and small jets. It also takes private charters.

Three Point Aviation LLC is the Fixed Base Operator at the Airport and handles the day-to-day operations. Self-serve fuel for Jet A 100LL is available at the airport, twenty-four hours a day, seven days a week. Aircraft rental and a courtesy car are also available.

Roads

Gratiot County has several significant corridors. US-127 moves north/south automobile traffic through the center

of the county while M-46 serves east/west traffic in the north, and M-57 serves east/west traffic in the south. The county's urban hubs are situated along these corridors. US-127, beginning south of Ithaca 16 miles to north of St. Johns, remains a divided highway. The completion of this 16-mile stretch as a limited access highway is a primary local and regional goal.

In total, Gratiot County has 1,466 miles of roads. State and federal funds for these roads are allocated through two different classification systems. State funding is provided through Michigan Public Act 51 of 1951 (Act 51) and Federal funding is designated through the National Functional Classification System.

Federal Aid eligible roads are rated for surface conditions under Michigan's Asset Management Program. The process of rating roads involves a windshield survey performed by a team of representatives from MDOT, road commissions, municipalities, and regional council. The rating a road receives sheds light on possible improvement measures that might be required in the near future. Maps showing the most current road ratings for Gratiot County can be found at the Transportation Asset Management Council's website: http://www.mcgi.state.mi.us/MITRP/Data/paserMap.aspx.

Public Transportation

The dial-a-ride transportation system (DART) located within Alma serves the City of Alma, City of St. Louis, and Pine River Township. Currently there is an effort to expand this service to other areas in the county.

EDUCATION

Attainment

According to 2015 census estimates, 88.9% of Gratiot County residents 25 years and over had a high school diploma or higher, comparable to the state's average of 86.7%. The rate for Gratiot County residents 25 years and over who have attained a bachelor's degree is 14.1%, which is lower than the state's figure of 29.8%.

Schools

Most rural school districts consolidated with municipal schools in the 1950s and 1960s. Currently, there are six school districts serving Gratiot County. These include Alma Public Schools, Ashley Community Schools, Breckenridge Community Schools, Ithaca Public Schools, Fulton Schools, and St. Louis Public Schools. Updated information on the schools can be found at: http://www.giresd.net/Page/1

Gratiot County is also home to a Michigan Works! Service Center serviced by the Gratiot-Isabella Regional Education Service District. The Michigan Works! Service Center is located in the City of Alma and provides a full range of technical professional skills training for employers and their employees. The Center offers schools, industry and businesses targeted learning based upon client needs.

Alma College is a four-year liberal arts private college also located in the City of Alma. Alma College was founded in 1886 by Presbyterians and maintains a Scottish heritage. Among other Scottish expressions, the college has a kilted marching band, a Scottish dance troupe, and hosts the annual Alma Highland Festival. The school enrolls about 1,400 students each year.

Libraries

There are six library locations in Gratiot County. Each of these locations offers book lending services along with a variety of other services.

NATURAL RESOURCES

Soils

79.5% of land in Gratiot County is used in agriculture, as cropland, woodland, and pasture. Most of the soils of the county have a good or fair potential for woodland, except in some areas where trees would not grow naturally or produce poor wood crops. Commercially valuable trees are less common and generally do not grow so rapidly on the wetter soils. Many of the soils in the county have a wetness limitation for urban development

and some have a poor potential for urban development because of the shrink-swell potential.

The hilly portions of the county are excellent for parks and extensive recreation areas, nature study areas, and wilderness uses. All of these areas provide habitat for many important species of wildlife.

Lakes and Rivers

Gratiot County has two natural lakes, Half Moon and Madison. They are small and privately owned and are in Seville Township.

Rainbow Lake, a human-made reservoir on Pine Creek, is in Fulton Township. It is also privately owned and is a residential community.

There are two major rivers in the County, the Pine River, in the northern part of the county, which flows northeasterly, and the Maple River, in the southern part, which flows westerly.

Contamination

According to the County's 2010 Hazard Mitigation Plan, "the Brownfield Redevelopment Authority of the County of Gratiot has documented over 100 Brownfield sites, the vast majority related to underground storage tanks (i.e. fueling/service stations). Some of the more serious sites are in the federal Superfund program and/or encompass relatively large tracts of land."

Among the contaminated sites, the Velsicol Plant in St. Louis has presented the community with the most notable contamination issues. Contaminants have been released on that site since the 1930s when the plant was owned by Michigan Chemical Corporation. In the 1970s, under Velsicol's ownership, the plant was closed by the DNR after the company accidently shipped PBB pellets, a fire retardant, as cattle feed. Since the closing of the plant, contaminants from the Velsicol site continue to be released into the community due to poor closing procedures, despite extensive clean-up efforts by the EPA. The City of St. Louis continues to work with the EPA to contain and remove the contaminants.

RECREATION

Fairs and Festivals

Gratiot County celebrates its community through a number of fairs and festivals. The most well-known of these celebrations is the Highland Festival, where thousands of people from the United States and Canada gather over Memorial Weekend to enjoy Scottish traditions. This and other fairs and festivals are listed in Table 4.

Sports

The W. T. Morris swimming pool in St. Louis and the Alma College and Alma High School swimming pools offer opportunities for swimming, competitive and otherwise.

Gratiot County has many opportunities for youth in the densely populated areas of the county. There are four county owned parks supported by a county millage. There are organized sports groups such as soccer, football and softball leagues, as well as specialized groups such as 4-H, sponsored by Michigan State University, and Boy Scouts and Girl Scouts. Playgrounds, winter sled hills and ice skating rinks are natural playgrounds for youth activities. There are adult organized sports clubs as well, with golf courses catering to all levels of golfing skills. Numerous parks are available for groups to meet for biking and hiking.

Parks

The county maintains Reed Park and Hubscher Park, both providing picnicking and swimming areas. Ball fields encourage Little League play, and school sporting events bring out many spectators. The County also offers Pompeii Park and Luneack Landing Kayak Launch. Lumberjack Park in western Gratiot County is the scene of many family reunions and other activities. This park was founded in the 1930s by former lumberjacks who built a replica lumber camp in a grove of old pines.

Local recreation plans provide

TABLE 4: FAIRS, FESTIVALS & EVENTS IN GRATIOT COUNTY

MONTH	FAIR/FESTIVAL	LOCATION
YEAR-ROUND	GRATIOT COUNTY PLAYERS	ALMA
YEAR-ROUND	GRATIOT COUNTY QUILT TRAIL	COUNTYWIDE
MARCH	ST. LOUIS DUELING PIANOS	ST. LOUIS
APRIL	EASTER EGG HUNTS	ALMA, ITHACA, ST. LOUIS
MAY	DUST OFF CAR SHOW	ITHACA
MAY	HIGHLAND FESTIVAL & GAMES	ALMA
MAY	MEMORIAL DAY SERVICES	ITHACA, ST. LOUIS
MAY-OCT.	FARMER'S MARKETS	ALMA, BRECK-ENRIDGE, ITHA-CA, ST. LOUIS
JUNE	JOE SCHOLTZ MEMORIAL FISHING DERBY	ST. LOUIS
JUNE	ASHLEY TRADING DAYS	ASHLEY
JUNE	GRATIOT AG EXPO	ITHACA
JULY	FIREWORKS CELEBRATIONS	BRECKEN-RIDGE, ST. LOUIS
JULY	RURAL URBAN DAY	ALMA
JULY	GRATIOT COUNTY FAIR FOR YOUTH	ALMA
AUGUST	PERRINTON SUMMERFEST	PERRINTON
AUGUST	ST. LOUIS BLUES FESTIVAL	ST. LOUIS
AUGUST	BANNISTER CZECHOSLOVAK HARVEST FESTIVAL	BANNISTER
AUGUST	SUMNER DAZE	SUMNER
AUGUST	OLD US-127 CAR CRUISE	ALMA, ITHACA, ST. LOUIS
SEPTEMBER	LABOR DAY BRIDGE WALK	ST. LOUIS
SEPTEMBER	LUCKY MACDUCK DAY	ALMA
SEPTEMBER	FALL FESTIVAL	ALMA, BRECK-ENRIDGE
OCTOBER	AGRI-FIT CHALLENGE OBSTACLE COURSE	ITHACA

Source: Greater Gratiot Economic Development, Inc.; Gratiot Area Chamber of Commerce

current information and anticipated improvements to the community's recreational assets.

Trails

The most recent non-motorized pathway installed runs parallel to US Highway-127 from Ithaca, Michigan to Alma/St. Louis, Michigan; it will eventually connect to the Fred Meijer Rail Trail in Alma, Michigan and the Pere Marquette Rail Trail in Clare, Michigan

The Fred Meijer Hartland Trail is a paved hiking/biking path that extends approximately 30 miles along abandoned CSX railroad right-of-way going east of Elwell in Gratiot County, west through Riverdale, Vestaburg, Cedar Lake and Edmore. At Edmore, the trail turns south and runs through McBride, Stanton, Sidney and ends at Lake Road in Montcalm Township just north of Greenville.

The Pine River Canoe Trail is a 30-mile water trail that winds through the open fields and flood plain forests of Gratiot County. The Pine River Canoe Trail takes travelers to Lumberjack Park, the Fred Meijer Heartland Trail, Sumner Centennial Park, and the Pine River Park.

PUBLIC SERVICES

Police

The Cities of Alma and St. Louis have

signed an inter-local agreement for their police departments to support each other. These two police department work closely with the public schools. The departments have each assigned school liaison officers to provide a regular police presence in the schools to work on selected issues and mentoring.

The Gratiot County Sheriff's Office provides road patrol law enforcement for all of Gratiot County. Their responsibilities are to enforce and investigate criminal law violations, monitor traffic violations, investigate motor vehicle crashes and provide emergency and non-emergency assistance to persons in a variety of incidents from domestic assaults and murders to delivering a death message and serving as officers of the courts. The Sheriff's Office Road Patrol has responsibility for over 42,000 residents in an area covering over 500 square miles. Because of the complex changes in law enforcement through the years, it has been found necessary to provide many special services through road patrol. These services include, DARE, Marine Patrol, Secondary Road Patrol, Handicap Enforcement Unit, the K-9 Program and Drug Enforcement.

The City of Ithaca contracts police services with the Gratiot County Sheriff's Office. An "Ithaca Unit" of the Sheriff's Department has been formed, with 24/7, dedicated patrol and community policing services to the City of Ithaca.

Fire

All the fire departments within Gratiot County have mutual aid agreements to provide back up. The departments work very closely with each other to cover multiple municipalities.

The Alma Fire Department provides fire services for the City of Alma, and Arcada, Pine River, Seville, and Sumner townships. The costs are shared by a three part formula based on SEV, population and department runs.

The Ashley Fire Department provides fire services to the Village of Ashley, Elba Township, Hamilton Township, and Washington Township.

The Village of Breckenridge/Wheeler Township Fire Department provides fire services for the Village of Breckenridge, Bethany Township, Emerson Township, Lafayette Township, Wheeler Township, and Porter Township.

The Ithaca Fire Department provides fire services to the City of Ithaca, Arcada Township, Emerson Township, Lafayette Township, New Haven Township, Newark Township, and North Star Township.

The St. Louis Community Fire Department provides fire service for the City of St. Louis, Bethany Township, Pine River Township, and Jasper Township.

The Perrinton Fire Department provides services for the Village of Perrinton, Fulton Township, New Haven Township, Newark Township, and North Shade Township.

Two other fire departments, not based in Gratiot County, also provide fire protection services in Gratiot County. They are the Maple Rapids Fire Department and the Carson City Fire Department.

Water and Sewer

The cities of Alma, Ithaca, and St. Louis, and the Villages of Breckenridge and Ashley provide water and sewer services. The Gratiot Area Water Authority is a regional water authority formed by the Cities of Alma and St. Louis and provides wholesale water service to each of the member utilities. Updated profiles on the municipal services are presented in the Gratiot County Community Economic Profile, which can be found on Greater Gratiot Development's website: www.gratiot.org.

The City of Ithaca also recently released a wellhead protection policy statement and instituted a Wellhead Protection Program to encourage protection of the public water supply wells. Through the zoning ordinance, the City will limit land uses and practices that degrade groundwater quality within a wellhead protection area.

2.3 LARGER TRENDS

The insight in this section is based on national and state trends that were considered when shaping the policies of this plan.

MILLENNIALS & BOOMERS

Millennials, born 1980-1999, and Baby Boomers, born 1945-1964, make up the largest share of the nation's population at 53%. As a result, the trends for each of these generation groups have a large impact on the development and housing markets. Baby Boomers value housing that is close to entertainment, retail, and medical services while Millennials look for locations that are diverse and offer plentiful entertainment and employment opportunities. Both generations tend to prefer housing that is lower maintenance and will sacrifice large living spaces for better access to amenities.

In short, Millennials and Boomers are looking to relocate to more walkable communities. Generally, this entails the ability to walk to basic grocery and pharmacy needs, various restaurants and entertainment, ample jobs, and recreation opportunities. Walkable neighborhoods are not only popular, but also stable. During the recent national recession, homes in walkable communities resisted the damaging effects of the housing market collapse and largely retained their property values. With the percentage of Baby Boomers and Millennials growing on a national scale, it is imperative to plan for them at the community scale.

PLACEMAKING

Current national trends indicate a swing in how individuals choose where to live. A growing number of people choose where they want to live first and then resolve the logistics of finding employment and housing in their desired location. People seek destinations that offer a superior quality of life and ample amenities. This quality of life, or satisfaction with one's health, community, employment, environment, and more, can be met in the urban setting of downtown. They have a preference for in-town areas that feature diversity and walkability in close proximity to jobs and entertainment. This is drastically different than past generations of people who first sought jobs and then moved to the location of their job.

Whether in a downtown or elsewhere, placemaking is becoming an increasingly important tool to attract people. Placemaking is the process of creating quality places where people want to live, work, play and visit. They are choosing to live in communities that offer resources, amenities, social and professional networks, and opportunities to support thriving lifestyles. People's idea of their built environment is changing as they greatly value the emotion and feeling they associate with their community.

Establishing community identity has proven to help foster the connection between people and place. It gives residents a sense of belonging and stability, in turn improving quality of life. Art, culture and recreation can play a large factor in this. Public art forces interaction between the observer and their built environment while provoking thought and emotion. The gathering spaces in which art is located and other public land also provides space where people can come together and engage socially with one another. Meanwhile, recreation amenities provide active public spaces.

HOUSEHOLD STRUCTURE

As household population and structure evolve over time, subsequent changes in housing needs become apparent. The average family size in the United States in 2010 was 2.39 individuals per household. This number has steadily decreased from 3.33 in 1960 due to the Baby Boomer population living longer and Millennials having smaller families than past generations. Many Baby Boomers no longer have dependents living with them, and many Millennials are delaying marriage and have not yet established families. This decrease in family size subsequently decreases the desire for large single-family homes, prevalent in suburbs where an abundance of land is available. There is a need now for a variety of housing sizes and types to accommodate the new trends in household structure.

TRANSPORTATION

Changes in transportation include an increase in ride sharing, driverless cars, electric or eco-efficient cars, public transportation and non-motorized mobility. This shows a shifting attitude in which individuals view how they travel. Positive impacts on communities are expected from this shift in use as a variety of transportation modes offers more affordable and often more safe options.

In connection with evolving transportation modes, is the mindset about road design and infrastructure that supports our travel. Complete streets, for example, are designed to accommodate all users, including multiple modes of transportation, ages, and abilities. Transportation planning with a complete streets policy uses the entire right of way to increase functionality, convenience, and safety for users while maintaining traffic capacity and flow. They can include, but are not limited to, the following: bike lanes, wide sidewalks, bus lanes, street trees, curb ramps, median islands, and roundabouts. The focus of complete streets does not stop at providing

alternate forms of transportation, but also places importance on the creation and enhancement of the public realm.

HOUSING

Because the majority of individuals choose where to live based on location first, and then resolve the logistics of finding employment and housing, there is more competition for jobs and housing in popular urban areas that offer the desired amenities.

As housing needs and wants change with the shifting demographics, gaps in affordability and availability also become apparent. Average-income earning individuals and families are struggling to find suitable, affordable housing. An increasingly popular solution considers "Missing Middle Housing". "Missing Middle" Housing is a term referring to a range of multi-unit or clustered housing types with a range in affordability, compatible in scale with single family homes that help meet the growing demand for walkable urban living. It addresses the desires of both Millennials and Baby Boomers while considering the available housing stock. As the emphasis on walkability and the diversifying of lifestyles, households and incomes increase, it is extremely important to address the location and type of housing in the community.

AGRICULTURE

Agriculture is a major component of Michigan's identity, character and economy. Unfortunately, the ability to keep farms economically viable is not an easy task. Farmers face a difficult dilemma when it comes to retirement. The financial assets that would allow a farmer to retire are typically tied up in the land that is being farmed. Often, the only option is to sell the land. Many farmers would like to see the land continued in agricultural use. However, there are few younger farmers who can afford to purchase the farm. In addition, the most lucrative land sale may be to a developer. Yet, once agricultural land is developed, it is unlikely that it will ever be farmed again. Furthermore, as rising transportation costs become a growing concern for the state and nation, communities may need to rely more heavily on local food sources in the future. As local farms decrease, so does the opportunity to access local food sources.

As one solution to this problem, wind turbine development is being encouraged in the county. Agritourism is another tool being widely discussed as playing an important role in Michigan's new economy. Agritrourism can be defined as "the act of visiting a working farm or any agricultural, horticultural or agribusiness operation for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation" (University of California).

Data on agritourism suggests that it has substantial economic impacts on local economies and has the potential to substantially strengthen the local agricultural industry. In Michigan, agritourism is gaining. By strengthening the economics of individual farms, agritourism has the potential to help maintain the viability of Michigan agriculture, increase public understanding of agriculture, create brand identity for Michigan agricultural products, and keep land in agricultural use.

SUSTAINABILITY

Today's quickly changing social, environmental, and economic conditions require thoughtful and impactful responses from local governments to achieve a more sustainable future. Specifically, shifts in climate, economics, and technology are quickly occurring and a local government that does nothing or tries to apply old answers to the challenges ahead will not do well. To be successful, local governments need to be proactive in understanding what is likely to come and carry out plans that meet the anticipated challenges. Some of the main challenges include:

Climate: Temperatures are rising, snow and rainfall patterns are shifting, and more extreme climate events, like heavy rainstorms and record high temperatures, are already happening. This is causing unprecedented levels of flooding, fires, and other issues that many communities are not prepared to handle.

Economics: Funding opportunities for local governments are becoming more limited and competitive. Meanwhile, infrastructure systems in many communities have aged to the point of critically needing replacement. Creative financing and more coordinated budgeting is therefore more important than ever.

At the personal level, many individuals and households struggle to afford basic household necessities. According to a recent study, about 40% of Michigan households live on tight budgets.

Technology: Technological advances will offer many opportunities to increase efficiency and improve quality of life. However, because technological advances are happening so quickly, many of the changes will be disruptive and confusing. Municipalities will find it more and more important to stay attuned to technology, especially opportunities to benefit from Smart City technology applications and how these can be used to manage assets, such as roads, sewer, and water infrastructure.

03

PUBLIC ENGAGEMENT

03.1 MEETINGS

03.2 COMMUNITY SURVEY

PUBLIC ENGAGEMENT

3.1 MEETINGS

During the 2011 plan development, five public meetings were held and were located at Alma Middle School, Sumner Township Community Center, Breckenridge High School, Fulton Township Community Center, and Ashley Community School. In total, about 130 community members participated in the meetings. Each participant was invited to help edit and rank the goals, offer opinion on the community's strengths, weaknesses, opportunities, and threats (SWOT analysis), and vote on ideas that would help implement the goals.

To rank the goals, participants were asked to vote on their top three goals using orange sticky dots. At 25%, the goal to provide and sustain economic opportunities received the most votes, followed by a tie between the goal to provide quality public services and provide quality educational experiences, which both received 18% of the total votes.

Once the goals were ranked, participants were asked to vote on their top six strategies, which were ideas generated by meeting participants during the SWOT analysis portion of the meeting.

During this revision of the plan, the goals, objectives and strategies shaped by public input during the previous planning process served as the foundation for this version of the plan. Building upon this work, the Steering Committee updated these during a meeting which began with a presentation on accomplishments made since the last plan. The second portion of this meeting involved breaking into several groups and editing the goals, objectives and strategies. Each group added anything they believed to be relevant as well as removing any that no longer applied.

Following this, two public meetings were held. At these meetings, Steering Committee members and the consultant team were available for verbal comments and questions, and the public was invited to review and post written comments on the revised set of goals, objectives, and strategies as well as place sticky dots on their top priorities.

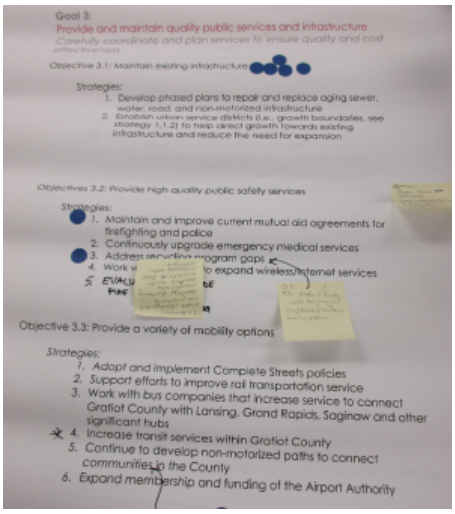
Many participants felt that preservation of county-wide recreational resources and the protection of natural resources and farming were among the most important concepts in the goals, objectives and strategies. The input received at these meetings was incorporated into another revision of the goals, objectives and strategies found in this plan.

Future Land Use maps were later updated based on the revised goals, objectives and strategies. The Steering Committee met to accomplish this, and participants worked together to make revisions to their own jurisdictions while providing input to neighboring jurisdictions.

3.2 COMMUNITY SURVEY

The goal of this survey was to help shape recommendations and to determine the direction of the County-wide Master Plan. Around 270 individuals took the survey with an average of five per day.

In order to determine the audience being reached, and to make sure the community as a whole is involved in the process, participant profile questions were asked. The findings of these questions showed that many of the respondents (41.8%)



were between the ages of 45 and 64, followed by those in the 20-44 age group (39.2%). Most of the participants (63.3%) also have lived in Gratiot County for more than 25 years, and 59.6% plan on staying for at least 25 more. Additionally, most (52.8%) of the respondents work in Gratiot County, and 24% were retired.

IMPORTANT TOPICS

A list of topics to address in the plan was gathered from the previous planning process. The survey asked participants to indicate which topic they felt was most important or was a relevant concern. The majority of the respondents felt that preservation of natural areas, a county-wide recycling program, maintenance and improvement of downtowns, and cleaning and protecting the Pine River were most important and will help shape the direction of the plan. The least important, but still deemed moderately important topics, included expanding industrial parks, collaborative marketing efforts, public transportation options, entrepreneurship/business assistance, and a Gratiot County community college. While these subjects were determined moderately important and above, there appeared to be a focus on care of natural resources and sustainability.

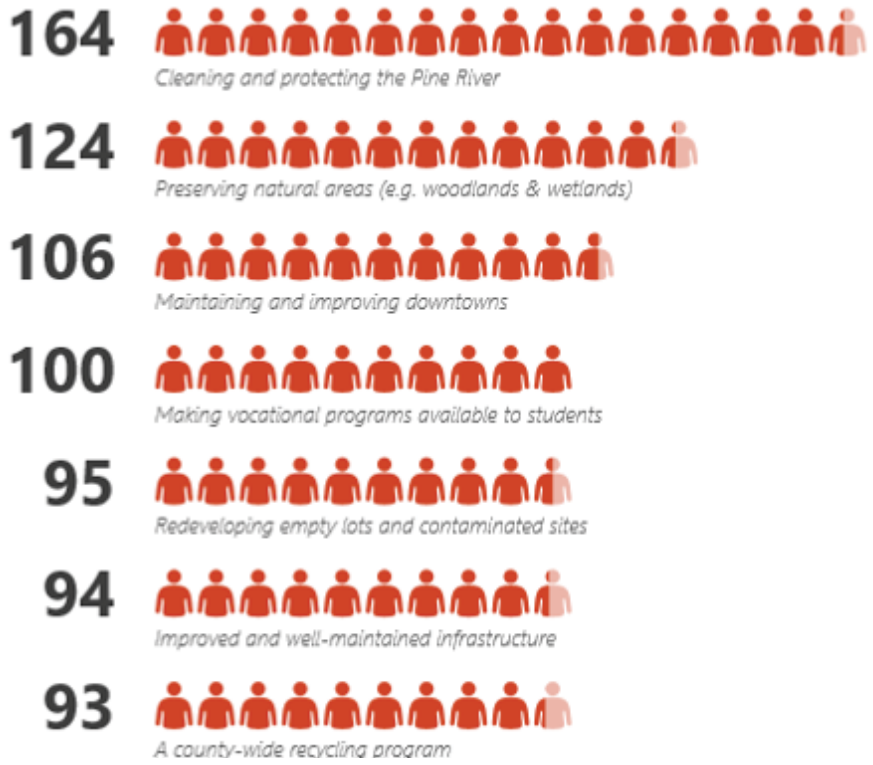
The top two goals chosen by the majority of respondents were to generate and sustain economic opportunities, and provide premier cultural and recreational resources. Respondents also gave examples of actions that support these goals. Responses included mention of the Pine River, people, community, local business, cleanliness, infrastructure, growth, downtowns, and involvement.

GENERAL DIRECTION

When asked if participants thought the community has been heading in the right direction or gotten off track, most respondents said between neutral and heading in the right direction. While the general response was positive, the majority of the answers leaned towards neutral on the scale.

The image below provides an indication of the topics that respondents feel are most important. A full report and detailed comments on open ended questions are included in the Appendix of this plan.

TOP RATED TOPICS BY SURVEY RESPONDENTS



04 GOALS, OBJECTIVES & STRATEGIES

04.1 OVERVIEW
04.2 GOALS, OBJECTIVES & STRATEGIES

GOALS, OBJECTIVES & STRATEGIES

4.1 OVERVIEW

This chapter is the heart of the plan and presents the goals, objectives, and strategies. They are derived from the existing conditions analysis, larger trends, and community feedback gathered throughout the planning process. The plan goals express overarching aspirations that are valued and desired by the community.

In essence, the plan goals, objectives and strategies represent the community's intentions to drive progress in Gratiot County. The goals are presented here with brief descriptions of each. The following section presents the individual objectives and strategies that fall within each goal and activate the plan toward implementation. Finally, informational pieces are embedded throughout the chapter to further illustrate the intent of the plan and provide more detailed information.

1 PRESERVE THE COUNTY'S RURAL CHARACTER

Keep productive farms, beautiful natural features, and a healthy environment

2 STRENGTHEN THE EXISTING CITIES, VILLAGES AND HAMLETS

"Placemake" Gratiot's downtowns to ensure that they serve as quality community centers

3 PROVIDE AND MAINTAIN QUALITY PUBLIC SERVICES AND INFRASTRUCTURE

Carefully coordinate and plan services to ensure quality and cost effectiveness

4 GENERATE AND SUSTAIN ECONOMIC OPPORTUNITIES

Retain, attract and grow quality employers and workforce

5 PROVIDE PREMIER CULTURAL AND RECREATIONAL RESOURCES

Develop Gratiot as a cultural and recreational destination that serves people of all generations

6 CONTINUE AND INCREASE GOOD GOVERNANCE AND INTER-JURISDICTIONAL COLLABORATION

Cultivate strong leadership and County-wide cooperation

4.2 GOALS, OBJECTIVES & STRATEGIES

This section introduces the objectives and strategies, or action plan, for each of the six goals. For details regarding responsible parties and expected timelines for each strategy, please refer to the Implementation Matrix in Chapter Six.

GOAL 1: PRESERVE THE COUNTY'S RURAL CHARACTER

Objective 1.1: Direct growth towards existing urban areas

- Strategy 1.1.1 - Apply and uphold agricultural preservation zoning by limiting non-farm uses in agricultural districts
- Strategy 1.1.2 - Work multi-jurisdictionally to establish clear growth boundaries around existing urban areas

Objective 1.2: Support the ability of farmers to continue to actively engage in farming and sustainable agricultural practices

- Strategy 1.2.1 - Coordinate and market farmer's markets throughout the County

THE ECONOMICS OF AGRICULTURE

Benefits of an active agriculture community include food security and a strong local food supply, viable local agricultural economy, and the preservation of rural character. Agritoursim and wind turbines help to preserve an active agriculture community.

- Strategy 1.2.2 - Actively recruit agribusiness to do business in the County
- Strategy 1.2.3 - Develop a local food-promotion program
- Strategy 1.2.4 - Work with local officials to maintain and improve quality of primary roads used for agricultural transport and infrastructure needed to support farming practices
- Strategy 1.2.5 - Address water quality issues including excess use and waste disposal
- Strategy 1.2.6 -Update the zoning ordinance to allow for appropriate sized agricultural use in non-agricultural districts

Objective 1.3: Protect natural features and foster a healthier environment

- Strategy 1.3.1 - Develop ordinances that protect the County's key and unique natural features
- Strategy 1.3.2 - Work to modify high intensity farming regulations to achieve a balance between successful operations and minimizing the negative impacts on the environment and people's health
- Strategy 1.3.3 – Continue special efforts and utilize best practices to clean the Pine River, reservoirs, and other key natural assets
- Strategy 1.3.4 - Clean contaminated sites through brownfield redevelopment and other programs
- Strategy 1.3.5 - Develop a strategy to address problematic, unhealthy on-site sewage disposal systems, which includes an education program for property owners with on-site sewage system
- Strategy 1.3.6 - Strengthen coordination between local and state environmental regulations
- Strategy 1.3.7 - Pursue existing funding opportunities and create incentives for large farms to utilize, maintain, and create green energy
- Strategy 1.3.8 - Provide adequate funds for county-wide soil conservation service

WHAT IS BIO-DIGESTION?

A biodigester is fed with organic material, which is then broken down by micro-organisms in an oxygen free environment to produce renewable energy in the form of biogas. This product can than serve as a substitute for natural gas and fertilization.

- Strategy 1.3.9 - Consider piloting County-wide biodigestion or anaerobic digestion program to serve as a state-wide model
- Strategy 1.3.10 - Address recycling program gaps by creating a county-wide recycling program
- Strategy 1.3.11 - Address any ongoing contamination issues associated with the Gratiot County Landfill
- Strategy 1.3.12 - Institute wellhead protection programs in applicable areas and utilize zoning to protect water through these programs

GOAL 2: STRENGTHEN THE EXISTING CITIES, VILLAGES AND HAMLETS

Objective 2.1: Make Gratiot County's downtowns destinations

- Strategy 2.1.1 - Engage in a coordinated branding efforts for the County's downtowns, which can be applied to gateways, signage, and marketing materials
- Strategy 2.1.2 - Develop or revise local downtown plans to identify key redevelopment areas and advertise/market to desired project types

PLACE BRANDING

Creating a brand for areas in Gratiot County will increase community pride and recognition within the region. Branding can come in many forms such as gateways, benches, public art, and signage. With the community involved in the design process, creating an identity for each jurisdiction would promote Gratiot as a destination.

- Strategy 2.1.3 - Protect and enhance historic and unique downtown architecture through regulatory techniques, such as form-based codes
- Strategy 2.1.4 - Actively engage with various downtown enhancement groups and programs, such as Michigan Main Street Program and the Michigan Downtown Association
- Strategy 2.1.5 - Streetscape key downtown corridors
- Strategy 2.1.6 - Form a committee to coordinate and promote local social events, such as festivals, fundraisers, and other community happenings
- Strategy 2.1.7 - Work to attract quality business that encourages people to spend more time in the downtown, such as sit-down restaurants and entertainment venues
- Strategy 2.1.8 - Install wayfinding throughout the downtowns

Objective 2.2: Stabilize and enhance existing neighborhoods in and around downtowns

- Strategy 2.2.1 - Identify potential redevelopment areas for both multi- and single-family developments
- Strategy 2.2.2 - Identify gaps in desired neighborhood amenities, such as sidewalks, parks, and parking, and develop plans to address these gaps
- Strategy 2.2.3 - Form a land bank to manage vacant, foreclosed, and blighted properties across the County
- Strategy 2.2.4 - Emphasize enforcing current ordinances and building codes

within the residential and business districts

- Strategy 2.2.5 - Encourage the development of rental properties in and around downtowns
- Strategy 2.2.6 - Address the need for housing for the County's aging population
- Strategy 2.2.7 - Continue the conversion of vacant space downtown to second and third story lofts
- Strategy 2.2.8 - Introduce municipal blight ordinances appropriate to each community and/or more strongly enforce existing ordinances

GOAL 3: PROVIDE AND MAINTAIN QUALITY PUBLIC SERVICES AND INFRASTRUCTURE

Objective 3.1: Maintain existing infrastructure

- Strategy 3.1.1 - Develop phased plans to repair and replace aging sewer, water, road, and non-motorized infrastructure
- Strategy 3.1.2 - Establish urban service districts (i.e., growth boundaries, see strategy 1.1.2) to help direct growth towards existing infrastructure and reduce the need for expansion
- Strategy 3.1.3 - Coordinate a strategy to obtain money in aiding maintenance and repair costs

Objective 3.2: Provide high quality public health and safety services

- Strategy 3.2.1 - Maintain and improve current mutual aid agreements for emergency, firefighting and police services, and begin discussions of combining services into a countywide authority
- Strategy 3.2.2 - Continuously upgrade emergency medical services
- Strategy 3.2.3 - Evaluate Countywide Fire Department services and districts to determine necessary improvements or adjustments
- Strategy 3.2.4 - Identify jurisdictional needs in terms of public safety and create service and infrastructure coverage agreements between jurisdictions
- Strategy 3.2.5 - Work with the hospital and health department to strengthen mental health services

Objective 3.3: Provide a variety of mobility options

- Strategy 3.3.1 - Adopt and implement Complete Streets policies
- Strategy 3.3.2 - Support efforts to improve rail transportation service
- Strategy 3.3.3 - Work with bus companies to increase service and connections between Gratiot County and Lansing, Grand Rapids, Saginaw, and other significant hubs
- Strategy 3.3.4 - Increase transit services within Gratiot County to help provide better access to necessary services and employment

- Strategy 3.3.5 - Expand on-street parking to adjacent neighborhood streets.
- Strategy 3.3.6- Continue the development of non-motorized paths to increase connectivity between communities in the County
- Strategy 3.3.6 - Expand membership and funding of the Airport Authority
- Strategy 3.3.7 - Build a comprehensive senior transit program that serves the entire County
- Strategy 3.3.8 - Complete US-127 as a limited access highway from Ithaca to St. Johns

GOAL 4: GENERATE AND SUSTAIN ECONOMIC OPPORTUNITIES

Objective 4.1: Promote development and redevelopment of vacant commercial/industrial properties

- Strategy 4.1.1 - Increase efforts to work with eligible businesses to take advantage of available tax incentive/abatement programs
- Strategy 4.1.2 - Identify sites, develop conceptual plans, and market key development/redevelopment areas
- Strategy 4.1.3 - Expand existing industrial sites, as well as develop a County-wide industrial park suitable to include a dairy-processing plant
- Strategy 4.1.4 - Develop or reinstate previous common zoning district terminology between jurisdictions within County
- Strategy 4.1.5 - Enhance public utilities to support future industrial growth

Objective 4.2: Help residents develop the skills necessary for employment opportunities

- Strategy 4.2.1 – Support early childhood initiatives to build literacy and math skills
- Strategy 4.2.2 - Develop a community college in Gratiot County
- Strategy 4.2.3 - Continue and expand mentoring/leadership programs

ADAPTIVE REUSE

Progress in the development world does not exclusively mean bulldozing the old and constructing the new. Adaptive reuse allows older buildings with historical significance and architecture to be restored and outfitted for a new tenant.

- Strategy 4.2.4 - Address business trends along with generational changes in the downtown
- Strategy 4.2.5 - Promote S.T.E.M. education and identify funding opportunities in order to strengthen these subjects
- Strategy 4.2.6 - Develop business and school partnerships to provide trade school experience
- Strategy 4.2.7 - Continue to expand on vocational and co-op opportunities
- Strategy 4.2.8 - Work with hospital and health department to expand prevention efforts to help support a healthy workforce

Objective 4.3: Build and capitalize on Gratiot County's assets to attract economic activity

- Strategy 4.3.1 - Develop agri-tourism and recreation tourism marketing campaigns
- Strategy 4.3.2 - Continue to pursue alternative energy companies, market the County as an alternative energy industry hub
- Strategy 4.3.3 - Build on existing recreational assets and improve connectivity to cities and villages throughout the County
- Strategy 4.3.4 - Expand and promote food trucks
- Strategy 4.3.5 - Promote the existing urban farms and farmer's markets
- Strategy 4.3.6 - Enhance the county's natural corridors, with special attention paid to the green corridors along the Pine River
- Strategy 4.3.7 - Work with providers to expand wireless/internet services
- Strategy 4.3.8 - Attract solar development

WHAT IS A TRAIL TOWN?

A trail town is an economic development strategy that utilizes an area's trail system to connect to downtowns or focal points with an emphasis on tourism. While the concept is geared toward cities and urban centers, it can also be applied on a larger scale, with a multi-jurisdictional trail system.

GOAL 5: PROVIDE PREMIER CULTURAL AND RECREATIONAL RESOURCES

Objective 5.1: Provide more public access to the waterfront

- Strategy 5.1.1 - Acquire additional land to expand the riverwalks and trails
- Strategy 5.1.2 - Through easements, preserve areas for public access to the

river in future riverfront developments

- Strategy 5.1.3 - Install signage to help direct people to public waterfront parks and trails
- Strategy 5.1.4 - Continue efforts to address downed trees in the Pine River to allow for use of canoes and kayaks
- Strategy 5.1.5 - Connect and extend riverwalks throughout the County

Objective 5.2: Provide a robust system of parks, trailways and other recreational opportunities

- Strategy 5.2.1 - Create a County-wide recreation authority and community education program administrator, possibly through Gratiot-Isabella RESD
- Strategy 5.2.2 - Coordinate recreation plans to complement and connect with one another and the Master Plan
- Strategy 5.2.3 - Explore opportunities to increase the number of parks in northern part of County
- Strategy 5.2.4 – Continue the expansion of the non-motorized trailway system, become a Michigan "Trail-Town"
- Strategy 5.2.5 - Support the Healthy Pine River Group in their efforts to develop a plan that comprehensively addresses contamination in the river
- Strategy 5.2.6 - Enhance natural corridors, such as rivers and trails
- Strategy 5.2.7 - Develop a strategy to encourage residents to spend recreation time and dollars locally
- Strategy 5.2.8 - Expand flexibility and use of County parks and recreation millage funds
- Strategy 5.2.9 - Diversify public recreational opportunities, such as creating dog or water parks
- Strategy 5.2.10 - Reduce current restrictions on off road vehicle (ORV) use and develop an ORV trail system to help direct this use to appropriate areas

GOAL 6: CONTINUE AND INCREASE GOOD GOVERNANCE AND INTER-JURISDICTIONAL COLLABORATION

Objective 6.1: Retain and attract quality local officials and committee members

- Strategy 6.1.1 - Implement a public servant mentorship program
- Strategy 6.1.2 - Engage in trainings provided by entities such as the Michigan Municipal League, Michigan Townships Association, and MSU Extension

Objective 6.2: Utilize the County's Hazard Mitigation Plan to protect the residents, visitors, and property within the County

- Strategy 6.2.1 - Identify projects from the Hazard Mitigation Plan that can be

initiated to mitigate damages from local hazards that negatively impact the County

- Objective 6.2.2 - Seek funds to complete projects identified above

Objective 6.3: Engage in Michigan Redevelopment Ready Communities Program

- Strategy 6.3.1 - Collaboratively follow Redevelopment Ready Communities best practices to pursue certification

05 FUTURE LAND USE

05.1 FUTURE LAND USE
05.2 FUTURE ZONING PLAN

FUTURE LAND USE

5.1 FUTURE LAND USE

The future land use categories for this Plan were originally developed by compiling language from individual master plans and concepts presented in the Goals, Objectives, & Strategies chapter of this Plan. The Steering Committee then refined the language through a review process along with additional public feedback. The Future Land Use Maps show where these land uses are preferred.

AGRICULTURE

The Agriculture category includes farming, livestock, farming related business, wind farms, and related farmsteads. The County contemplates the development of commercial solar as appropriate for agricultural areas. Residential development within this category will be limited to preserve the overall rural character and prevent the fragmentation of farmland.

RURAL RESIDENTIAL

The Rural Residential category is an intermediate land use between agricultural and urban areas. In general, Rural Residential units are low-density residential developments. However, cluster design is encouraged as a design option in this category for the creation of common open space that helps preserve natural areas and agricultural lands. For example, a clustered residential development with committed open space for recreation, trails, or a unique environmental feature would be compatible with this category. In addition, cluster design is encouraged to allow for the most cost effective expansion of urban services if these services are deemed necessary within a Rural Residential area.

NEIGHBORHOOD RESIDENTIAL

The Neighborhood Residential category includes primarily single-family residential developments that generally have the characteristics of traditional urban neighborhoods, such as a grid street system, sidewalks, small lots, and shallow setbacks. In-fill housing and integrated expansion at the edges is encouraged in existing Neighborhood Residential areas. In addition, a modest mix of non-residential uses is allowed in these areas to address the needs of neighborhood residents.

MULTI-FAMILY RESIDENTIAL

The Multi-Family Residential category provides for existing and future duplexes, attached single-family townhomes, and multi-family apartments. In addition, a modest mix of non-residential uses is allowed in these areas to address the needs of neighborhood residents.

MANUFACTURED HOUSING COMMUNITY

The Manufactured Housing Community land use category provides for existing and future manufactured housing communities.

PUBLIC/QUASI-PUBLIC

Public and Quasi-Public land uses include facilities that are designed to serve the public interest, such as education (with the exception of Alma College, which is under the campus category), cultural, government, religious, health, correction, military, cemeteries, airports, senior care centers, utilities, and public safety.

CAMPUS

The Campus land use category includes campus style facilities, such as Alma College, the Masonic Home, and the Sisters of Mercy. Residential and commercial uses associated with the facility are permitted in the Campus land use area.

DOWNTOWN /MIXED USE

The Downtown/Mixed Use category provides for areas where combinations of employment, housing, shopping, and services are integrated in a compact, pedestrian oriented, urban form, which encourages community interaction. Small shops, offices, restaurants, entertainment establishments, second story apartments and condominiums, and public areas are characteristic uses of this land use category.

GENERAL MIXED USE

The General Mixed Use category provides for areas outside of the downtowns where combinations of employment, housing, shopping, and services are integrated. In some cases, these areas may serve as the basis of a hamlet-style hub. In these instances, compact, pedestrian oriented development is desired.

GENERAL COMMERCIAL

The General Commercial land use designation includes large-scale businesses that provide shopping and services at a regional level. New and renovated buildings

within this district will be subject to standards that support current access management techniques, environmentally sensitive landscaping, and quality design standards.

WATERFRONT DEVELOPMENT

The Waterfront Development category provides for redevelopment opportunities along the Pine River. This category allows for a mix of residential, commercial, and recreational land uses and emphasizes pedestrian circulation, environmental protection, and both private and public waterfront access.

OFFICE/RESEARCH/TECHNICAL

The Office/Research/Technical category provides for industrial uses oriented toward research, design, prototype development, and technical training. Ideally, these areas will be of a campus-style character, with pedestrian amenities, attention to landscaping, and environmental protection.

OFFICE PARK

The Professional Office Park provides for office clusters that solely offer professional services, including, but not limited to, executive, administrative, clerical, accounting, engineering, architecture and medical functions.

LIGHT INDUSTRIAL

The Light Industrial category provides for industrial activities that pose minimal environmental impacts upon surrounding areas and uses, such as warehousing and storage; wholesale establishments; tool, die and machine shops; manufacturing; and limited processing of materials. Screening of outside storage in these areas is encouraged.

HEAVY INDUSTRIAL

The Heavy Industrial category provides for general or heavy industrial activities such as those which involve the use of heavy machinery, regular traffic by larger trucks, extensive amounts of contiguous land, service by railroad lines or major thoroughfares, processing of chemical or raw materials, assembly, and generation of industrial waste, noise, odor, or traffic problems. Given their potential environmental impacts, screening and buffering of heavy industrial uses is encouraged.

EXCAVATION

The Excavation category provides for lands that are or will be commercially excavated.

NATURAL & OPEN SPACE

Forested - This category includes lands that serve as wildlife habitat or that are used for timber harvesting. Other uses may include forest related recreational activities, such as hunting, fishing, skiing and hiking.

Conservation - This category includes undeveloped land that contributes ecological, scenic or recreational value. Due to potential problems associated with flooding and water quality, lands adjacent to existing watercourses are particularly important. This category may also include open space buffers between various land uses.

RECREATION

Neighborhood Park - This category includes lands that provide recreational opportunities at the neighborhood level, as opposed to large, more specialized parks meant for community-wide use.

Community Wide Park - This category includes lands that provide large-scale or specialized recreational opportunities designed for use by the broader community. These facilities may be either public or private.

URBAN GROWTH AREAS

The Urban Growth Area are not specifically a land use, but are areas where the community would like to direct more intense development and where the potential extension of services, such as water and sewer, would be the most cost effective. Urban Growth Areas are determined by the affected jurisdictions and often involve a written agreement to appropriately manage the expansion of services. Typically, these agreements are “425” agreements, based on Act 425 of 1984, which is also known by the title Intergovernmental Conditional Transfer of Property by Contract Act.

At the time of this Plan, all the cities in Gratiot County have negotiated 425 agreements with many of their neighboring townships. The agreements provide for the transfer of land to the cities in turn for sharing the increased tax revenue received from intensive development of the property. Alma has agreements with Arcada Township, Pine River Township, and one with both the City

of St. Louis and Pine River Township. Ithaca has 425 agreements with Newark Township and North Star Township. St. Louis has agreements with Bethany Township, Pine River Township, and the City of Alma.

5.2 FUTURE ZONING PLAN

The Zoning Plan portion of the Master Plan helps ensure the Plan's effectiveness by linking the Plan to county and local zoning ordinances. The Plan provides a documented statement of the community's wishes while the zoning ordinance provides the regulatory tool to achieve these wishes.

The requirement for a zoning plan has a long legal history in Michigan as the requirement has existed in every zoning-enabling act since the City-Village Zoning Act, PA 201 of 1921. The Michigan Zoning Enabling Act (MZEA), PA 110 of 2006 requires in Sec. 203 (1) that zoning be based on a plan and includes a long list of things that such a plan is designed to promote. The Michigan Planning Enabling Act, as amended in 2008 (MPEA) includes specific zoning plan requirements in Sec. 33 (2)(d).

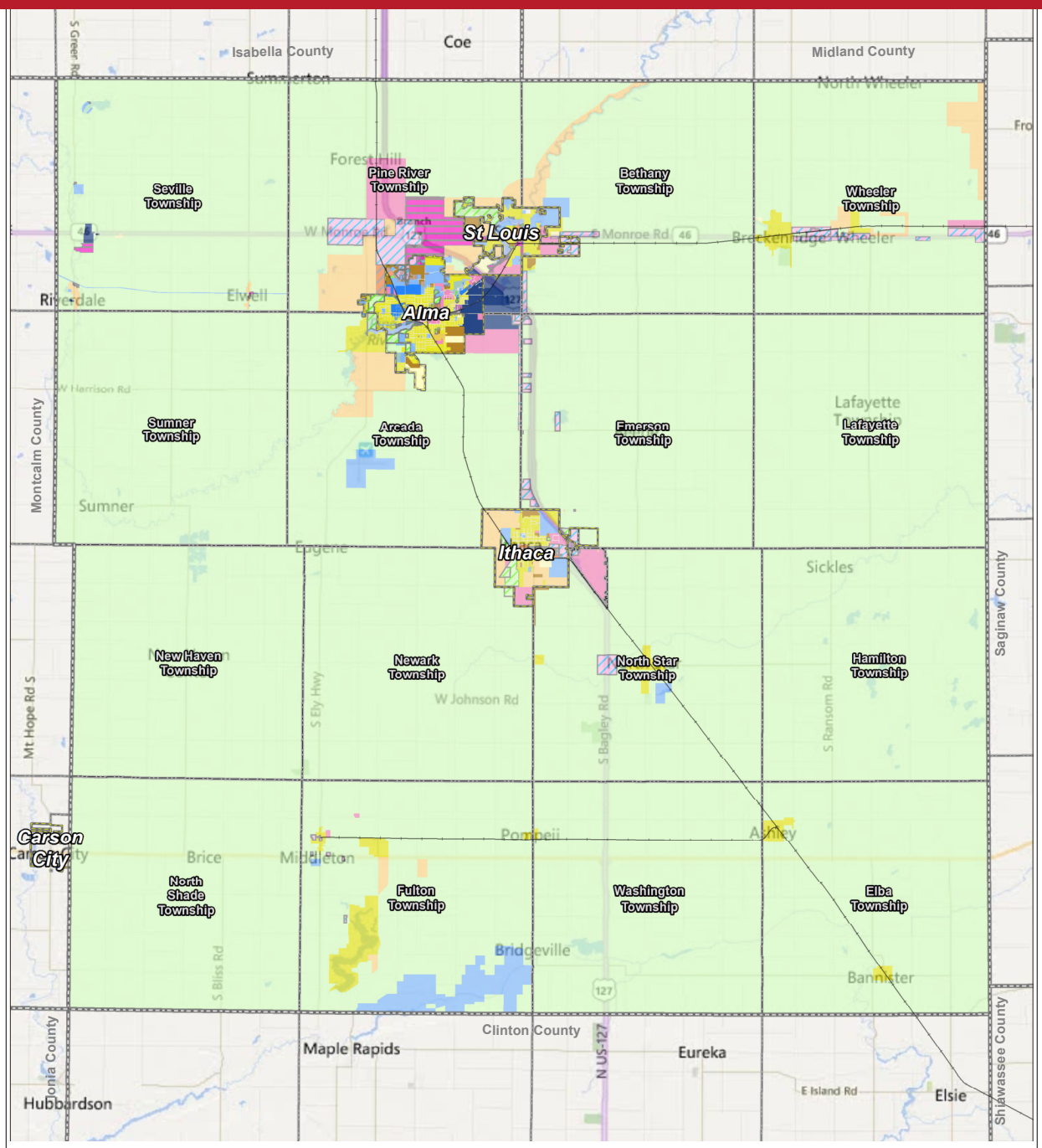
Originally, zoning was intended to promote harmonious uses within surrounding areas. Today it also serves the following purposes:

1. To promote orderly growth in a manner consistent with land use policies and the Master Plan.
2. To promote attractiveness in the jurisdiction's physical environment by providing for appropriate land uses and lot regulations.
3. To accommodate special, complex or unique uses through such mechanisms as planned unit developments, overlay districts, or special use permits.
4. To guide development in a way that helps prevent future conflicting land uses (e.g. industrial uses adjacent to residential areas).
5. To preserve and protect existing land uses until such time as they may change in accordance with the Master Plan.

Aside from six townships, which are under county zoning, each jurisdiction has individual zoning ordinances. Therefore, these jurisdictions and the county will work together to develop any changes necessary to zoning to reflect the future land use goals as presented in the future land use map.

Individual Future Land Use Maps and proposed changes to local zoning ordinances are presented in the Appendix with each respective local unit of government. To the right is the overall county Future Land Use Map that was jointly developed by the jurisdictions in Gratiot County.

FUTURE LAND USE MAP



Larger Future Land Use Map available through the County GIS system
See Appendix for individual jurisdiction Future Land Use Maps

County Boundary
City Boundary
Township Boundary
Railroads

Future Land Use
Downtown/Mixed Use
Office/Technology
General Commercial
General Mixed Use
Heavy Industrial
Light Industrial
Agriculture
Multi-Family Residential
Neighborhood Residential
Manufactured Housing Community
Rural Residential
Public/Quasi-Public
Natural and Open Space
Recreation

Gratiot County Future Land Use

Gratiot County

Source: Data provided by Gratiot County, LIAA, and Bing Maps. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

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Feet

OHM
888.522.6711 | ohm-advisors.com

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06

IMPLEMENTATION

06.1 IMPLEMENTATION MATRIX
06.2 CAPITAL IMPROVEMENTS PLAN
06.3 REVIEW & UPDATE PROCEDURES

IMPLEMENTATION

6.1 IMPLEMENTATION MATRIX

Short: 0-3 years

Medium: 4-6 years

Long: 7+ years

GOAL 1: PRESERVE THE COUNTY'S RURAL CHARACTER

OBJECTIVE 1.1 Direct growth towards existing urban areas	TIME FRAME	POTENTIAL PARTNERS	POTENTIAL RESOURCES/ FUNDING
Strategy 1.1.1 *Apply and uphold agricultural preservation zoning by limiting non-farm uses in agricultural districts*	SHORT TERM	• Townships • County • MSU Extension	• Michigan Department of Agriculture & Rural Development Farmland Preservation Program
Strategy 1.1.2 *Work multi-jurisdictionally to establish clear growth boundaries around existing urban areas*	SHORT TERM	• Townships • Cities • Villages • County	• Tri-County Urban Services Management Study and group
OBJECTIVE 1.2 **Support the ability of farmers to continue to actively engage in farming and sustainable agricultural practices**	**TIME FRAME**	**POTENTIAL PARTNERS**	**POTENTIAL RESOURCES/ FUNDING**
Strategy 1.2.1 *Coordinate and market farmer's markets throughout the County*	SHORT TERM	• Chamber of Commerce • DDA • Greater Gratiot Development, Inc. • Farmer's Markets	• MSU Extension • USDA Farmers Market Promotion Program
Strategy 1.2.2 *Actively recruit agribusiness to do business in the County*	SHORT TERM	• Greater Gratiot Development, Inc. • Chamber of Commerce	• Michigan Department of Agriculture and Rural Development how to start a business resources • Pure Michigan Business Connect • MEDC
Strategy 1.2.3 *Develop a local food-promotion program*	SHORT TERM	• Health Department • School District • Other large institutions • Farms	• National Farm to School Network • US Department of Agriculture Local Food Promotion Program

Strategy 1.2.4 *Work with local officials to maintain and improve quality of primary roads used for agricultural transport and infrastructure needed to support farming practices*	SHORT TERM	• Townships • County Road Commission • Greater Gratiot Development, Inc.	• Michigan Department of Transportation TEDF Program
Strategy 1.2.5 *Address water quality issues including excess use and waste disposal*	MID TERM	• Health Department • Conservation District	• Michigan Department of Environmental Quality • United State Geological Survey Water Science Center • Michigan State University Extension Water Quality
Strategy 1.2.6 *Update the zoning ordinance to allow for appropriate sized agricultural use in non-agricultural districts*	SHORT TERM	• Townships • Villages • Cities • County	• MSU Extension urban agriculture sample zoning text

OBJECTIVE 1.3 **Protect natural features and foster a healthier environment**	TIME FRAME	POTENTIAL PARTNERS	POTENTIAL RESOURCES/ FUNDING
Strategy 1.3.1 *Develop ordinances that protect the County's key and unique natural features*	SHORT TERM	• Townships • Villages • Cities • County • Health Department	• Michigan Department of Natural Resources Natural Features Inventory • Natural features ordinances from other Michigan communities
Strategy 1.3.2 *Work to modify high intensity farming regulations to achieve a balance between successful operations and minimizing the negative impacts on the environment and people's health*	MID TERM	• Health Department • Townships • County • Conservation District • Farms	• US Department of Agriculture • Michigan Department of Agriculture and Rural Development
Strategy 1.3.3 *Continue special efforts and utilize best practices to clean the Pine River, reservoirs, and other key natural assets*	SHORT TERM	• Townships • Villages • Cities • County • Friends of the Pine River	• Gratiot County Community Foundation • Michigan Department of Environmental Quality
Strategy 1.3.4 *Clean contaminated sites through brownfield redevelopment and other programs*	MID/ LONG TERM	• Brownfield Redevelopment Authority	• Michigan Department of Environmental Quality Brownfield Redevelopment Program

Strategy 1.3.5 *Develop a strategy to address problematic, unhealthy on-site sewage disposal systems, which includes an education program for property owners with on-site sewage system*	SHORT TERM	• Townships • Villages • County • Health Department	• MSU Extension Septic System Education Program • US Environmental Protection Agency Septic System online educational resources
Strategy 1.3.6 *Strengthen coordination between local and state environmental regulations*	MID TERM	• Townships • County • Michigan Department of Agriculture	• Michigan Farm Bureau Legislative Action Team
Strategy 1.3.7 *Pursue existing funding opportunities and create incentives for large farms to utilize, maintain, and create green energy*	SHORT TERM	• Townships • County • Large Farm Owners	• Michigan Agency for Energy Community Energy Manager recommendations and best practices • Michigan Public Services Commission renewable energy resources
Strategy 1.3.8 *Provide adequate funds for countywide soil conservation service*	SHORT TERM	• Conservation District • County	• US Department of Agriculture Soils Natural Resources Conservation Service
Strategy 1.3.9 *Consider piloting Countywide biodigestion or anaerobic digestion program to serve as a state-wide model*	MID TERM	• City of St. Louis • Large Farm Owners	• Gratiot County Community Foundation • Michigan Agency for Energy • Michigan Public Services Commission renewable energy resources • US Department of Agriculture
Strategy 1.3.10 *Address recycling program gaps by creating a countywide recycling program*	SHORT TERM	• Townships • Villages • Cities • County	• Michigan Department of Environmental Quality Recycling Program Contacts
Strategy 1.3.11 *Address any ongoing contamination issues associated with the Gratiot County Landfill*	SHORT TERM	• Health Department • County	• Michigan Department of Environmental Quality
Strategy 1.3.12 *Institute wellhead protection program in applicable areas and utilize zoning to protect water through these programs*	SHORT TERM	• Health Department • City of Ithaca	• Michigan Department of Environmental Quality Wellhead Protection Program

GOAL 2: STRENGTHEN EXISTING CITIES, VILLAGES AND HAMLETS

OBJECTIVE 2.1 Make Gratiot County's downtowns destinations	TIME FRAME	POTENTIAL PARTNERS	POTENTIAL RESOURCES/ FUNDING
Strategy 2.1.1 *Engage in coordinated branding efforts for the County's downtowns, which can be applied to gateways, signage, and marketing*	MID TERM	• Cities • Villages • County • DDA • Greater Gratiot Development, Inc. • Chamber of Commerce	• Michigan Downtown Association
Strategy 2.1.2 *Develop or revise local downtown plans to identify key redevelopment areas and advertise/market to desired project types*	MID TERM	• Cities • Villages • DDA	• Michigan Economic Development Corporation • Gratiot County Community Foundation
Strategy 2.1.3 *Protect and enhance historic and unique downtown architecture through regulatory techniques, such as form-based codes*	LONG TERM	• Cities • Villages • DDA	• Form Based Code Institute • Michigan State University Extension Form Based Code resources • State Historic Preservation Office
Strategy 2.1.4 *Actively engage with various downtown enhancement groups and programs, such as Michigan Main Street Program and the Michigan Downtown Association*	LONG TERM	• Cities • Villages • DDA	• Michigan Downtown Association • Michigan Main Street Program
Strategy 2.1.5 *Streetscape key downtown corridors*	MID TERM	• Cities • Villages • DDA • Applicable Road Agencies	• Michigan Department of Transportation Transportation Alternatives Program
Strategy 2.1.6 *Form a committee to coordinate and promote local social events, such as festivals, fundraisers, and other community happenings*	SHORT TERM	• Community Service Organizations • DDA	• Michigan Downtown Association
Strategy 2.1.7 *Work to attract quality business that encourages people to spend more time in the downtown, such as sit-down restaurants and entertainment venues*	SHORT TERM	• Cities • DDA • Chamber of Commerce • Greater Gratiot Development, Inc.	

Strategy 2.1.8 *Install wayfinding throughout the downtowns*	SHORT TERM	• Cities • Villages • DDA	• Michigan Economic Development Corporation MIPlace
OBJECTIVE 2.2 **Stabilize and enhance existing neighborhoods in and around downtowns**	**TIME FRAME**	**POTENTIAL PARTNERS**	**POTENTIAL RESOURCES/ FUNDING**
Strategy 2.2.1 *Identify potential redevelopment areas for both multi- and single-family developments*	MID TERM	• Townships • Villages • Cities • Developers	• Michigan State Housing Development Authority • Missing Middle Housing - Opticos Design
Strategy 2.2.2 *Identify gaps in desired neighborhood amenities, such as sidewalks, parks, and parking, and develop plans to address these gaps*	LONG TERM	• Townships • Villages • Cities • County	
Strategy 2.2.3 *Form a land bank to manage vacant, foreclosed, and blighted properties across the County*	LONG TERM	• Townships • Villages • Cities • County • Greater Gratiot Development, Inc.	• Statewide landbank examples
Strategy 2.2.4 *Emphasize enforcing current ordinances and building codes within the residential and business districts*	SHORT TERM	• Townships • Villages • Cities • County	• Michigan Municipal League code resources • Michigan Townships Association code resources
Strategy 2.2.5 *Encourage the development of rental properties in and around downtowns*	MID TERM	• Townships • Villages • Cities • Developers	• Michigan State Housing Development Authority • Missing Middle Housing - Opticos Design
Strategy 2.2.6 *Address the need for housing for the County's aging population*	MID TERM	• Townships • Villages • Cities • Developers	• National Age in Place Council • AARP • Gratiot County Commission on Aging
Strategy 2.2.7 *Continue the conversion of vacant space downtown to second and third story lofts*	MID TERM	• Villages • Cities • Building Owners	• Michigan State Housing Development Authority • Michigan Economic Development Authority Mainstreet Program
Strategy 2.2.8 *Introduce municipal blight ordinances appropriate to each community and/or more strongly enforce existing ordinances*	SHORT TERM	• Townships • Villages • Cities	• Michigan Municipal League blight resources • Michigan Townships Association blight resources

GOAL 3: PROVIDE AND MAINTAIN QUALITY PUBLIC SERVICES AND INFRASTRUCTURE

OBJECTIVE 3.1 Maintain existing infrastructure	TIME FRAME	POTENTIAL PARTNERS	POTENTIAL RESOURCES/ FUNDING
Strategy 3.1.1 *Develop phased plans to repair and replace aging sewer, water, road, and non-motorized infrastructure*	LONG TERM	• Townships • Villages • Cities • County • Road Commission	• User Fees • Millages • Michigan Department of Transportation • Michigan Department of Environmental Quality
Strategy 3.1.2 *Establish urban service districts (i.e., growth boundaries, see strategy 1.1.2) to help direct growth towards existing infrastructure and reduce the need for expansion*	SHORT TERM	• Townships • Cities • Villages • County	• Tri-County Urban Services Management Study and group
Strategy 3.1.3 *Coordinate a strategy to obtain money in aiding maintenance and repair costs*	MID TERM	• Townships • Cities • Villages • County • Greater Gratiot Development, Inc.	

OBJECTIVE 3.2 Provide high quality public health and safety services	TIME FRAME	POTENTIAL PARTNERS	POTENTIAL RESOURCES/ FUNDING
Strategy 3.2.1 *Maintain and improve current mutual aid agreements for emergency, firefighting and police services, and begin discussions of combining services into a countywide authority*	SHORT TERM	• Townships • Cities • County • Gratiot Emergency Response Planning Group • Police and Fire	
Strategy 3.2.2 *Continuously upgrade emergency medical services*	ONGOING	• Townships • Cities • County • Gratiot Emergency Response Planning Group • Hospital	
Strategy 3.2.3 *Evaluate Countywide Fire Department services and districts to determine necessary improvements or adjustments*	SHORT TERM	• Fire Board • Fire Departments	
Strategy 3.2.4 *Identify jurisdictional needs in terms of public safety and create service and infrastructure coverage agreements between jurisdictions*	MID TERM	• Townships • Villages • Cities • County	

Strategy 3.2.5 *Work with the hospital and health department to strengthen mental health services*	SHORT TERM	• Schools • Community Mental Health • Gratiot Physicians Association • Hospital • Employers	

OBJECTIVE 3.3 **Provide a variety of mobility options**	**TIME FRAME**	**POTENTIAL PARTNERS**	**POTENTIAL RESOURCES/ FUNDING**
Strategy 3.3.1 *Adopt and implement Complete Streets policies*	SHORT TERM	• Townships • Villages • Cities • County • Road Commission	• Michigan Complete Streets • Michigan Department of Transportation
Strategy 3.3.2 *Support efforts to improve rail transportation service*	MID TERM	• Cities • Greater Gratiot Development, Inc.	• Michigan Association of Railroad Passengers • Michigan by Rail • Michigan Department of Transportation
Strategy 3.3.3 *Work with bus companies to increase service and connections between Gratiot County and Lansing, Grand Rapids, Saginaw, and other significant hubs*	LONG TERM	• Alma Transit • Regional Hub Transit Agencies	• Transit Millage
Strategy 3.3.4 *Increase transit services within Gratiot County to help provide better access to necessary services and employment*	MID TERM	• Alma Transit • Townships • Cities • Villages • County	• Transit Millage
Strategy 3.3.5 *Continue the development of non-motorized paths to increase connectivity between communities in the County*	MID TERM	• Townships • Villages • Cities • County • Parks Departments • Mid-Michigan Community Pathways	• Michigan Trail Towns • Michigan Biking and Walking Coalition • Michigan Department of Natural Resources Trust Fund • Michigan Department of Transportation TAP Grants • Mid-Michigan Community Pathways
Strategy 3.3.6 *Expand membership and funding of the Airport Authority*	MID TERM	• Airport Authority • Townships	• Municipal contributions
Strategy 3.3.7 *Build a comprehensive senior transit program that serves the entire County*	MID TERM	• Alma Transit • Commission on Aging • Masonic Pathways	• Federal Transit Administration Enhanced Mobility of Seniors and Individuals with Disabilities Program

Strategy 3.3.8 *Complete US-127 as a limited access highway from Ithaca to St. Johns*	LONG TERM	• Greater Gratiot Development, Inc., • Gratiot County Sheriff's Office • City of Ithaca • MDOT • Gratiot County Road Commission	• MDOT

GOAL 4: GENERATE AND SUSTAIN ECONOMIC OPPORTUNITIES

OBJECTIVE 4.1 **Promote development and redevelopment of vacant commercial/industrial properties**	TIME FRAME	POTENTIAL PARTNERS	POTENTIAL RESOURCES/FUNDING
Strategy 4.1.1 *Increase efforts to work with eligible businesses to take advantage of available tax incentive/abatement programs*	MID TERM	• Townships • Villages • Cities • DDA/TIF Districts • Greater Gratiot Development, Inc. • Chamber of Commerce	
Strategy 4.1.2 *Identify sites, develop conceptual plans, and market key development/redevelopment areas*	MID TERM	• Villages • Cities • DDA • Greater Gratiot Development, Inc. • Chamber of Commerce	• Redevelopment Ready Communities • Michigan Economic Development Corporation
Strategy 4.1.3 *Expand existing industrial sites, as well as develop a Countywide industrial park suitable to include a dairy-processing plant*	MID TERM	• Ithaca • Alma • St. Louis • Breckenridge • Pine River Township • County • Greater Gratiot Development, Inc. • Chamber of Commerce	• Michigan Economic Development Corporation
Strategy 4.1.4 *Develop or reinstate previous common zoning district terminology between jurisdictions within County*	SHORT TERM	• Townships • Villages • Cities • County	

Strategy 4.1.5 *Enhance public utilities to support future industrial growth*	MID TERM	• Townships • Villages • Cities • Greater Gratiot Development, Inc. • County	

OBJECTIVE 4.2 **Help residents develop the skills necessary for employment opportunities**	TIME FRAME	POTENTIAL PARTNERS	POTENTIAL RESOURCES/FUNDING
Strategy 4.2.1 *Support early childhood initiatives to build literacy and math skills*	SHORT TERM	• School District • Alma College	• Foundations
Strategy 4.2.2 *Develop a community college in Gratiot County*	LONG TERM	• School District	
Strategy 4.2.3 *Continue and expand mentoring/leadership programs*	SHORT TERM	• School District • Chamber of Commerce • Local Government Leadership • Employers	
Strategy 4.2.4 *Address business trends along with generational changes in the downtown*	SHORT TERM	• Villages • Cities • DDA • Greater Gratiot Development, Inc.	

Strategy 4.2.5
Promote S.T.E.A.M. education and identify funding opportunities in order to strengthen these subjects
	MID TERM	• School District
		• Chamber of Commerce
		• Employers
		• Greater Gratiot Development, Inc.
			• U.S. Department of Education S.T.E.A.M. Programs:
			  • Investing in Innovation
			  • Teachers for a competitive tomorrow
			  • Teacher quality partnerships

Strategy 4.2.6 *Develop business and school partnerships to provide trade school experience*	MID TERM	• School District • Chamber of Commerce • Employers • Greater Gratiot Development, Inc	

Strategy 4.2.7 *Continue to expand on vocational and co-op opportunities*	SHORT TERM	• School District • Chamber of Commerce • Employers • Greater Gratiot Development, Inc.	
Strategy 4.2.8 *Work with hospital and health department to expand prevention efforts to help support a healthy workforce*	SHORT TERM	• Hospital • Health Department	
OBJECTIVE 4.3 **Build and capitalize on Gratiot County's assets to attract economic activity**	**TIME FRAME**	**POTENTIAL PARTNERS**	**POTENTIAL RESOURCES/FUNDING**
Strategy 4.3.1 *Develop agritourism and recreation tourism marketing campaigns*	SHORT TERM	• Chamber of Commerce • Greater Gratiot Development, Inc. • Farmer's Markets • Farms • Parks Departments	• Michigan Department of Agriculture and Rural Development • Michigan State University Extension • Michigan Department of Natural Resources • United States Department of Agriculture • Pure Michigan
Strategy 4.3.2 *Continue to pursue alternative energy companies, market the County as an alternative energy industry hub*	MID TERM	• Townships • Villages • Cities • County • Chamber of Commerce • Greater Gratiot Development, Inc.	• Michigan Agency for Energy
Strategy 4.3.3 *Build on existing recreational assets and improve connectivity to cities and villages throughout the County*	SHORT TERM	• Townships • Villages • Cities • County • Parks Departments	• Michigan Department of Natural Resources Trust Fund • Michigan Trail Towns
Strategy 4.3.4 *Expand and promote food trucks*	SHORT TERM	• Villages • Cities • DDA	• Food truck ordinance examples throughout Michigan • Mark's Carts example, Ann Arbor, MI
Strategy 4.3.5 *Promote the existing urban farms and farmer's markets*	SHORT TERM	• Chamber of Commerce • DDA • Greater Gratiot Development, Inc. • Farmer's Markets	• MSU Extension • USDA Farmers Market Promotion Program

Strategy 4.3.6 *Enhance the county's natural corridors, with special attention paid to the green corridors along the Pine River*	SHORT TERM	• Townships • Villages • Cities • County • Parks Departments	• Michigan Department of Environmental Quality • Michigan Department of Natural Resources • Trail Towns - water trails
Strategy 4.3.7 *Work with providers to expand wireless/internet services*	SHORT TERM	• Townships • Villages • Cities • County • Providers	• Federal Communications Commission Funding for Rural Communities • Providers
Strategy 4.3.8 *Attract solar development*	SHORT TERM	• Greater Gratiot Development, Inc. • Gratiot County Planning Commission • Cities	• A Guidebook for Community Solar Programs in Michigan • Michigan Public Service Commission • Cherryland Electric Community Solar • US Department of Energy Solar Energy Resource Center

GOAL 5: PROVIDE PREMIER CULTURAL AND RECREATIONAL RESOURCES

OBJECTIVE 5.1 Provide more public access to the waterfront	TIME FRAME	POTENTIAL PARTNERS	POTENTIAL RESOURCES/FUNDING
Strategy 5.1.1 *Acquire additional land to expand the riverwalks and trails*	LONG TERM	• Townships • Villages • Cities • County • Parks Departments	• Michigan Department of Natural Resources Trust Fund
Strategy 5.1.2 *Through easements, preserve areas for public access to the river in future riverfront developments*	LONG TERM	• Townships • Villages • Cities	
Strategy 5.1.3 *Install signage to help direct people to public waterfront parks and trails*	LONG TERM	• Townships • Villages • Cities	• MiPlace Grant Programs • National Endowment for the Arts "Our Town" Grant Program
Strategy 5.1.4 *Continue efforts to address downed trees in the Pine River to allow for use of canoes and kayaks*	SHORT TERM	• Friends of the Pine River • Parks Departments	

Strategy 5.1.5 *Connect and extend riverwalks throughout the County*	LONG TERM	• Townships • Villages • Cities • County • Parks Departments	• Michigan Department of Natural Resources Trust Fund
OBJECTIVE 5.2 **Provide a robust system of parks, trailways and other recreational opportunities**	**TIME FRAME**	**POTENTIAL PARTNERS**	**POTENTIAL RESOURCES/FUNDING**
Strategy 5.2.1 *Create a Countywide recreation authority and community education program administrator, possibly through Gratiot-Isabella RESD*	MID TERM	• Townships • Villages • Cities • Gratiot-Isabella RESD	• Recreation Authority examples throughout Michigan
Strategy 5.2.2 *Coordinate recreation plans to complement and connect with one another and the Master Plan*	SHORT TERM	• Townships • Villages • Cities • County • Parks Departments	
Strategy 5.2.3 *Explore opportunities to increase the number of parks in northern part of County*	MID TERM	• Townships • Villages • Cities • County • Parks Departments	• Michigan Department of Natural Resources • Millage
Strategy 5.2.4 *Continue the expansion of the non-motorized trailway system, become a Michigan "Trail-Town"*	SHORT TERM	• Townships • Villages • Cities • County • Parks Departments	• National Greenway Conservancy • Michigan State University Extension • Michigan Trails and Greenways Alliance • Michigan Trail Towns
Strategy 5.2.5 *Support the Healthy Pine River Group in their efforts to develop a plan that comprehensively addresses contamination in the river*	SHORT TERM	• Townships • Villages • Cities • County • Health Department • Healthy Pine River	• United States Department of Agriculture's Rural Development's Water and Waste Disposal Loan and Grant Program • United States Environmental Protection Agency's Water Research Grants • Michigan Department of Environmental Quality's Various grants including Local Water Quality Monitoring Grants; Clean Water Revolving fund

Strategy 5.2.6
Enhance natural corridors, such as rivers and trails
	SHORT TERM	• Townships
		• Villages
		• Cities
		• County
		• Parks Departments
			• Michigan Department of Natural Resources programs,
			  • Waterways Program Grants
			  • Recreational Trail Program Grants
			  • Recreation Improvement Fund Grants

Strategy 5.2.7 *Develop a strategy to encourage residents to spend recreation time and dollars locally*	SHORT TERM	• Townships • Villages • Cities • County • Parks Departments • Greater Gratiot Development, Inc.	
Strategy 5.2.8 *Expand flexibility and use of County parks and recreation millage funds*	SHORT TERM	• Townships • Villages • Cities • County • Parks Departments	
Strategy 5.2.9 *Diversify public recreational opportunities, such as creating dog or water parks*	MID TERM	• Townships • Villages • Cities • County • Parks Departments	• Michigan Department of Natural Resources Trust Fund
Strategy 5.2.10 *Reduce current restrictions on off road vehicle (ORV) use and develop an ORV trail system to help direct this use to appropriate areas*	SHORT TERM	• Townships • Villages • Cities • County • Parks Departments	• ORV Safety Education Grants • ORV Trail Improvement Program • Recreation Improvement Fund Grants (for restoration of lands damaged by ORVs)

GOAL 6: CONTINUE AND INCREASE GOOD GOVERNANCE AND INTER-JURISDICTIONAL COLLABORATION

OBJECTIVE 6.1 Retain and attract quality local officials and committee members	TIME FRAME	POTENTIAL PARTNERS	POTENTIAL RESOURCES/ FUNDING
Strategy 6.1.1 *Implement a public servant mentorship program*	SHORT TERM	• Townships • Villages • Cities • Chamber of Commerce	• Michigan Council for Arts and Cultural Affairs' Retention and Engagement Grant Program
Strategy 6.1.2 *Engage in trainings provided by entities such as the Michigan Municipal League, Michigan Townships Association, and MSU Extension.*	SHORT TERM	• Townships • Villages • Cities	• MSU Extension Citizen Planner Program • Michigan Townships Association resources • Michigan Municipal League resources

OBJECTIVE 6.2 Utilize the county's Hazard Mitigation Plan to protect the residents, visitors, and property within the County	TIME FRAME	POTENTIAL PARTNERS	POTENTIAL RESOURCES/ FUNDING
Strategy 6.2.1 *Identify projects from the Hazard Mitigation Plan that can be initiated to mitigate damages from local hazards that negatively impact the County*	SHORT TERM	• Local Governments • Gratiot County Emergency Management • EMCOG • FEMA	• FEMA • State of Michigan
Strategy 6.2.2 *Seek funds to complete projects identified above*	SHORT TERM	• Local Governments • Gratiot County Emergency Management • EMCOG • FEMA	• FEMA • State of Michigan

OBJECTIVE 6.3 Engage in Michigan Redevelopment Ready Communities Program	TIME FRAME	POTENTIAL PARTNERS	POTENTIAL RESOURCES/ FUNDING
Strategy 6.3.1 *Collaboratively follow Redevelopment Ready Communities best practices to pursue certification*	SHORT TERM	• Townships • Villages • Cities	• MEDC's Redevelopment Ready Communities Program

6.2 CAPITAL IMPROVEMENTS PLAN

A Capital Improvements Plan (CIP) is a tool to identify and prioritize the long-term capital project requirements of a local unit of government. The CIP is a schedule of proposed improvements to a community's public facilities that includes a prioritization of projects over a 6 year period. The first year of the CIP is the capital budget and the CIP is annually updated. The CIP's relationship to the master plan, as stated in the Michigan Planning Enabling Act (Act 33 of 2008), is "to further the desirable future development of the local unit of government under the master plan." To accomplish this, the planning commission, legislative body, or chief administrative official (depending on language in the charter), shall annually prepare the CIP to assist the planning commission and board or council in reviewing and approving public infrastructure projects, such as streets, parks, and utility infrastructure.

CIP PROCESS

A process known to be successful in creating CIPs is as follows:

01 DEFINE CIP PROCESS AND ROLES

- Appoint a CIP coordinator to lead the project
- Identify participants and roles for CIP preparation
- Establish a CIP Review Team
- Review and update capital improvement polices
- Collect data to assist with review, including budget projections, master plan amendments, policy changes and new regulations
- Define cost threshold, lifespan and types of projects to qualify for CIP
- Establish agreement on priority system to evaluate projects. Key considerations should include:
  - Is the project supported by the Master Plan or other plan
  - Is it legally required
  - Is it fiscally responsible
  - Is it a high priority for the community

Other considerations include:

- Relationship to or coordination with other projects
- Estimate of annual income from projects
- Estimate of annual operating expenses
- Duration of project
- Sequencing
- Project mandated by the state and/or federal law
  - Projects essential to public health or safety
  - Projects that save in operating costs

02 HOLD LAUNCH MEETING

- The CIP Review Team hosts launch meeting to explain purpose of CIP and roles in the process
- Members of the public are encouraged to share information about infrastructure needs and priorities
- Project lead summarized feedback from the public and provides to staff for consideration in identifying project

03 IDENTIFY PROJECTS

- Complete asset inventory of existing capital investments, which includes
  - Age, condition and replacement dates
  - Status of projects currently underway
- Develop a schedule for replacement and improvement needs based on asset inventory
- Complete project application forms of projects to be considered for CIP

04 EVALUATE AND SCORE PROJECTS

- The CIP Review Team uses criteria established in Step 1 to evaluate and score project requests (scoring can be done individually or as a team)

05 RANK PROJECTS AND DRAFT THE CIP

- The CIP Review Team ranks projects based on:
  - Criteria established in Step 1
  - Available funding

- Capacity to complete projects
- The project lead organized the projects into a table, with funding shown over 6 years (unfunded projects should also be included and scheduled for later years or compiled in a separate section)

06 REVIEW AND APPROVE THE CIP

- The CIP Review Team provides draft to the Planning Commission
- Planning Commission reviews and conducts public hearing
- Planning Commission adopts the CIP and forwards to Council or Board
- Council or Board adopts CIP and uses for annual budget

07 UPDATE THE CIP

- For communities with two year budgets, the second year is a simple update
- Update costs, funding sources, and timing for a six-year system

6.3 REVIEW & UPDATE PROCEDURES

This Plan has been individually adopted by Gratiot County's local jurisdictions. Therefore, each jurisdiction has the authority to amend and update the Plan on an independent basis. However, given the unique and collaborative efforts that went into developing this Plan, it is a valuable measure for the participating jurisdictions to continue working together for the implementation, maintenance, and revision of this Plan. This section outlines the steps that the Gratiot County Community intends to take to continue as a partnership.

To help continue the collaborative nature of this Plan, Gratiot County jurisdictions intend to:

01 Research, record, and share additional information that they would like included in future editions of the Plan.

02 Keep each other informed on local news, such as economic development, land use development, capital improvements, concerns, initiatives, and areas of pride.

03 Identify a "keeper" of relevant information to help keep track of data and serve as a quick, easy resource.

04 Determine where they can collaborate to accomplish the goals, objectives, and strategies of this Plan.

05 Record and share all accomplishments, especially when completing the goals, objectives, and strategies of this Plan.

06 Notify all other Gratiot County jurisdictions and discuss, as necessary, amendments that you would like to make to the Plan.

07 Notify all other Gratiot County jurisdictions and discuss, as necessary, significant zoning changes.

08 Collaborate through the County GIS Authority to develop and revise maps that they would like to include in future editions of the Plan.

09 Maintain an ongoing communication mechanism, such as a website, to share information and updates.

10 Meet regularly, at least once a year, to review information and ideas pertinent to the Plan.

11 Identify a committee that will collaboratively update the Plan to satisfy the statutory five year review requirement outline in Michigan's Planning Enabling Act (Act 33 of 2008).

07

APPENDIX

07.1 GRATIOT COUNTY COLLABORATION
07.2 GRATIOT COUNTY HISTORY
07.3 COMMUNITY SURVEY RESULTS
07.4 JURISDICTION PROFILES
07.5 MASTER PLAN RESOLUTIONS

APPENDIX I: GRATIOT COUNTY COLLABORATIONS

1. Brownfield Redevelopment Authority of the County of Gratiot
2. Countywide Library Operating millage (supports six public libraries)
3. Economic Development Corporation of the County of Gratiot
4. Gratiot Area Chamber of Commerce
5. Gratiot Area Solid Waste Authority
6. Gratiot County Community Foundation
7. Gratiot County GIS Authority
8. Gratiot County Parks & Recreation
9. Gratiot County Township Association
10. Hospital Finance Authority of the County of Gratiot
11. Vocational education services through a bi-county collaborative effort administered through the Gratiot-Isabella RESD.
12. Greater Gratiot Development, Inc.- Countywide economic development
13. Mid-Michigan Area Cable Communications Consortium- three county cable consortium includes five cities, two villages, and three townships
14. Gratiot Central Dispatch Authority- countywide dispatch
15. Gratiot Community Airport
16. Fire Departments
    - Alma Rural Urban Fire Board- City and four townships
    - St. Louis Area Fire Department- City and four townships
    - Ithaca Fire Department- City and seven townships
    - Mutual Aid agreements
17. Police
    - Drug Enforcement- Three cities and two counties
    - Hazmat- Countywide
    - CERT- Alma and Ashley applied for grant jointly
    - Training- Countywide
18. Sewage Treatment
    - Alma with Pine River and Arcada Townships
    - St. Louis with Pine River Township
19. Dial-A-Ride Transportation - Alma, St. Louis, Ithaca, Breckenridge
20. Negotiated conditional land transfers- 425 agreements
21. Surplus Equipment Auctions - All cities and villages in county
22. Rails to Trails - City, two townships and road commission
23. GIS System- Three Cities, one village, two townships, county, dispatch, public health, drain commission, road commission, Greater Gratiot
24. Strategic Planning- Countywide effort includes more than government
25. Equipment sharing- All Cities
26. Gratiot Area Water Authority

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APPENDIX II: GRATIOT COUNTY HISTORY

SETTLEMENT

Gratiot County, Michigan, with several other counties, was formed by the state legislature in 1831. It was named for General Charles Gratiot, a hero of the War of 1812. In the mid-1830s, surveyors tramped into the wilderness and laid out the county in square miles. The earliest white settlement occurred in the 1840s in the southern tier of townships adjoining Clinton County. Although located in Clinton County, the frontier settlement of Maple Rapids served as the supply post and portal into Gratiot County for the earliest settlers. Mass settlement in other townships did not occur until the government began selling land at $1.25 per acre or less in 1854. A flood of settlers arrived in the mid-1850s as land-hungry pioneers infiltrated the heavily-forested county and bought acreage. Settlement of Gratiot County had begun.

Two Chippewa tribe communities lived in Gratiot County during this early settlement time—one at the south side of the county on the Maple River and one at the north side of the county on the Pine River. In addition, early settlers found burial mounds and other evidence of Native-American societies that had previously existed in the county. By the 1850s, local tribes had entered into land treaties and by 1860, most of the local tribal members were living on the reservation near Mt. Pleasant.

In 1856 unfortunate and unforeseen circumstances plunged the several hundred pioneering families into the "Starving Time," which lasted for three years. Many settlers were ill-prepared for the demands of the pioneering life, and without needed skills, money, or food. With unfavorable weather for farming, they suddenly found themselves destitute and on the verge of starvation. Charitable contributions from Detroit and other cities staved off disaster in "Starving Gratiot."

Following the Starving Time, the optimism prompted by good harvests in 1859 and 1860 was dampened when the Civil War erupted, and two companies of men and youths went off to fight for the Union in 1861 and 1862, bringing pioneering progress in the county to a halt. Upon the end of the war, the returning men took up their work with enthusiasm, and the county experienced a time of great development during the 1870s. Farms expanded, settlements grew, and industry began. Gratiot County took on a personality of its own.

Townships were organized as soon as their populations grew to meet state requirements. The southern townships, until they held enough settlers to organize, were under the jurisdiction of Clinton County townships. The same held true for eastern townships, which were controlled by neighboring townships in Saginaw County. By 1861, all of the county's sixteen townships had been organized and named.

Locating the county seat was a contentious process, as the villages of St. Louis, Alma, and Ithaca all jockeyed for position to win the coveted designation which would guarantee a degree of prosperity. Finally, after much political maneuvering, Ithaca, advantageously located at the county's center, was chosen in 1856.

In the earliest days, several settlements requested to be incorporated as villages: St. Louis in 1853, Ithaca in 1855, and Alma in 1856. Elm Hall was one of the first settlements in the county, dating from the 1850s. Breckenridge was started on the Saginaw Valley and St. Louis Railroad in 1872. Wheeler had been started before the arrival of the railroad, but, upon the railroad's arrival, clustered its buildings near the railroad station. Elwell and Riverdale formed with arrival of the Chicago, Saginaw, and Canada Railroad in 1874. Bannister, Ashley, and North Star were established when the Ann Arbor Railroad arrived in the mid-1880s. Pompeii, Perrinton, and Middleton came into being because of the Toledo, Saginaw, and Muskegon Railroad in the late 1880s. Forest Hill, while located on the Ann Arbor Railroad, had been established before those rails arrived. Located on the Pine River, Sumner, known variously as Belltown, Stoverville, and Estella, was a center of lumbering activity. Many other small settlements with general stores, blacksmith shops, churches, and post offices were scattered throughout the county, and most have vanished.

The following list provides an overview of the settlement and/or general character of Gratiot County's local jurisdictions (from the 2010 Gratiot County Hazard Mitigation Plan):

- Arcada Township: Includes parts of Alma - the airport and the Old Mill Pond behind the Alma dam.
- Bethany Township: Bethany was named after a Lutheran Mission in 1874.

- Elba Township: First settled in 1856, the village of Ashley was formed in 1887.
- Emerson Township: Organized in 1855, Emerson is home to a circa 1879 Methodist Church.
- Fulton Township: Fulton is part of the Maple River State Game Area.
- Hamilton Township: Hamilton is part of the Gratiot-Saginaw State Game Area.
- Lafayette Township: A highly rural, fertile agricultural area.
- New Haven Township: Organized in 1863, Joseph Wiles was its first postmaster.
- Newark Township: Organized in 1857, it contains a fourth of the city of Ithaca.
- North Shade Township: An entirely agricultural area near Carson City.
- North Star Township: Originally called Douglas the name was changed to North Star in 1884.
- Pine River Township: The area was first settled in 1855 by Joseph Clapp.
- Seville Township: Organized in 1856 as a station of the Pere Marquette RR.
- Sumner Township: Settlers arrived in the fall of 1854 due to the township's lumber supply.
- Washington Township: Began in 1854 with the formation of the village of Pompeii.
- Wheeler Township: separated from Lafayette Township in 1861.
- City of Alma: Established in 1872 as a village, Alma is the largest city in Gratiot County with a population of 9,275. It is the home of Alma College, Gratiot Medical Center, and Masonic Pathways Home.
- City of Ithaca: Established in1855, Ithaca has a population of 3,098. It is the county seat with a State Historic Courthouse.
- City of St. Louis: Established in 1853. St Louis is the geographic center of Lower Michigan.
- Village of Breckenridge: Incorporated in 1908, it is the fourth largest community in Gratiot County.
- Village of Perrinton: A substantial Mennonite community molds the character of Perrinton.
- Village of Ashley: Establish in 1887, Ashely was named after railroad owner John Ashley.

LUMBERING

The earliest settlers were greeted by a goldmine of timber of many varieties. There were beech, maple, birch, several types of oaks and ash trees and stands of cedar in the swamps and matchless pines on the sand hills. Lumbering by outside interests occurred mainly in the 1870s, for the timber was needed by a growing nation for homes and other buildings, mine shaft supports, railroad ties, and multitude of other uses. The settlers themselves used the lumber for homes, furniture, fences, heating and cooking, and plank roads. Sawmills were established across the county, and factories that specialized in items such as barrel staves, shingles, and oars later came into being. Once the timber was harvested, the pioneers rejoiced in the rich soil which would become the basis of the agricultural community that was emerging.

AGRICULTURE

By 1880, agriculture had replaced lumbering as the major occupation of the pioneers. They cleared the land and changed the landscape from forests to fields. The early farmers plowed and planted around stumps, but later removed the stumps by hard labor, utilizing

digging, stump pullers, and dynamite. Trenches and tile were used to drain the wet areas and make them tillable, and horses began working larger areas of farmland.

Horses pulling one-bottom plows would eventually give way to various kinds of tractors pulling two or three-bottom plows which in turn would be replaced by huge tractors pulling eight or ten-bottom plows. The 40 or 80-acre family homestead farmed by one man evolved into 800 to 1,000 acres or more farmed by one man using large equipment. Neighborhoods have changed from a situation where everyone had a small farm and shared the work, to a dynamic one where most people who live "in the country" do not farm. However, agriculture attracted the pioneers to the county, and it remains the central focus of the county's economic base.

INDUSTRY AND FARMING

Sawmills, blacksmith shops, gristmills, and foundries were among the earliest manufacturers in the county. Buggies, sleighs, and a variety of wood products were needed by Gratiot citizens. Flour and corn meal, ground locally, were staples in the kitchen. Once local markets were satisfied, some surplus products, such as flour, were shipped and sold beyond the county. Once rail transportation became available, such shipments became commonplace.

Before 1900 manufacturing was not a major part of the county's economy. That changed with the development of the Republic Truck Company in Alma. From 1913 to 1920 the company mushroomed into the largest exclusive manufacturer of motor trucks in the nation and employed more than 2,000 workers. It fulfilled government contracts for thousands of "Liberty Trucks" during World War I. Because of competition and poor business practices, the company went into a long, slow decline during the '20s, and through consolidations ceased to exist in the '30s.

The Central Michigan Produce Company of Alma provided a market for cream from area farms as it became a major producer of butter—churning thousands of pounds each week. Later, as Swift and Company, it raised and marketed thousands of ducklings annually.

To encourage farmers to grow sugar beets, investors built the Alma Sugar Company in 1899. It ran each fall for more than 50 years, producing beet sugar and providing seasonal employment to area men. St. Louis also built and ran a sugar plant. Today, many Gratiot County farmers are members of the Michigan Sugar Company Co-op, which processes beet sugar and operates piling grounds in Wheeler Township.

The Lobdell-Emery Company came to Alma in 1926 manufacturing bicycle rims and wooden steering wheels. It functioned for 70 years turning out a variety of wood products and metal stampings for the auto industry.

The discovery of oil in the Porter and Crystal fields in the '30s was a stroke of good fortune for Alma and St. Louis. Because of advantageous rail and highway connections, the two cities saw the development of several oil refineries. The McClanahan Refinery in St. Louis, and the Midwest and Leonard Refineries in Alma produced a variety of petroleum products which were shipped by underground pipeline along with tanker trucks or rail tank cars. McClanahan Midwest was consolidated with the Leonard Refinery which was bought by Total Petroleum. This refinery was later bought by UltraMar Diamond Shamrock and was closed and dismantled in 1999.

Alma Piston Company was started in 1943 to manufacture service parts for the Ford Motor Company. Changing its name to Alma Products Company, it continues to produce a variety of manufactured and remanufactured parts for the auto industry.

House trailers made their appearance in the early '30s when the Redman Brothers and Alan Hathaway began building small trailers in Alma. The Silver Moon Trailer was very successful. A change in management resulted in the Redmans moving to a new location to build the New Moon trailer. Both companies flourished. The U.S. government purchased large numbers of mobile homes to meet housing needs at military installations during World War II. After the war, mobile homes proved to be useful as long-term living quarters for many baby-boomers. Detroiter Coach of Wayne, Michigan, relocated to St. Louis and began manufacturing mobile homes. The mobile home industry in the area peaked in the late '50s as the companies began moving their operations into areas of the nation closer to the major markets.

ROADS

The early settlers traveled on narrow Native-American trails, enlarged to accommodate ox-drawn wagons. As settlers bought more land, circuitous trails were moved to section lines to become roads. Most were muddy and very rough for travel. Even in the villages, the streets were often full of ruts.

State-financed roads were established offering better roadbeds and bridges. These encouraged travel and trade. Stagecoaches traveled into Gratiot County from St. Johns and Saginaw. Trails became dirt roads, and some of these became plank or corduroy roads, a definite improvement over the typical rough thoroughfares. Gravel roads gradually developed across the county. With the advent of the gasoline-powered vehicle, there was a push for further improvements, and several state highways were designated. Paving these roads proved to be a milestone in convenient travel. US-127 was completed as a divided highway from St. Johns to south of Ithaca in 1957. From Ithaca north it became a limited-access freeway in the early 1960s. M-46 and M-57 are major east-west highways that touch a number of villages.

RIVERS

Rivers offered transportation, especially the Pine River in the northern part of the county. Simple barges and various dug-out canoes

moved up and down the river carrying settlers and supplies. Villages sprang up along the Pine: St. Louis, Alma, Sumner, and Elm Hall.

RAILROAD

When railroads arrived in the 1870s and 1880s, commerce and travel to and from the county increased. One east/west railroad traversed the northern part of the county. A north/south railroad allowed a greater choice of connections. Finally, in the southern part of the county, a line ran from Ashley to Carson City en route to Muskegon.

ESTABLISHING SCHOOLS

From the days when the county was first settled, parents had a deep concern for the education of their children. The Payne school near the southern edge of the county was the first "country" school and many of the students were from the Payne family. In both village and country families established ways to educate their children. Most areas built one-room schools of logs or framing until more than 100 rural schools were dotted across the county.

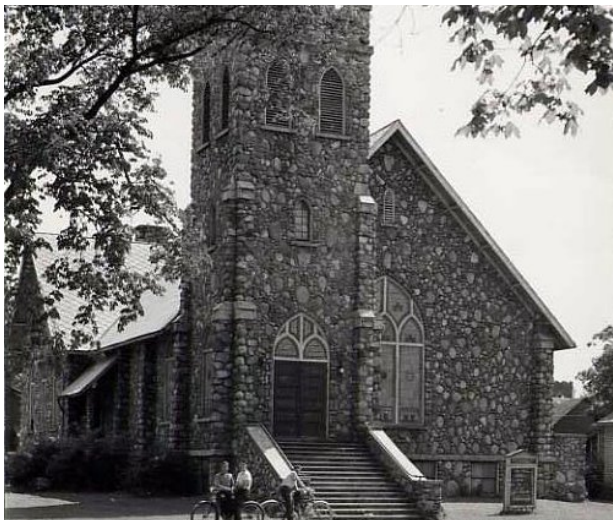
Looking beyond the typical "eighth-grade" education, provided by country schools, some municipalities provided high schools. In 1886, Alma businessman Ammi Wright established the Central Michigan Normal School. This teacher-training school transitioned into Alma College the following year, giving the county a true four-year liberal arts college. In 1890, Charles Yerington founded Yerington's College in the old Disciples of Christ school building in St. Louis. He offered courses in business, music, and foreign language until his death in 1932.

Northwood Institute had its beginnings in Alma in 1959 in the old Ammi Wright mansion. Started by Art Turner and R. Gary Stauffer, it helped students prepare for the world of business. Later it became Northwood University and moved its campus to Midland, Michigan.

MISSIONARY SETTLEMENT

In 1848 German Lutheran missionaries from Frankenmuth, Michigan, began the Bethany Lutheran Mission at the Chippewa settlement on the Pine River in the northern part of the county. This mission was a pioneering effort to bring Christianity to the Native Americans. Once the Native Americans moved to the reservation, the mission was closed officially in 1869. Several Lutheran churches resulted from this mission.

The white settlers brought their religious beliefs with them. The earliest congregations were Baptist and Methodist, and they met in homes. The first church buildings were not built until the 1870s because the parishioners were so poor. The Seventh-Day Adventists were another early denomination in the county as were the Disciples of Christ.



Congregationalists and Presbyterians established congregations in the 1870s and 1880s. The founding of Alma College, a Presbyterian school, sparked growth in that denomination in Alma. Episcopalian churches were built in Alma and St. Louis. The Catholic Church had a late start in the county primarily because few early settlers were of that faith.

Many of the earliest clergymen were self-trained, and most had other regular employment such as Rev. Lafayette Church, who was a farmer and a Baptist minister, and Elias Sowers, whose dual occupations included being a physician and Methodist pastor. Some early ministers traveled the circuit, caring for several small flocks of followers.

Sunday Schools were often the foundation in establishing a church. Sunday School picnics, revivals, and camp meetings provided opportunities for religious involvement beyond the regular services, and these meetings offered social events, attracting neighbors from various religious persuasions.

HEALTH CARE FACILITIES

The pioneers were a fairly healthy lot when families lived in isolation in the forest. As more people arrived, so did more diseases. Some early settlers were also physicians and traveled through the woods ministering to the ill. Little could be done to treat most diseases, and epidemics of measles or diphtheria in a community could result in numerous fatalities, especially among children.

Establishment of the County Poor Farm in Newark Township, a facility for the ill and indigent, was a major concern of the County Supervisors from the earliest days of settlement. Funding it and seeing that it provided needed services occupied a great deal of the supervisors' time. Development of a more generous welfare system eventually eliminated need for the County Poor Farm.

Discovery of the Magnetic Mineral Springs in St. Louis in 1869 opened a new chapter in health care as hundreds of sick folks descended upon the village to seek help from the waters that supposedly cured many diseases. A spa developed, and in a few years, a competing spa, the Alma Springs Sanitarium, was established in Alma. It also promoted the "mineral water" cure. By 1900 newly discovered treatments diminished the claims of the mineral water. The Alma spa was donated to the Masonic Lodge in 1911 and became the Michigan Masonic Home for the elderly. In its present facility, it is now a sprawling health-care institution serving around 450 residents. The McLachlan Sanitarium in Elwell flourished for a number of years serving the rural community. Nearly every small town or settlement had its own physician who often visited patients at home because at that time there were few doctors' offices and no hospitals.

The first true hospital in the county was built over many years by Dr. Ira Brainerd in Alma. He did much of the framing and brick-laying himself. He was despised by other Alma physicians for his scientific rather than traditional approach to medicine. Carney-Wilcox Hospital and R. B. Smith Memorial Hospital, located in Alma, provided health care from the 1930s to the 1950s. Their successor, Gratiot Community Hospital, opened in 1956. It has become a major health provider in the area and is known as Gratiot Medical Center, an

affiliate of the University of Michigan Healthy System. The Carson City Hospital in Carson City, near the southwest area of the county, has provided health care in that region of Gratiot County for many years. For specialized treatment, Gratiot residents are generally referred to larger hospitals in Midland, Lansing, Saginaw, Grand Rapids, or Ann Arbor.

POLICE SERVICES

The earliest crimes in the county were handled by the sheriff, the justices of the peace, and the county prosecutor. The court house was located in Ithaca, first in a log building, then in a two-story frame building. The current splendid court house was opened in 1902. Early judges usually handled several jurisdictions and traveled the circuit. Thievery was one of the most common early crimes. For more serious crimes, Gratiot criminals were sent to the Detroit House of Correction or the state penitentiary in Jackson. When the need finally arose, villages built jails to house criminals until their court dates. Eventually, the county jail housed criminals serving shorter sentences.

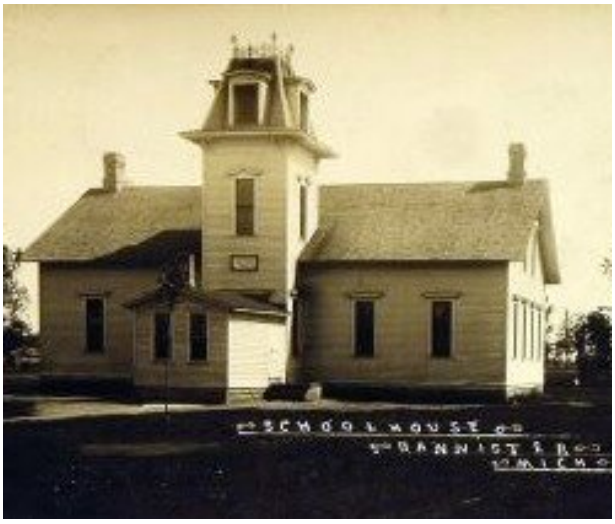
Villages appointed officers or constables to deal with criminal acts, and these were supplanted by policemen who may have walked a beat or watchmen who checked doors at night. Villages added policemen until full departments resulted. As needed, the sheriff's department through the years added numbers of deputies, and finally the Michigan State Police post was established.

FIRE SERVICES

Fire protection was non-existent in pioneer times. If a building caught fire, whether private home or business house, it usually was completely destroyed. Ithaca, St. Louis, and Alma all suffered major downtown fires that burned several businesses or entire areas of the village. Volunteer fire fighters, with their primitive fire engines could do little but try to save neighboring buildings. These "fire companies" were virtual brotherhoods, and the firemen enthusiastically did their best with the equipment they had. Once water systems were installed in towns, fire protection improved. Horse-drawn fire engines were replaced by fire trucks, and after telephones allowed help to be summoned, the townships made agreements with the cities to provide fire protection. These agreements remain today. Volunteer rescue or first responder units also aid residents in health and safety areas, providing emergency care alongside fire departments.

NEWSPAPERS

When scattered pioneer families gathered at someone's log cabin, their thirst for news was evident. Any word from the outside world was demanded and shared. This desire for news prompted the establishment of newspapers from the earliest days of the county. The Gratiot News, the first newspaper in the county was established in Ithaca in 1858, only four years after the first influx of settlers. Over the years, there have been a multitude of local newspapers with a multitude of names in each small town reporting on births, deaths, tragedies, and mundane news such as who visited who on such and such a day,



or who was starring in the local school play.

RADIO

The first county radio station, WFYC, opened in Alma in the late 1940s. It was an AM station broadcasting during daytime hours only. Local entertainers were brought in to perform live when the station first opened. When FM was developed, WFYC added an FM band with the new call letters WQBX. Later another FM station, WMLM, came into being in St. Louis. Offices and towers for both stations now are located on State Road between St. Louis and Ithaca.

FAIRS & FESTIVALS

Getting together for games and conversation was a reward for the pioneers of Gratiot County. The Fourth of July was the banner holiday of the year, and everyone from country and village alike gathered in the villages to celebrate.

The County Fair, which was started in 1866 in Ithaca, was an annual major event in the social lives of many county residents. Besides the first County Fair, another was started in St. Louis in 1875. Horse racing was a staple of both fairs, with a well-attended track in St. Louis drawing horses from neighboring counties.

SPORTS

Playing baseball, roller-skating at the rink, enjoying picnics in pleasant groves, and taking an occasional excursion by train to parks in Wenona (Bay City) or Petoskey, as well as trips to Detroit to attend ball games were among the choices Gratiot folks had for fun. Sometimes they went to Bass Lake, a few miles west of Gratiot County, for a pleasant day's excursion. The train dropped them off right at the lake. Sometimes they took excursions by horse and buggy to Crystal Lake, regarded from the start as a very beautiful place to spend a day or two. Village and area parks provided opportunities for eating, socializing, playing ball, and participating in contests.

GEOLOGY

Gratiot County was completely covered by giant ice sheets during the Pleistocene Epoch. The series of glaciers in this period left deposits of 50 to 500 feet thick on the original bedrock of limestone and sandstone. The present topography and soil material resulted mainly from glacial deposits and lake formations of the Wisconsin Glacier, which was the last glacier to cover this area and which melted 10,000 to 12,000 years ago.

As a result of glaciations, two general physiographic areas are in the county. The western half of the county consists of a series of glacial moraines, till and outwash plains, and channels. These were formed directly by glacial action and deposition. The eastern half of the county is a level lake plain that was formed by and at one time covered by the waters of Lake Saginaw, a glacial lake.

APPENDIX III: COMMUNITY SURVEY RESULTS

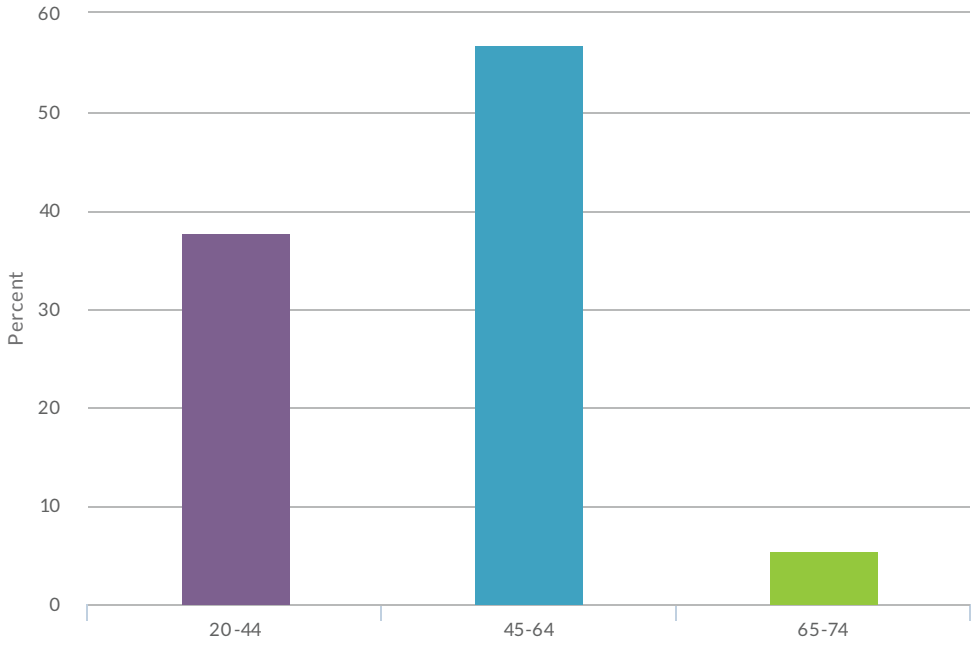
Report for Gratiot Community-Wide Master Plan Survey

1. Response Counts

Completion Rate: 100%

Complete	38
Partial	0
Disqualified	0
Total	38

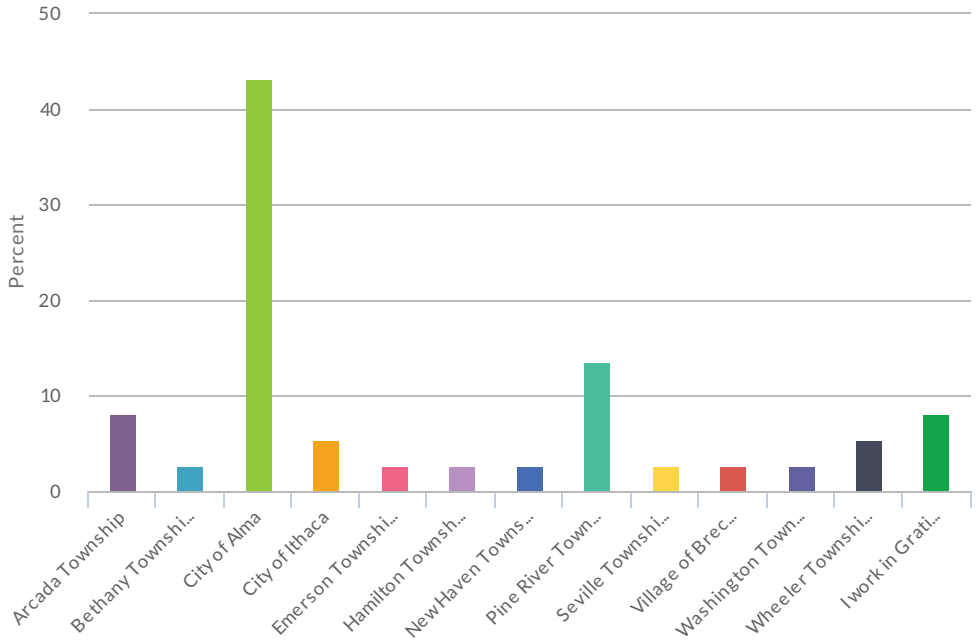
2. What is your age category?



1

Value	Percent	Count
20-44	37.8%	14
45-64	56.8%	21
65-74	5.4%	2

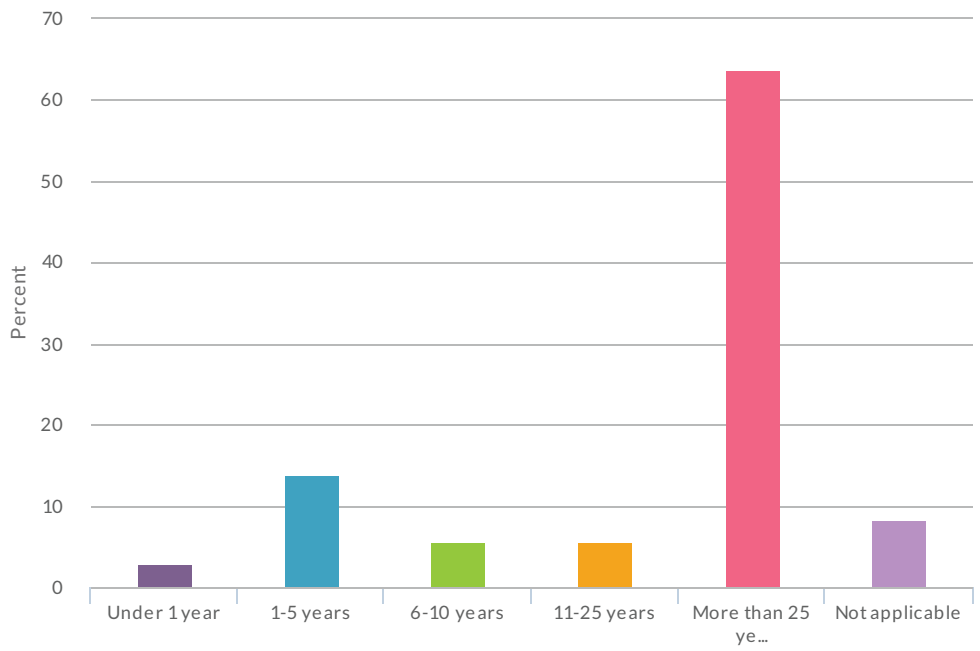
3. Where do you live?



Value	Percent	Count
Arcada Township	8.1%	3
Bethany Township	2.7%	1
City of Alma	43.2%	16
City of Ithaca	5.4%	2
Emerson Township	2.7%	1
Hamilton Township	2.7%	1
New Haven Township	2.7%	1
Pine River Township	13.5%	5
Seville Township	2.7%	1
Village of Breckenridge	2.7%	1
Washington Township	2.7%	1
Wheeler Township	5.4%	2
I work in Gratiot County, but do not live there	8.1%	3

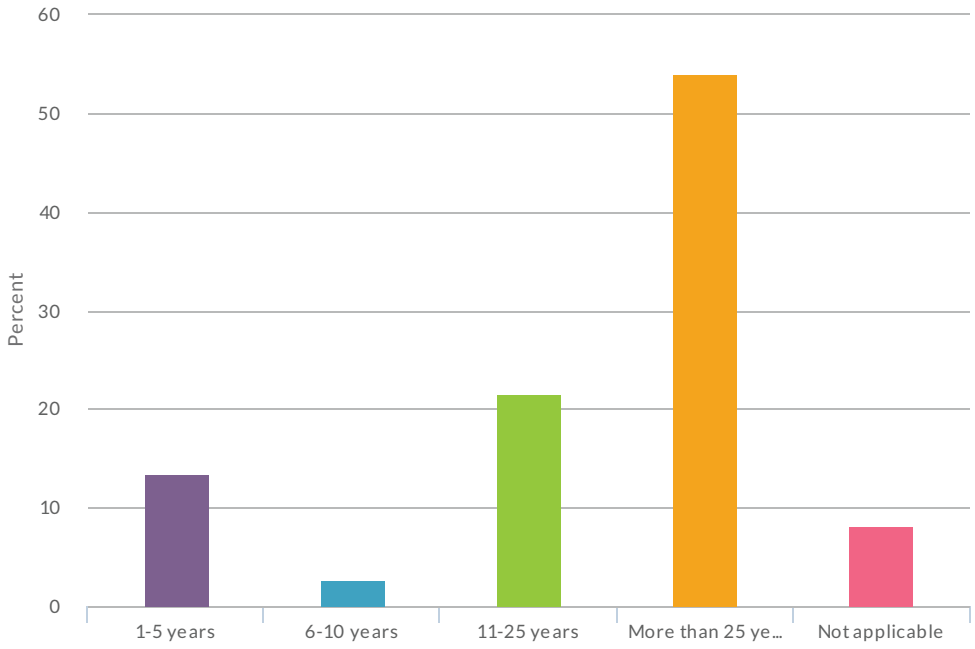
4. How long have you lived in Gratiot County?

3



Value	Percent	Count
Under 1 year	2.8%	1
1-5 years	13.9%	5
6-10 years	5.6%	2
11-25 years	5.6%	2
More than 25 years	63.9%	23
Not applicable	8.3%	3

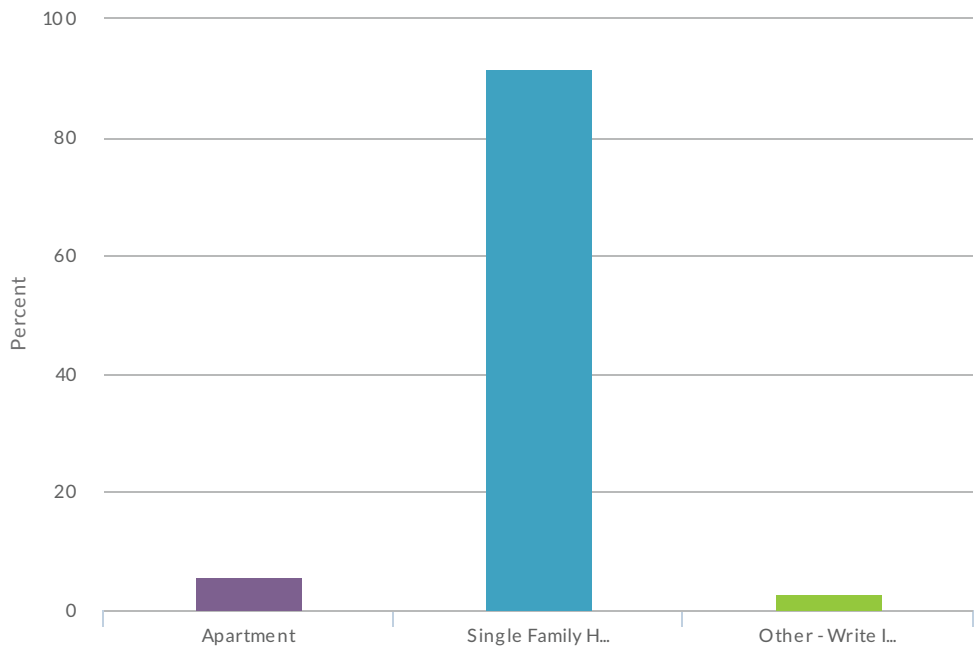
5. How long do you plan to continue living in Gratiot County?



Value	Percent	Count
1-5 years	13.5%	5
6-10 years	2.7%	1
11-25 years	21.6%	8
More than 25 years	54.1%	20
Not applicable	8.1%	3

6. In what type of housing do you live?

5

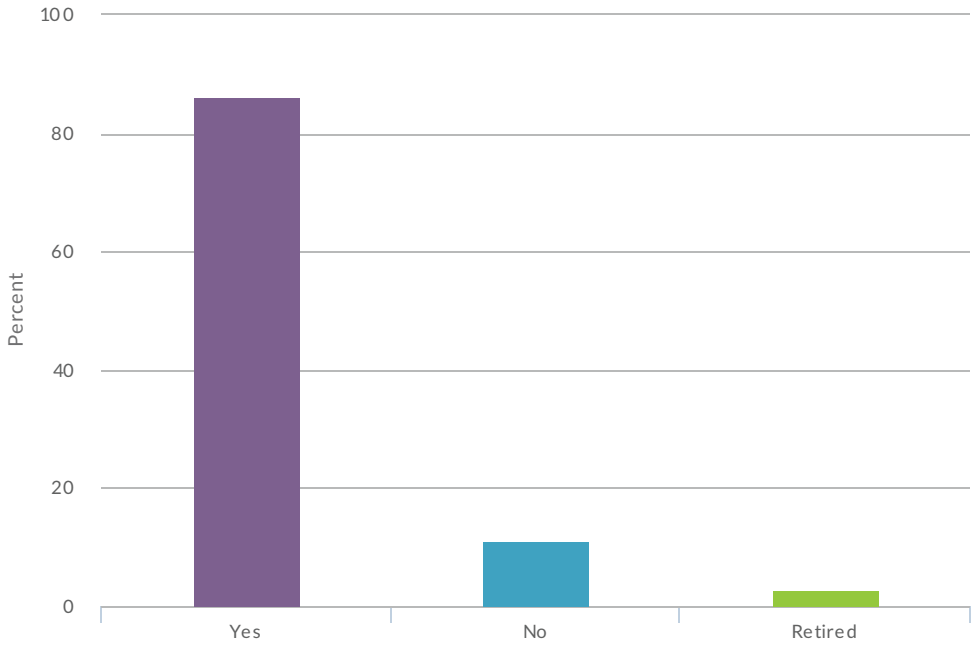


Value	Percent	Count
Apartment	5.7%	2
Single Family Home	91.4%	32
Other - Write In	2.9%	1

Other - Write In	Count
Apartment	1
Total	1

7. Do you work in Gratiot County?

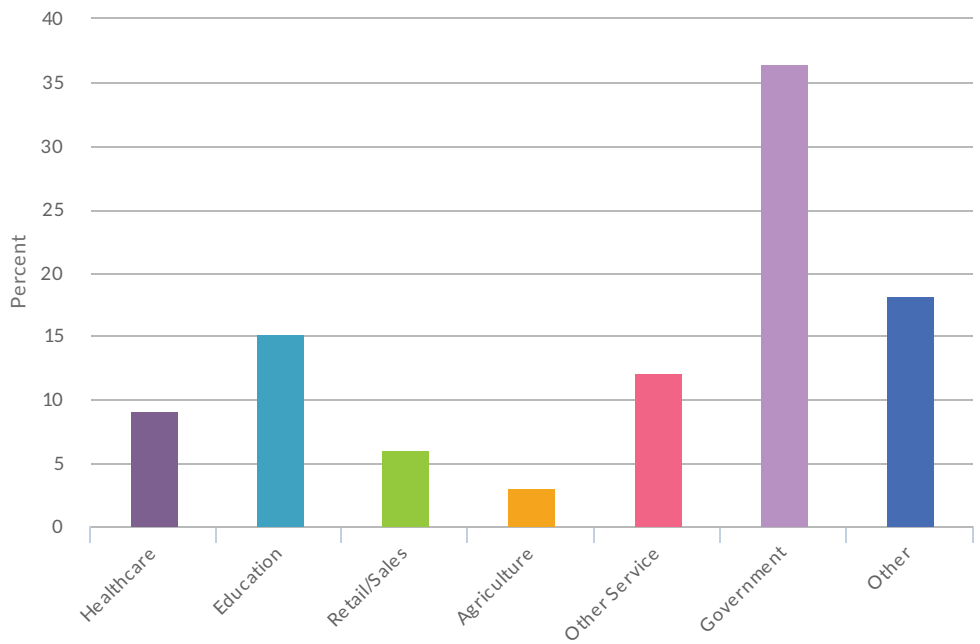
6



Value	Percent	Count
Yes	86.1%	31
No	11.1%	4
Retired	2.8%	1

8. If you do work in Gratiot County, what industry do you work in?

7



Value	Percent	Count
Healthcare	9.1%	3
Education	15.2%	5
Retail/Sales	6.1%	2
Agriculture	3.0%	1
Other Service	12.1%	4
Government	36.4%	12
Other	18.2%	6

9. During the last planning process, participants developed the following list of topics to address (presented in no particular order) and these helped shape the direction of the plan. We would like to know how concerned people still are about each of these topics. Please indicate how important you feel each of these are using the following scale: 1= Not Important 2= Slightly Important 3= Moderately Important 4= Very Important 5= Extremely Important

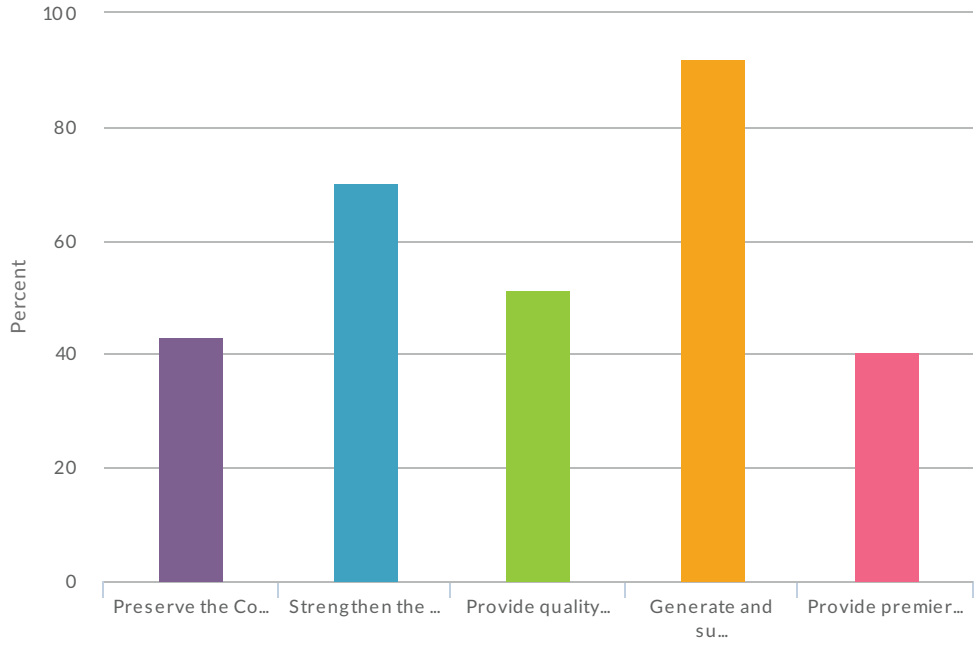
8

APPENDIX III: COMMUNITY SURVEY RESULTS

	Not Important	Slightly Important	Moderately Important	Very Important	Extremely Important
Cleaning and protecting the Pine River	1 2.8%	3 8.3%	3 8.3%	8 22.2%	21 58.3%
Making vocational programs available to students	0 0.0%	1 2.8%	5 13.9%	15 41.7%	15 41.7%
Businesses that sell locally produced farm products	2 5.6%	1 2.8%	15 41.7%	9 25.0%	9 25.0%
Expanding industrial parks	3 8.6%	0 0.0%	11 31.4%	12 34.3%	9 25.7%
Maintaining and improving downtowns	1 2.8%	0 0.0%	2 5.6%	15 41.7%	18 50.0%
More local government, school and agency cooperation	0 0.0%	3 8.3%	9 25.0%	11 30.6%	13 36.1%
Collaborative marketing efforts	2 5.6%	2 5.6%	14 38.9%	14 38.9%	4 11.1%
More public transportation options	4 11.4%	5 14.3%	13 37.1%	7 20.0%	6 17.1%
Entrepreneurship/business mentoring programs	2 5.6%	5 13.9%	14 38.9%	10 27.8%	5 13.9%
A county-wide recycling program	4 11.1%	2 5.6%	11 30.6%	11 30.6%	8 22.2%
More county-wide recreational opportunities	1 2.8%	2 5.6%	13 36.1%	8 22.2%	12 33.3%
More citizen involvement in local government decisions	2 5.6%	3 8.3%	11 30.6%	15 41.7%	5 13.9%
Improved and well-maintained infrastructure	1 2.8%	1 2.8%	2 5.6%	14 38.9%	18 50.0%
Preserving natural areas (e.g. woodlands & wetlands)	0 0.0%	3 8.3%	9 25.0%	11 30.6%	13 36.1%
Preserving open spaces (e.g. farmlands & fields)	2 5.6%	4 11.1%	7 19.4%	12 33.3%	11 30.6%
Utilizing alternative energy sources	2 5.6%	4 11.1%	6 16.7%	15 41.7%	9 25.0%
Completing US-127	2 5.6%	8 22.2%	10 27.8%	11 30.6%	5 13.9%

	Not Important	Slightly Important	Moderately Important	Very Important	Extremely Important
Developing riverfronts	2 5.6%	5 13.9%	9 25.0%	13 36.1%	7 19.4%
Developing non-motorized pathways	1 2.9%	9 25.7%	7 20.0%	13 37.1%	5 14.3%
Redeveloping empty lots and contaminated sites	0 0.0%	2 5.6%	4 11.1%	21 58.3%	9 25.0%
Expanded internet service	2 5.6%	7 19.4%	6 16.7%	13 36.1%	8 22.2%
A Gratiot County community college	10 27.8%	5 13.9%	10 27.8%	5 13.9%	6 16.7%

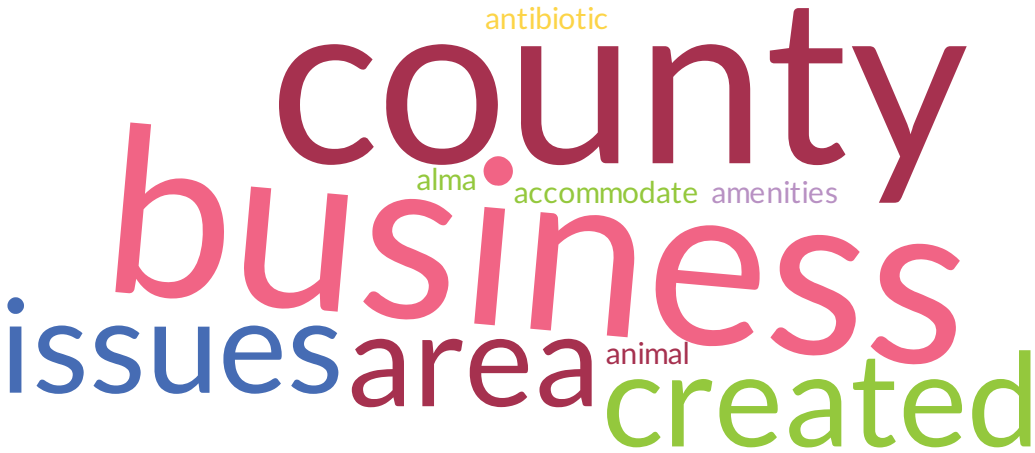
10. Based on the previous version of the Master Plan and the input we have received so far, the Steering Committee has developed the following set of draft goals. Please mark the three goals that you think are the most important to Gratiot County.



10

Value	Percent	Count
Preserve the County's quality rural character – Keep productive farms and healthy natural features	43.2%	16
Strengthen the existing cities, villages, and hamlets - "Placemake" Gratiot's downtowns to ensure that they serve as quality community centers	70.3%	26
Provide quality public services and infrastructure – Carefully coordinate and plan services to ensure quality and cost effectiveness	51.4%	19
Generate and sustain economic opportunities – Retain, attract and grow quality employers and workforce	91.9%	34
Provide premier cultural and recreation resources - Develop Gratiot as a cultural and recreational destination that serves people of all generations	40.5%	15

11. What actions do you think will help support these goals?

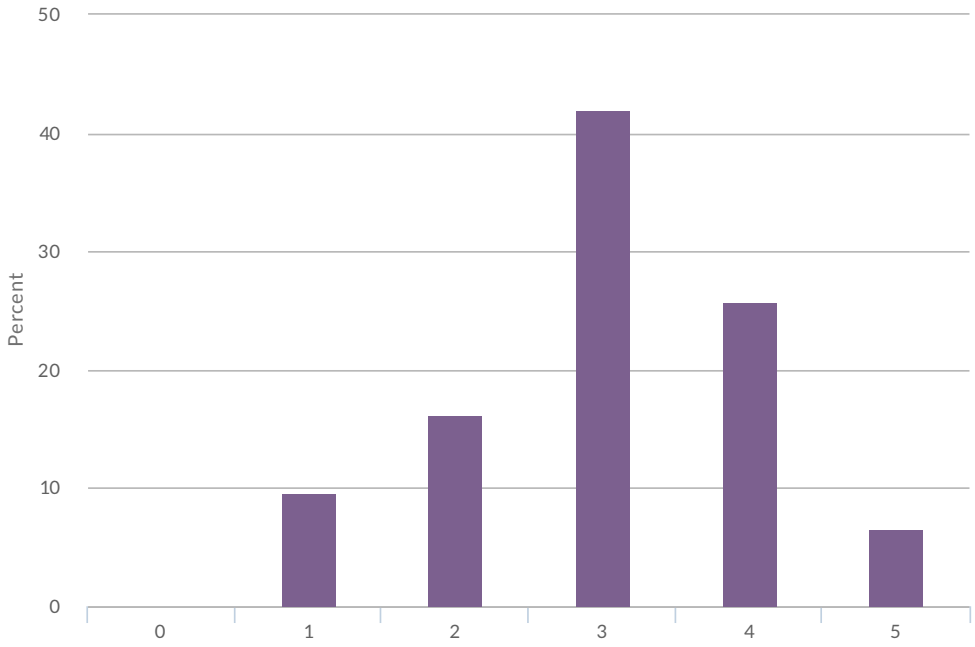


11

Count	Response
1	All of these goals may require cooperation between different local governments.
1	Communities working together.
1	Community involvement
1	Continue to create an awareness of the value of strong cities and villages within the county. Also continue to utilize the strong bond/bridge that has been created between the industry/business community and the local school districts.
1	Continued marketing/communication that Gratiot County is a good place to live, work & raise a family.
1	Developing a community college
1	Find sustainable solutions to Pine River water quality issues Increase investments in infrastructure and amenities in the County's central business districts Continue recruiting manufacturing business as we have in the past
1	Help industry to grow.
1	I feel that providing premier cultural and recreation resources is an excellent feature to bring in revenue for existing businesses and entice new businesses to our area.
1	It would make sense for some of the municipalities to combine services; much like Alma and St. Louis have done with their water board authority. There are way too many duplication of services within this small county.
1	Public and private partnerships need to be created to seek sustainable resolutions to issues such as water use, water contamination, and soil contamination.
1	Putting more resources into edc and the chamber to market and draw visitors and investors. The chamber receives no monetary support from the community as a whole and it struggles. It's non-profit, but there must be some means to help aside from dues.
1	Recognize the decline in our business and population tax base and behave accordingly. Cease building new, useless, random, "fancy" things. It is recognized that these types of projects are one-off and funded separately by grants but they do not detract from our crumbling infrastructure and still require local funds to write grants, match funds, oversee and maintain these types of projects. Make a centralized, concerted effort to maintain and fix our existing infrastructure. Make meaningful progress toward controlling antibiotic resistant animal waste flowing into our waterways. Either reduce the number of hurdles or develop ways (read: speed up) to better accommodate those seeking to open, improve or expand small businesses in our communities.
1	We put too much emphasis on the farms. They buy up all the land and make it almost impossible for people to build new houses in this area. The towns stink from the smell of all these big farms and they are ruining the quality of life in some places.

12. Generally speaking, do you think the community has been heading in the right direction or gotten off track?

12



13. Generally speaking, do you think the community has been heading in the right direction or gotten off track? - comments

13

Count	Response
1	As a citizen for more than 25 years, my husband and I have always worked in namely Alma, I really see very little growth.
1	Each year we see less and less community involvement in events and special projects; always fall to a few
1	For the most part I believe that we have good intentions but there seems to be alot of "talking" and not much action.
1	Gotten off beam because of the economic climate but generally heading in the direction I think is important, which is -- more ecologically responsible approach to life and living and opportunities.
1	Gratiot County does not focus on bringing in businesses that require college degrees. People with degrees have difficulty finding quality housing to purchase that is comparable to what they are accustomed to in the bigger cities. People with degrees tend to earn more money who then buy bigger houses and pay more taxes on those houses and spend more money in their communities. When there are no jobs or housing in the area, the county misses out on a large revenue stream.
1	I have been very impressed with this community and the vision of the local leaders in the 9 years I have lived here.
1	Some of the Tea Baggers took the county in a bad direction, seems to be headed back to reality.
1	The industrialization of farming and commercial agricultural feeding operations has grown beyond the capacity for the land and waterways to handle it.

14. Do you have any additional comments that you would like to add?

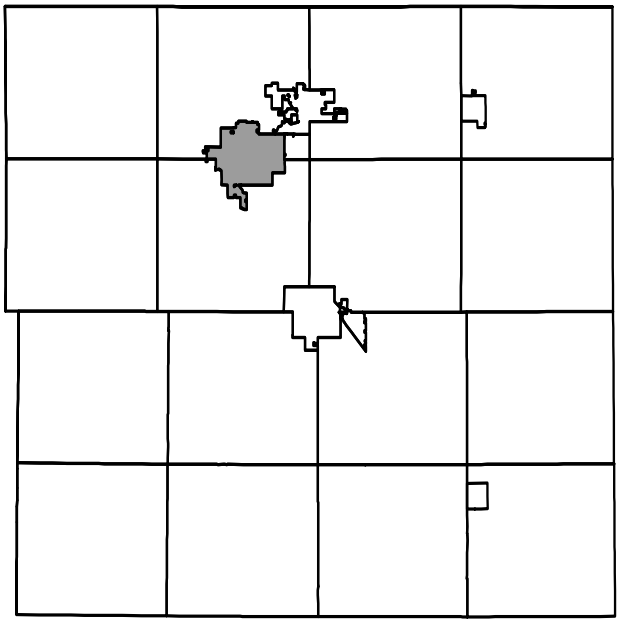
14

Count	Response
1	As a college town and Highland Festival as a couple big pulls for Alma's community, it is such an let down that we have no new family chain restaurants (Applebees, etc.). Our current restaurants are ok, but I believe that a lot of community members along with me drive to Mt. Pleasant to dine for a better variety. I would love to see an actual large mall. That is something that no close counties have. My suggestion would be to purchase the farmland across from Dollar Store, Tim Hortons. We need something to draw in continuous shoppers. I'm not sure that it would hurt the down town area stores; it may give them more business as many like to shop quaint stores. I think a type of Chuckie Cheese business or other family, teen and child venue would be great.
1	As school districts in the county have fewer students, districts may need to cooperate more to provide services for students.
1	I already filled out the survey but forgot to add: We should be putting in a Chain hotel by the US127 on ramp in Ithaca. There is no good Chain hotel between Lansing and Mt. Pleasant. This would bring many people to the area that would otherwise not stop in Ithaca. These people need food and sometimes entertainment, both of which we have in the Ithaca/Alma area.
1	I grew up with a junkyard along the best real estate spot in Alma. Glad to see it is gone. My dad shopped at Little Rock and I'm sad to see times have changed so much. That property should be developed.
1	I would recommend that the school leaders be contacted to find ways to more effectively give the students a chance to voice their concerns regarding local recreation opportunities. Their views are indeed valuable.
1	It would be nice if local media could do a better job of vetting local candidates.
1	It would be nice to see Gratiot County expand it's investments and interests into the east end of the county to include economic opportunities and recreational parks.
1	Need to "cleanup" the east side of Alma. It is very unattractive and sends a very negative impression of the city. Using Frankenmuth as an example, it is beautiful driving into the city from all directions. The city of Ithaca does a much better job of making its community more attractive.
1	We don't need more government regulation or federal government involvement. We need local groups to be created which will police themselves in the best interests of the county and community.
1	no

CITY OF ALMA

ABOUT

Founded in 1854, Alma encompasses 6.05 square miles. Home to Alma College and Masonic Pathways, Alma is the largest city in Gratiot County.



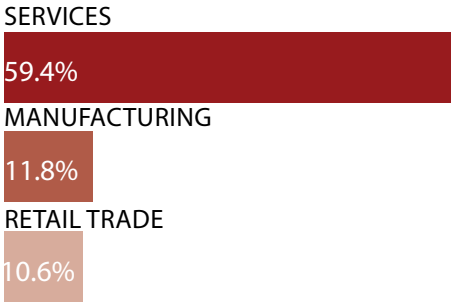
DEMOGRAPHIC DATA

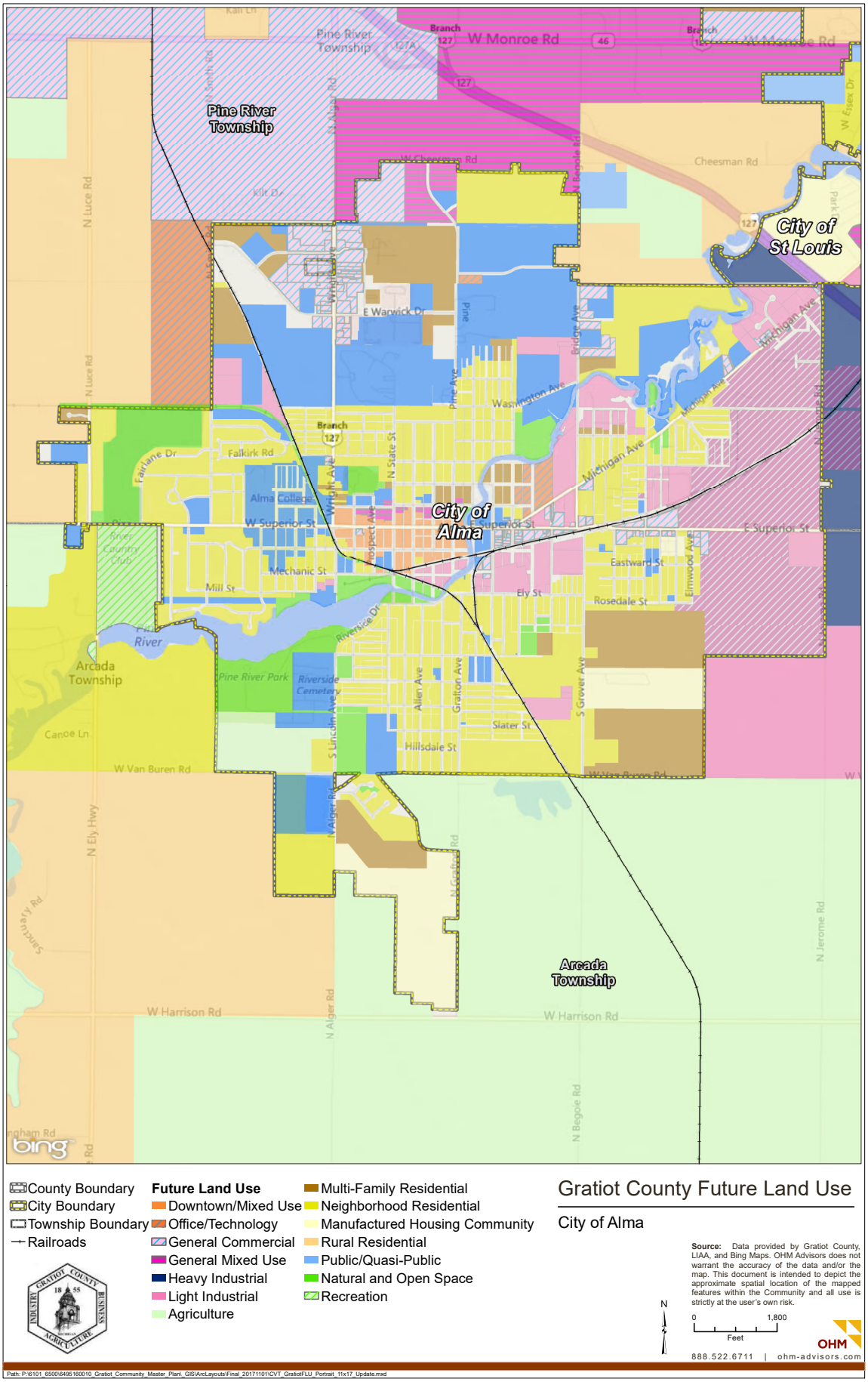
2016 TOTAL POPULATION	9,387
2021 TOTAL POPULATION PROJECTION	9,327
2016 MEDIAN AGE	32.6 yrs.
2016 LARGEST AGE GROUP	15 - 24 yrs.
2016 MEDIAN HOUSEHOLD INCOME	$34,946
2016 MEDIAN HOME VALUE	$77,139
2016 OWNER OCCUPIED HOUSING UNITS	51.6%
2016 RENTER OCCUPIED HOUSING UNITS	40.0%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	90.4%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	9.6%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which the City of Alma's residents are employed in. The percentages below come from the context of 3,841 total employed civilians.





County Boundary
City Boundary
Township Boundary
Railroads

Future Land Use
Downtown/Mixed Use
Office/Technology
General Commercial
General Mixed Use
Heavy Industrial
Light Industrial
Agriculture
Multi-Family Residential
Neighborhood Residential
Manufactured Housing Community
Rural Residential
Public/Quasi-Public
Natural and Open Space
Recreation

Gratiot County Future Land Use

City of Alma

Source: Data provided by Gratiot County, LIAA, and Bing Maps. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

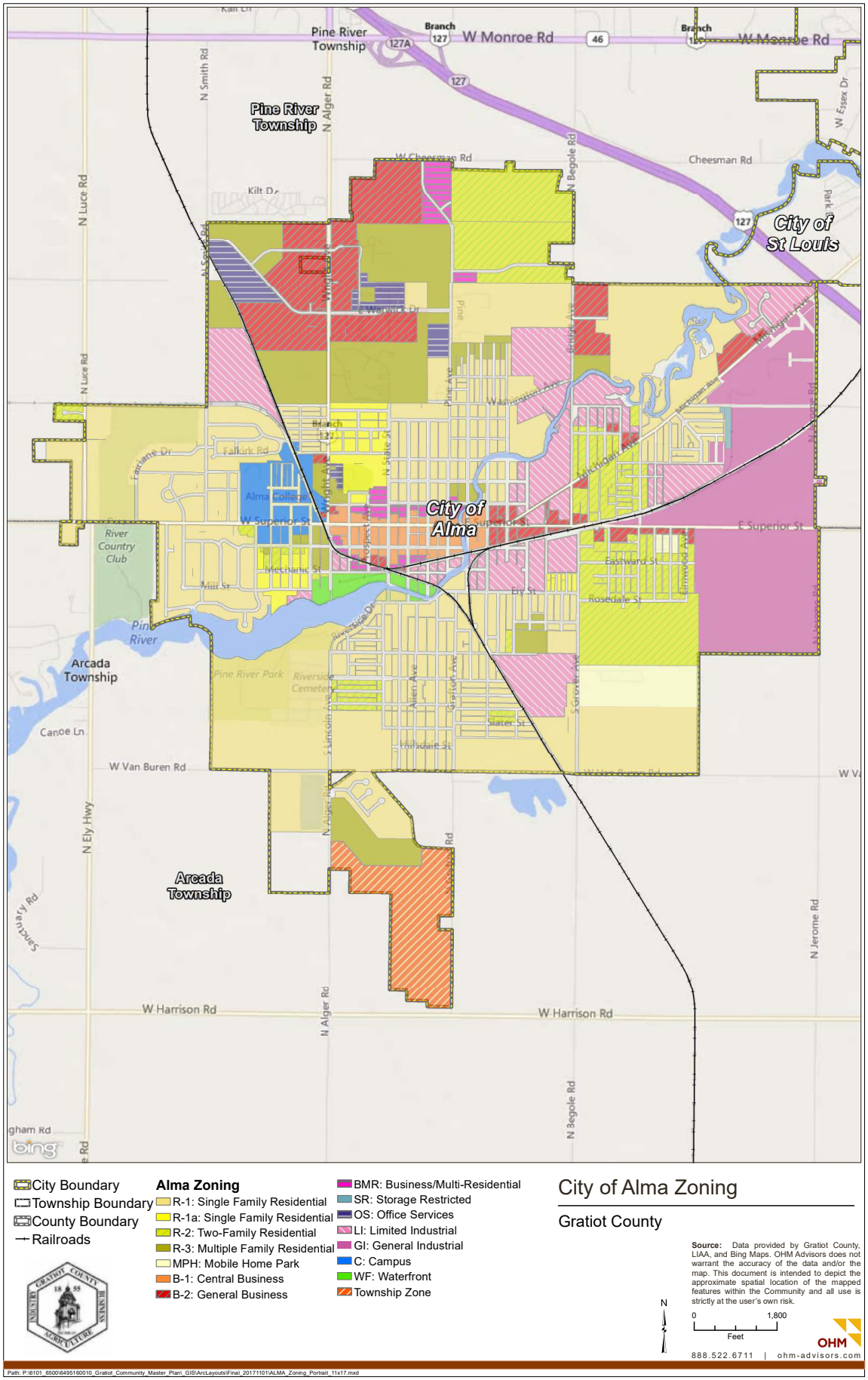
N

0 1,800
Feet

OHM
888.522.6711 | ohm-advisors.com

Path: P:\6101_6500\6495160010_Gratiot_Community_Master_Plan_GIS\ArcLayouts\Final_20171101\CVT_GratiotFLU_Portrait_11x17_Update.mxd

Larger Future Land Use Maps are available through the County GIS system



Larger Zoning Maps are available through the County GIS system

STRATEGY 1:

Develop a plan for property east of Jerome that addresses sewer service, roadways, industrial park certification, and funding.

With adequate infrastructure, this location is prime property for an industrial park. This strategy supports Goal 4, Generate and Sustain Economic Opportunities, and Objective 4.1, Promote development and redevelopment of vacant commercial industrial properties.

STRATEGY 2:

Prepare and promote city owned properties for "missing middle" housing developments by cataloguing lots, plan pedestrian infrastructure connections, and reaching out to developers.

Missing middle housing is a range of housing types that includes townhouses, condominiums, duplexes, and smaller homes. Establishing a stock of missing middle housing helps provide the housing necessary for many workers to live in the community and for families to engage in the school system, helping to make the district more sustainable. This strategy supports Goal 2, Strengthen the Existing Cities, Village, and Hamlets, and Objective 2.2, Stabilize and enhance existing neighborhoods in and around downtowns.

STRATEGY 3:

Create and promote a vision for empty downtown lots that support a placemaking strategy.

Placemaking efforts help strengthen a downtown by attracting strong business owners and creative entrepreneurs. Placemaking will also help broaden the consumer base, such as drawing more activity from college students, faculty, and staff. This strategy supports Goal 2, Strengthen the Existing Cities, Village, and Hamlets, and Objective 2.1, Make Gratiot County's downtowns destinations.

STRATEGY 4:

Complete a neighborhood institutional property study that identifies sites and determines the best zoning and enforcement techniques to maintain neighborhood character.

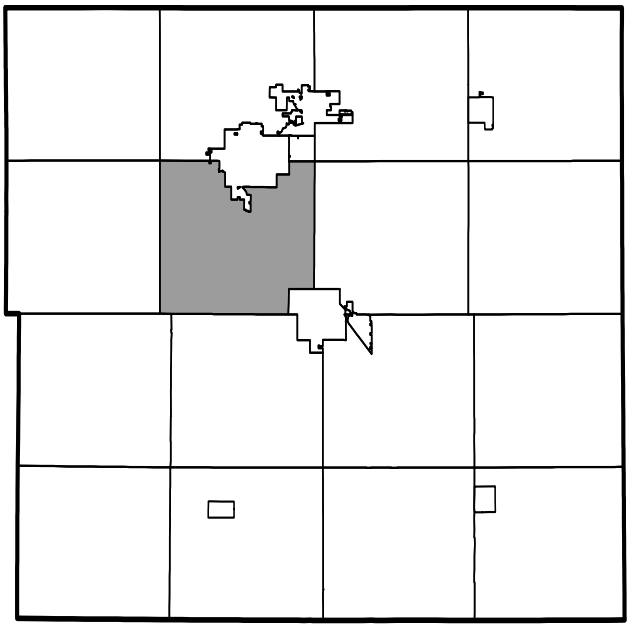
Institutional properties within neighborhoods, such as schools, can serve as important, walkable community amenities However, as these institutions complete their useful life, the question of how to reuse these often large buildings and properties without compromising the character of the community arises. This strategy supports Goal 2, Strengthen the Existing Cities, Village, and Hamlets, and Objective 2.2, Stabilize and enhance existing neighborhoods in and around downtowns.

STRATEGY 5:

Create a development concept for Midwest Refinery and promote this concept to developers.

The refinery property offers an opportunity for a large-scale economic development project. Ideas to date have included converting the property into an industrial park or processes facility. Once a direction is determined, a concept for the property would help communicate and market the opportunity and desired development to developers. This strategy supports Goal 4, Generate and Sustain Economic Opportunities, and Objective 4.1, Promote development and redevelopment of vacant commercial industrial properties.

ARCADA TOWNSHIP



ABOUT

Located in the northwest quadrant of Gratiot County, Arcada Township spans 32.7 square miles in area, with 0.2 miles consisting of water.

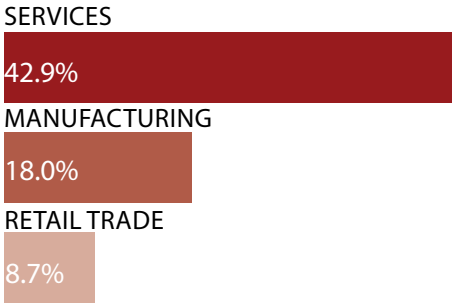
DEMOGRAPHIC DATA

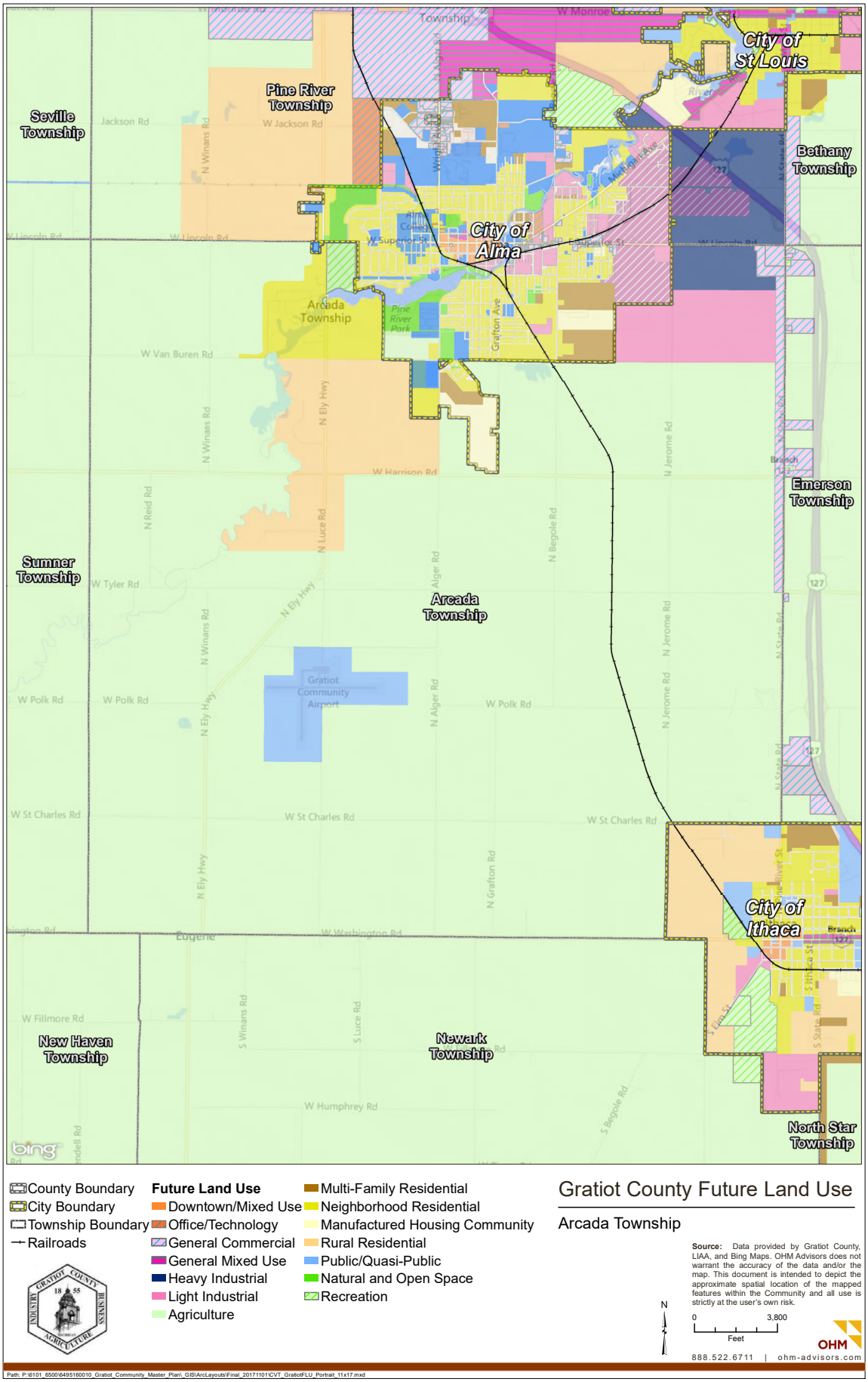
2016 TOTAL POPULATION	1,610
2021 TOTAL POPULATION PROJECTION	1,572
2016 MEDIAN AGE	44.2
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$54,515
2016 MEDIAN HOME VALUE	$118,684
2016 OWNER OCCUPIED HOUSING UNITS	76.4%
2016 RENTER OCCUPIED HOUSING UNITS	13.4%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	94.4%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	5.6%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which Arcada Township's residents were employed. The percentages below come from the context of 506 total employed civilians.



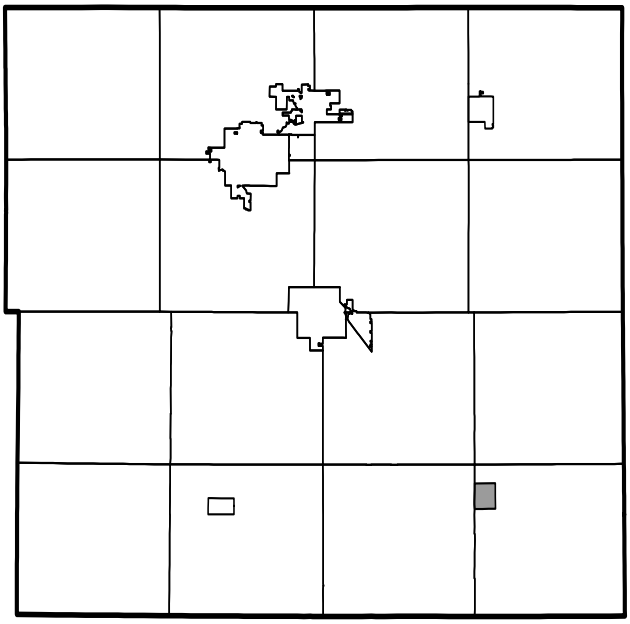


Larger Future Land Use Maps are available through the County GIS system

VILLAGE OF ASHLEY

ABOUT

Located in the northwest corner of Elba Township, the Village of Ashley spans a total of 0.64 square miles in area.



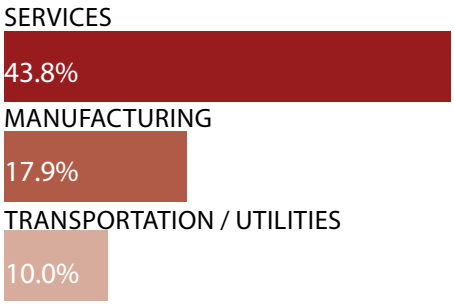
DEMOGRAPHIC DATA

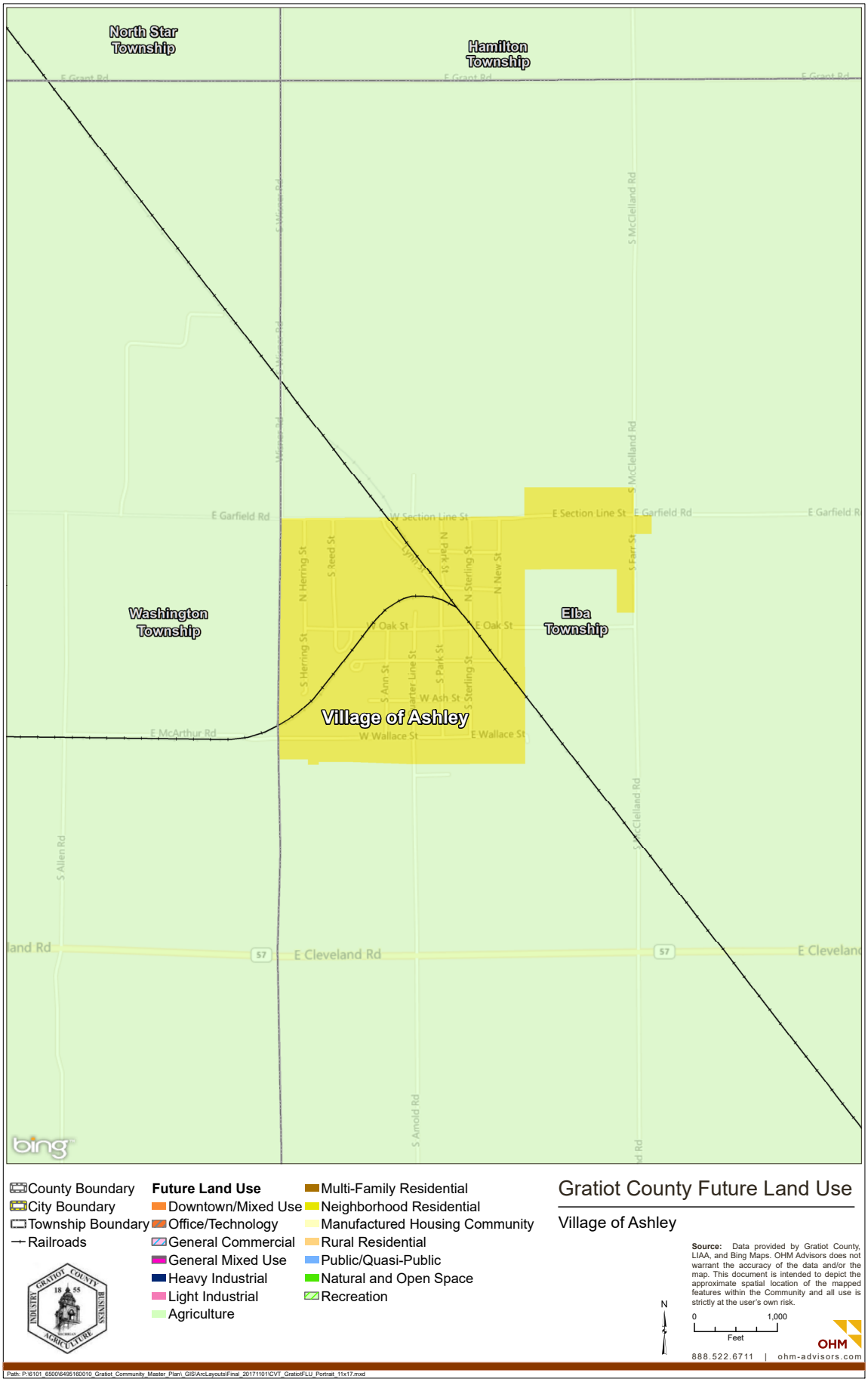
2016 TOTAL POPULATION	543
2021 TOTAL POPULATION PROJECTION	532
2016 MEDIAN AGE	44.0
2016 LARGEST AGE GROUP	35 - 44
2016 MEDIAN HOUSEHOLD INCOME	$40,484
2016 MEDIAN HOME VALUE	$93,750
2016 OWNER OCCUPIED HOUSING UNITS	68.8%
2016 RENTER OCCUPIED HOUSING UNITS	17.6%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	90%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	10%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which the Village of Ashley's residents are employed. The percentages below come from the context of 235 total employed civilians.



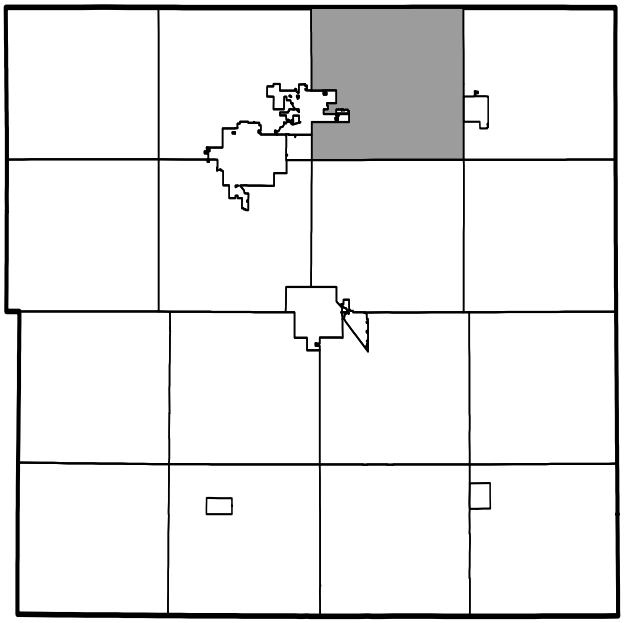


Larger Future Land Use Maps are available through the County GIS system

BETHANY TOWNSHIP

ABOUT

Organized in 1858, Bethany Township spans a total of 35.2 square miles in area.



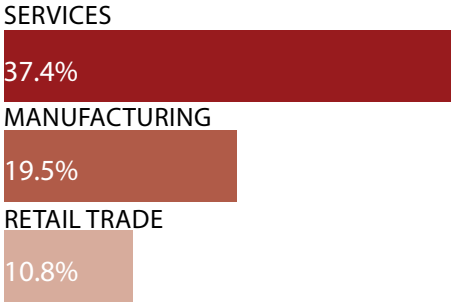
DEMOGRAPHIC DATA

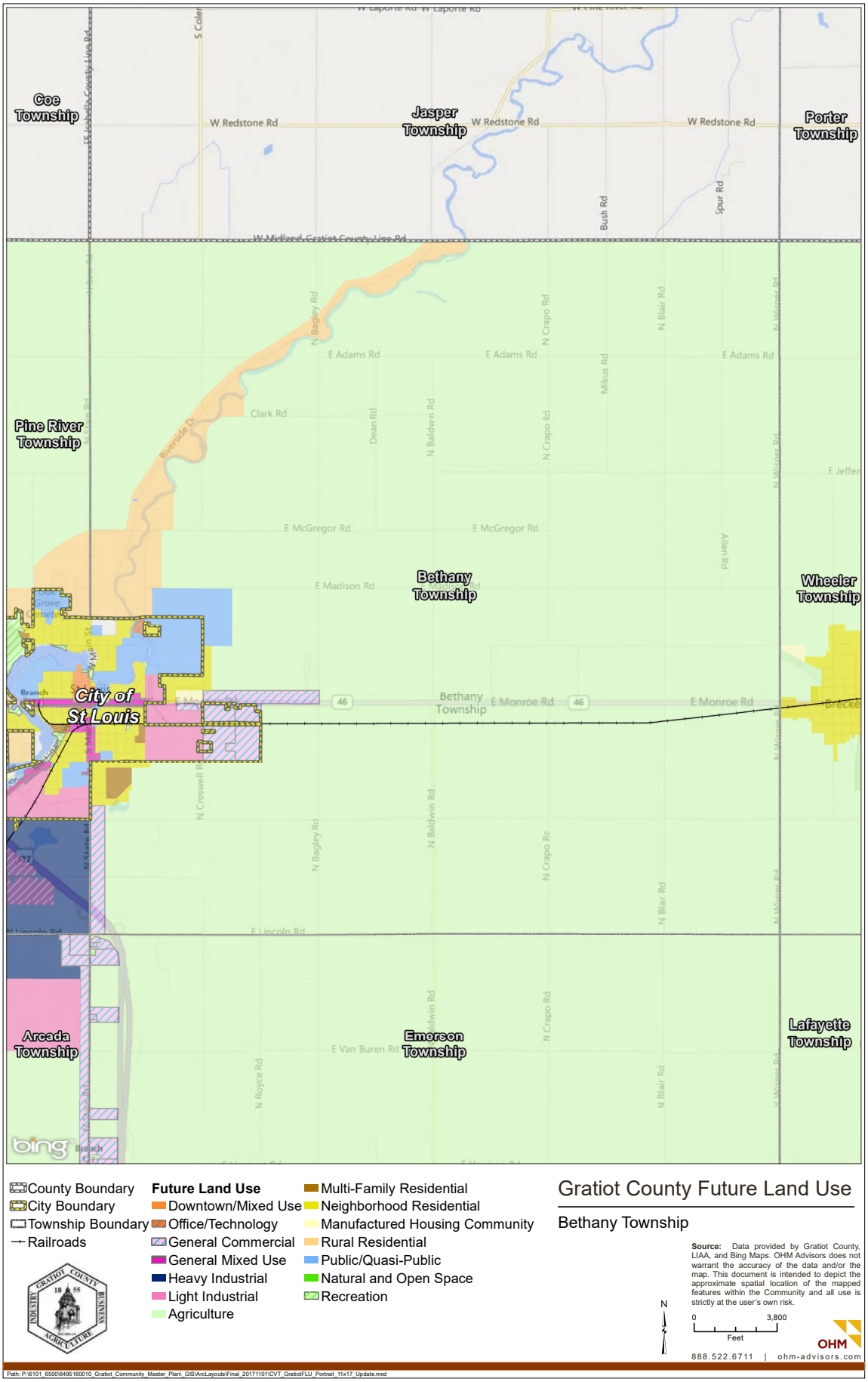
2016 TOTAL POPULATION	1,420
2021 TOTAL POPULATION PROJECTION	1,415
2016 MEDIAN AGE	43.0
2016 LARGEST AGE GROUP	45 -54
2016 MEDIAN HOUSEHOLD INCOME	$56,200
2016 MEDIAN HOME VALUE	$104,605
2016 OWNER OCCUPIED HOUSING UNITS	79.5%
2016 RENTER OCCUPIED HOUSING UNITS	15.2%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	96.0%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	4.0%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which the Bethany Township's residents are employed. The percentages below come from the context of 621 total employed civilians.



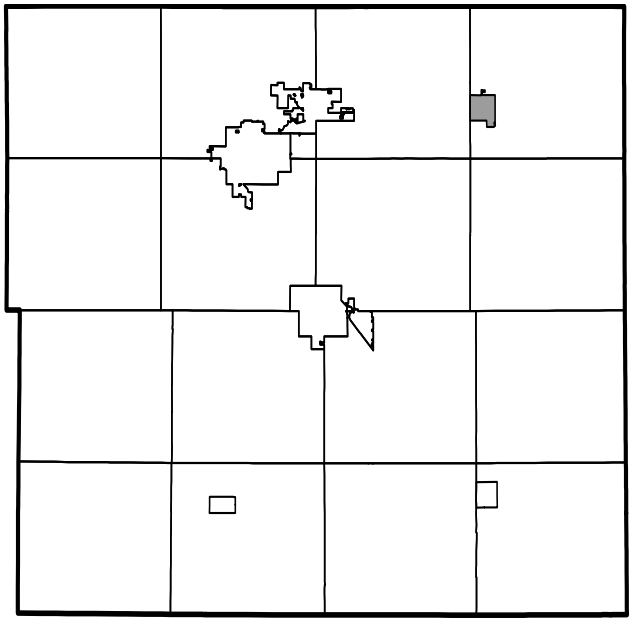


Larger Future Land Use Maps are available through the County GIS system

VILLAGE OF BRECKENRIDGE

ABOUT

The Village of Breckenridge was incorporated in 1908 and spans 1.07 square miles in area. Located in the northeast region of Gratiot County, it lies near the border of Wheeler Township and Bethany Township.



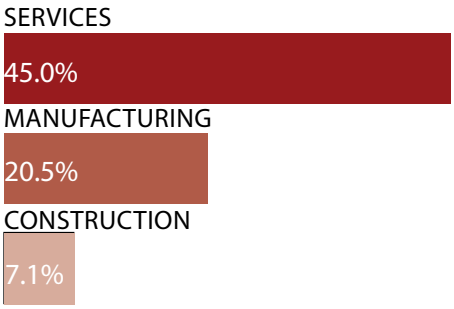
DEMOGRAPHIC DATA

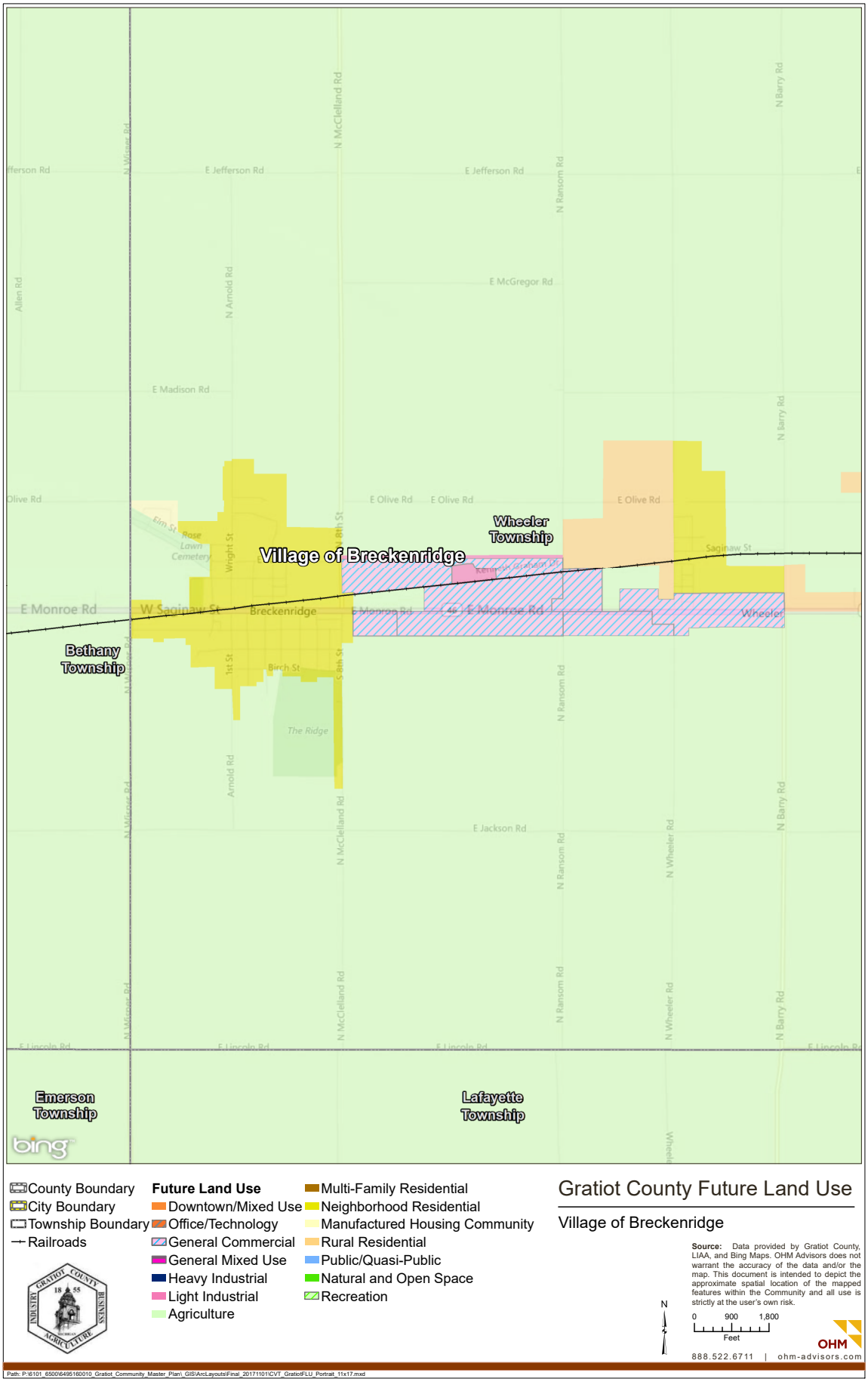
2016 TOTAL POPULATION	1,310
2021 TOTAL POPULATION PROJECTION	1,294
2016 MEDIAN AGE	38.5
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$35,827
2016 MEDIAN HOME VALUE	$80,282
2016 OWNER OCCUPIED HOUSING UNITS	59.5%
2016 RENTER OCCUPIED HOUSING UNITS	29.4%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	90.9%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	9.1%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which the Village of Breckenridge's residents are employed. The percentages below come from the context of 507 total employed civilians.



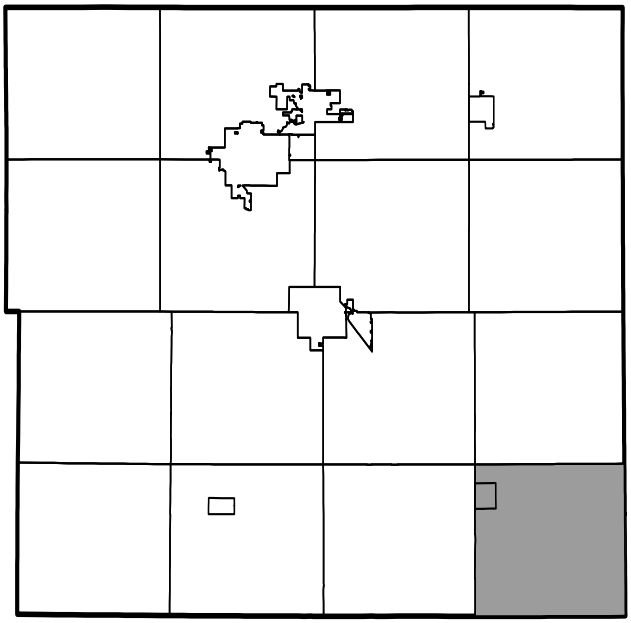


Larger Future Land Use Maps are available through the County GIS system

ELBA TOWNSHIP

ABOUT

Elba Township was established in 1856 and spans 35.1 square miles in area. The township forms the southeast corner of Gratiot County.



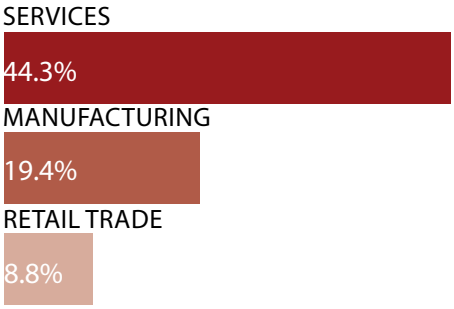
DEMOGRAPHIC DATA

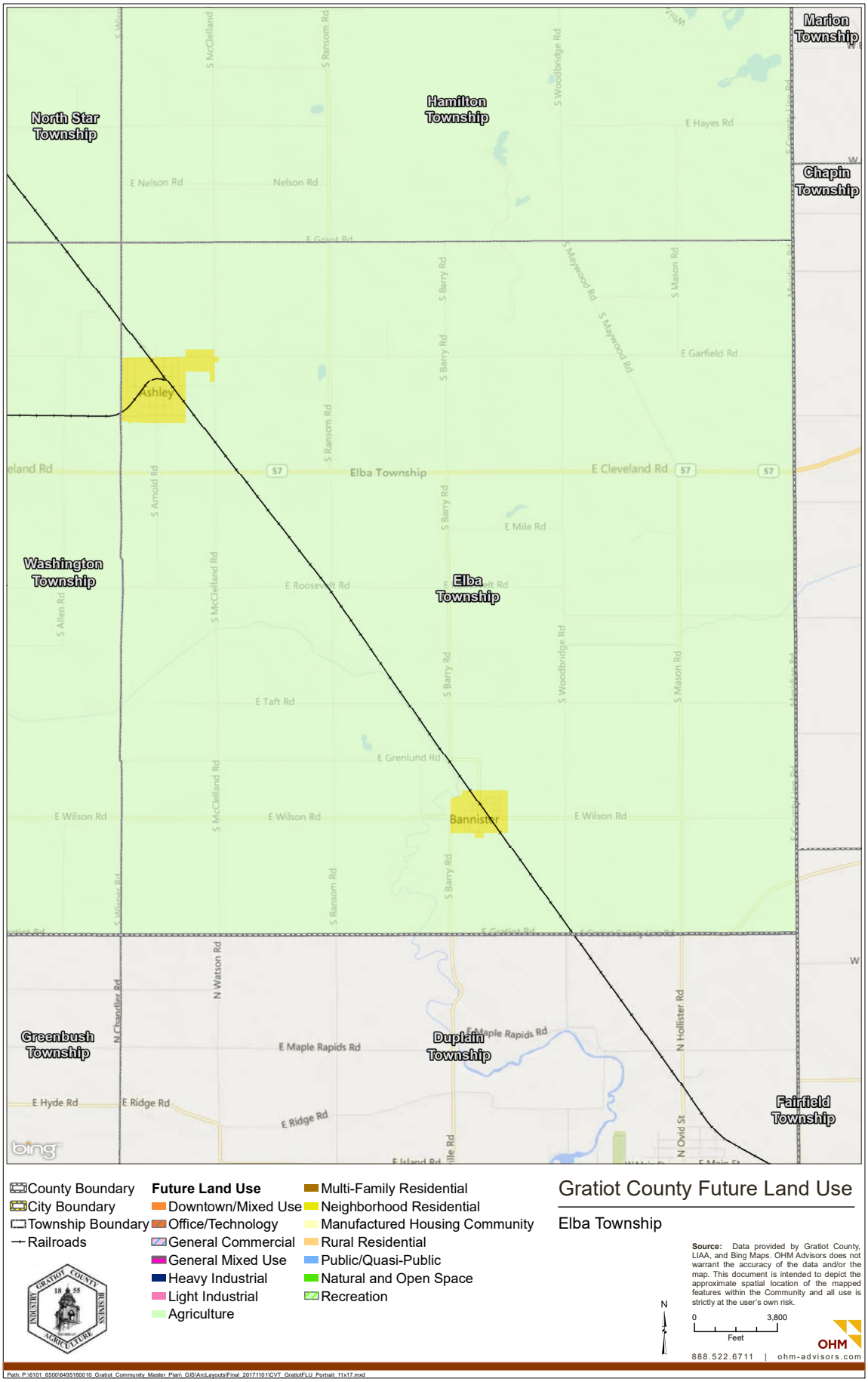
2016 TOTAL POPULATION	1,412
2021 TOTAL POPULATION PROJECTION	1,408
2016 MEDIAN AGE	42.8
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$43,356
2016 MEDIAN HOME VALUE	$108,333
2016 OWNER OCCUPIED HOUSING UNITS	76.3%
2016 RENTER OCCUPIED HOUSING UNITS	15.2%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	90.9%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	9.1%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which Elba Township's residents are employed. The percentages below come from the context of 570 total employed civilians.



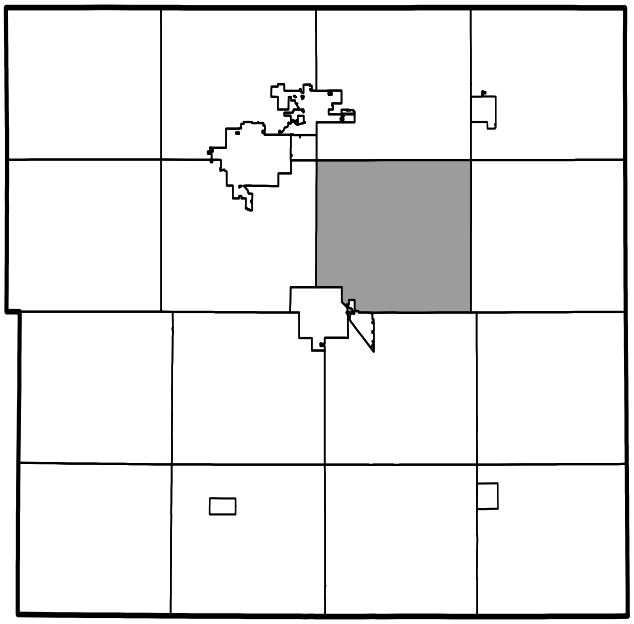


Larger Future Land Use Maps are available through the County GIS system

EMERSON TOWNSHIP

ABOUT

Organized in 1855, Emerson Township spans 35.2 square miles in area. Located in the central region of Gratiot County, it is a major agricultural area.



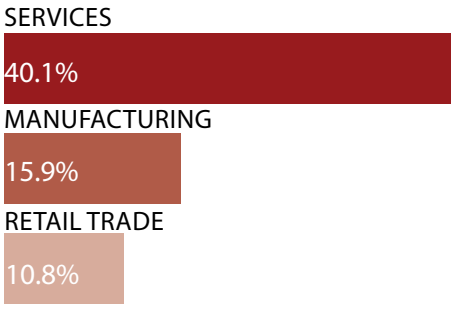
DEMOGRAPHIC DATA

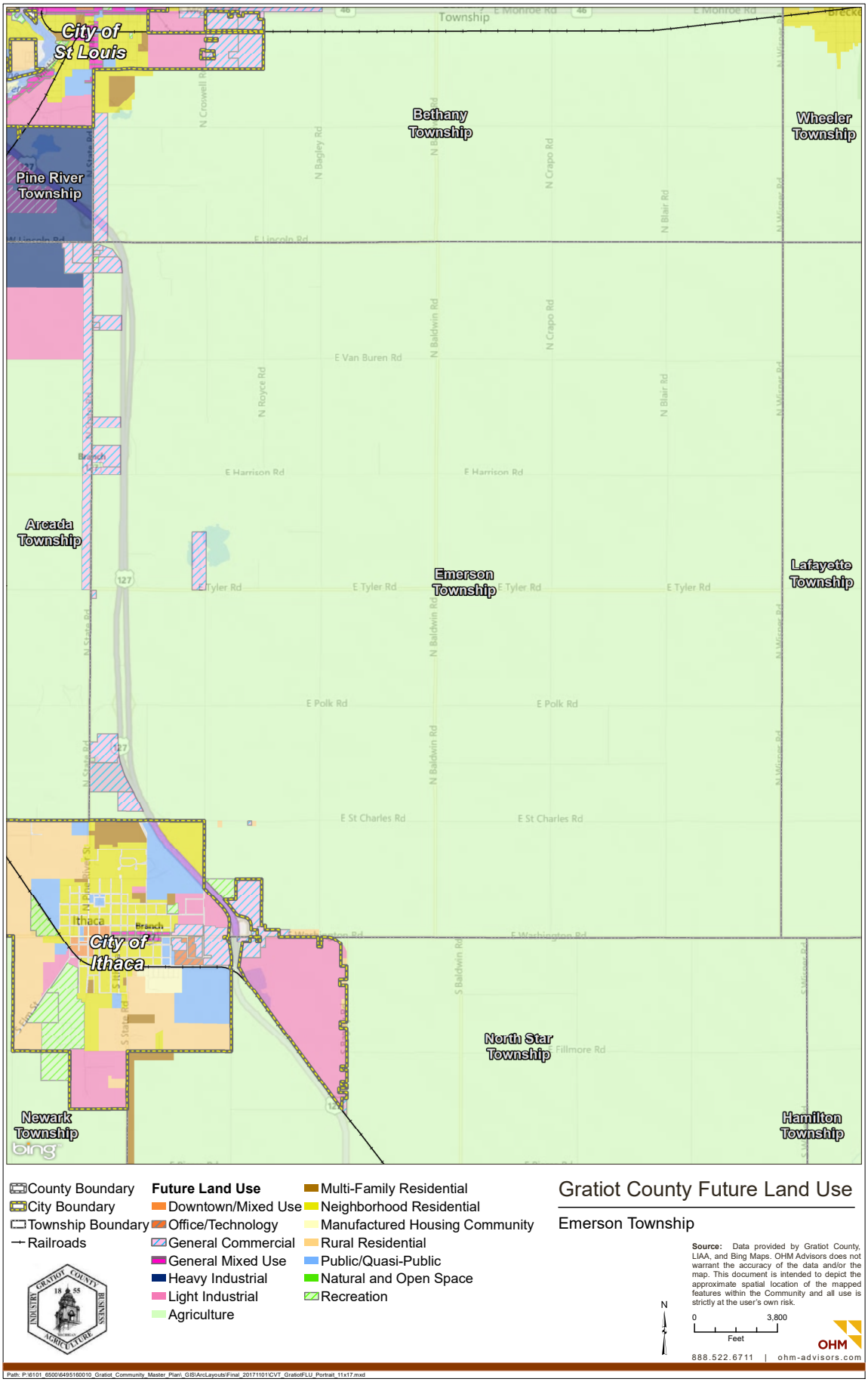
2016 TOTAL POPULATION	937
2021 TOTAL POPULATION PROJECTION	923
2016 MEDIAN AGE	42.6
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$50,559
2016 MEDIAN HOME VALUE	$94,604
2016 OWNER OCCUPIED HOUSING UNITS	75.9%
2016 RENTER OCCUPIED HOUSING UNITS	15.5%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	94.9%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	5.1%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which Emerson Township's residents are employed. The percentages below come from the context of 464 total employed civilians.



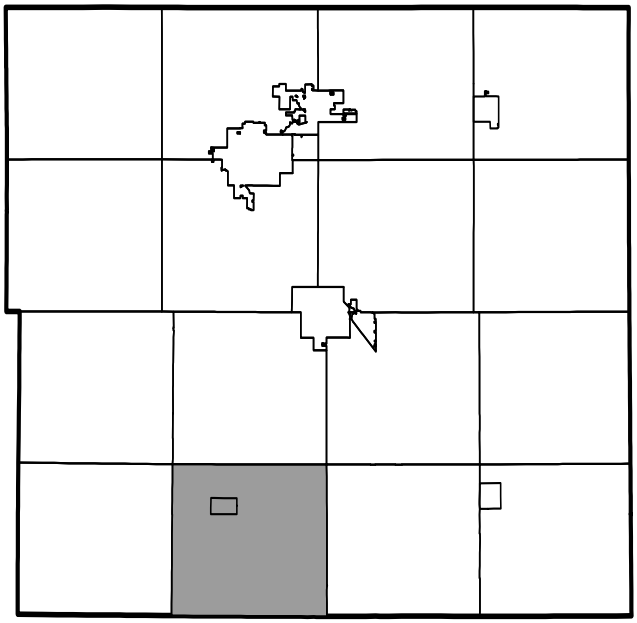


Larger Future Land Use Maps are available through the County GIS system

FULTON TOWNSHIP

ABOUT

Fulton Township spans a total of 35.8 square miles, with .06 square miles of water. The township is located in the southwest region of Gratiot County.



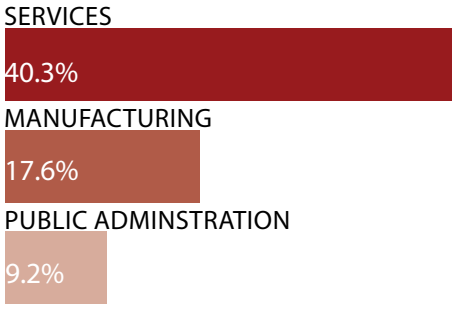
DEMOGRAPHIC DATA

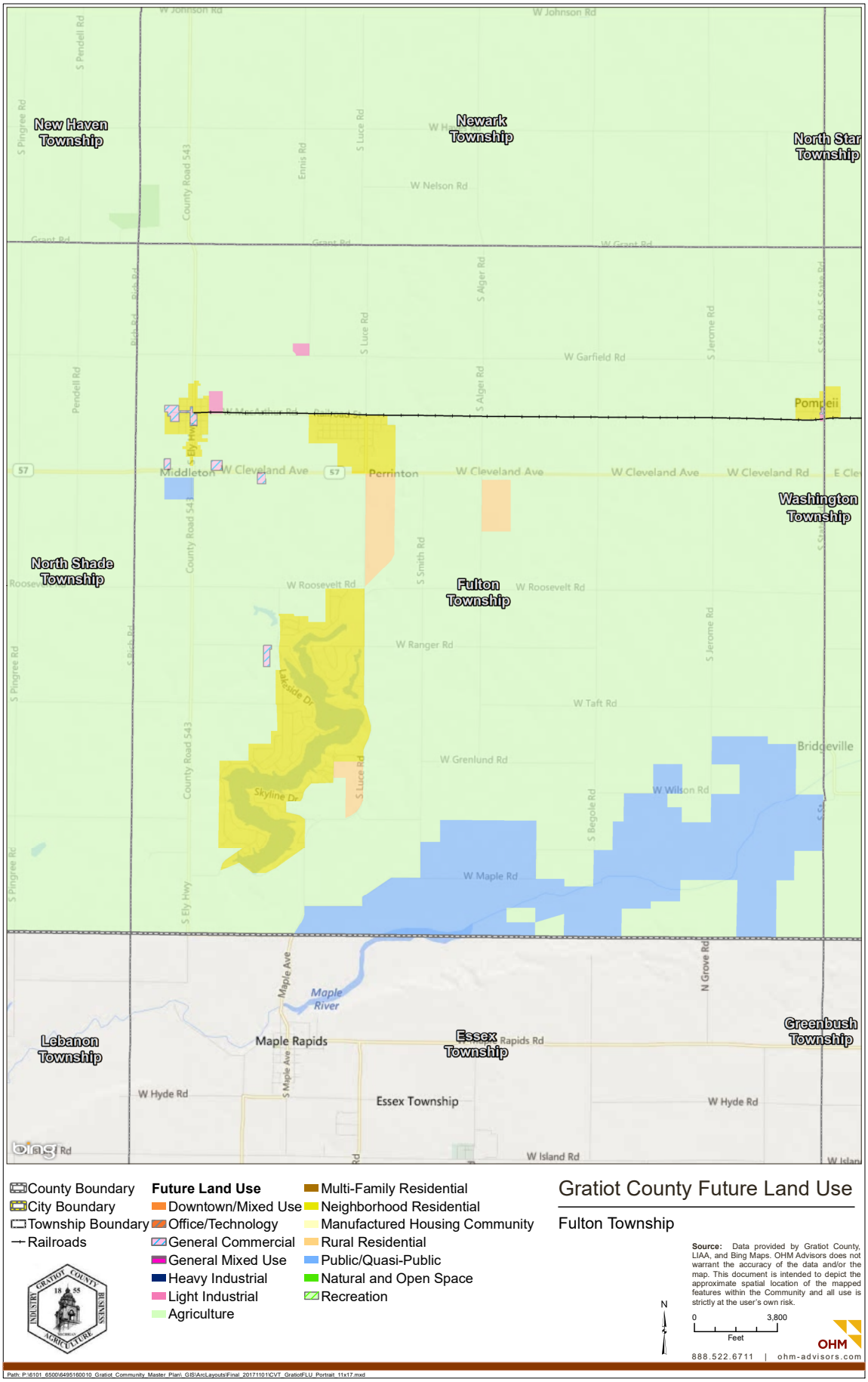
2016 TOTAL POPULATION	2,484
2021 TOTAL POPULATION PROJECTION	2,456
2016 MEDIAN AGE	44.0
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$50,448
2016 MEDIAN HOME VALUE	$115,719
2016 OWNER OCCUPIED HOUSING UNITS	73.3%
2016 RENTER OCCUPIED HOUSING UNITS	17.8%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	95.9%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	4.1%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which Fulton Township's residents are employed. The percentages below come from the context of 1,136 total employed civilians.





Larger Future Land Use Maps are available through the County GIS system

The following is additional information and strategies developed by Fulton Township for their community. These supplement the strategies listed in the main portion of the plan.

Summary

Representatives of Fulton Township would like to preserve the community's small town feel and rural character. This includes helping local business, such as the bakery, diner, and antique shop sustain, while retaining the natural and agricultural aspects of the community to be able to farm, hunt, and enjoy outdoor recreational activities. Meanwhile, representatives of Fulton Township also see room for some growth and improvement to the community. Desired growth includes convenient shopping and services, such as a grocery store, hardware store, auto parts store, gas station, outdoor sporting goods store, restaurants, and a medical clinic. Representatives would also like to see more businesses that provide good paying jobs and opportunities for entertainment, recreation, and education such as a public pool, auditorium, shooting range, camping, improved DNR sites, and industrial arts training. Other desired improvements include reducing blight and finding ways to attract more families to the area. With this in mind, the vision for the community is as follows.

Draft Vision Statement

Fulton Township will be a key Gratiot County destination that offers a family oriented small-town atmosphere that is welcoming to both residents and visitors. Fulton will be known as a beautiful place that is progressive, yet honors tradition, which allows the community to grow in a fashion that equally supports the economic, social, and environmental well-being of the community.

GOAL 2: STRENGTHEN THE EXISTING CITIES, VILLAGES, AND HAMLETS

Objective 2.1: Make Gratiot County's downtowns destinations

- Strategy: Work to attract quality business that encourage people to spend more time in the downtown, such as sit-down restaurants and entertainment venues. Specifically, Fulton would like to attract:

  Grocery store

  Hardware store

  Sporting goods store

  Video game store

Objective 2.2: Stabilize and enhance existing neighborhoods in and around downtowns

- Strategy : Complete a Housing Market Analysis to understand local needs and potential for development

GOAL 4: STABILIZE AND ENHANCE EXISTING NEIGHBORHOODS IN AND AROUND DOWNTOWNS

Objective 4.1: Promote development and redevelopment of vacant commercial/industrial properties

- Strategy: Identify areas appropriate for more commercial and industrial development

Objective 4.2: Help residents develop the skills necessary for employment opportunities

- Strategy: Develop business and school partnerships to provide trade school experience

  Offer industrial arts training in schools, such as trades, agriculture, and welding

Objective 4.3: Build and capitalize on Gratiot County's assets to attract economic activity

- Strategy: Build on existing recreational assets and improve connectivity to cities and villages throughout the County

  Create pathways between parks and key community features

GOAL 5: PROVIDE PREMIER CULTURAL AND RECREATIONAL RESOURCES

Objective 5.1: Provide a robust system of parks, trailways, and other recreational opportunities

- Strategy: Diversify public recreational opportunities, such as creating dog or water parks. Specifically, Fulton would like to:

  Open a public pool

  Work to attract a sports fitness complex and shooting range

  Install baseball diamonds and soccer fields

  Increase the number of parks

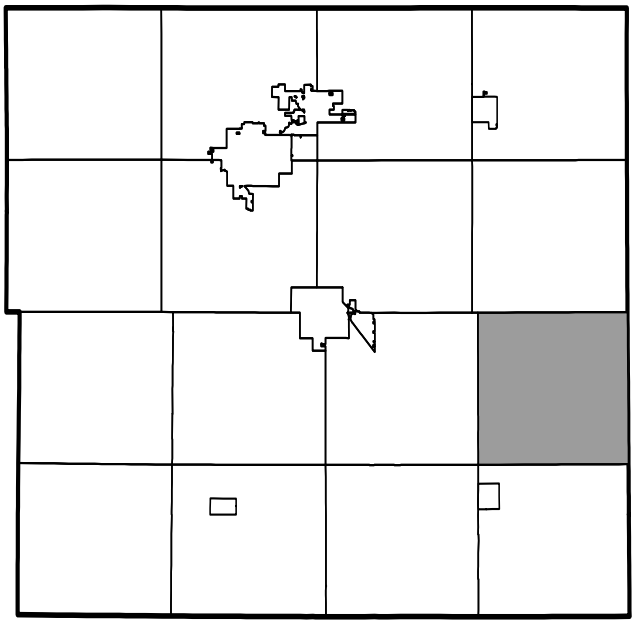
  Increase camping opportunities

  Improve DNR sites

HAMILTON TOWNSHIP

ABOUT

Organized in 1855, Hamilton Township spans 34.8 square miles in area. It is located along the eastern border of Gratiot County.



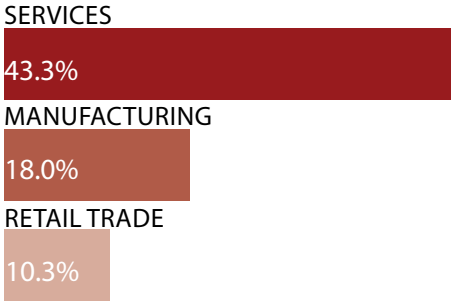
DEMOGRAPHIC DATA

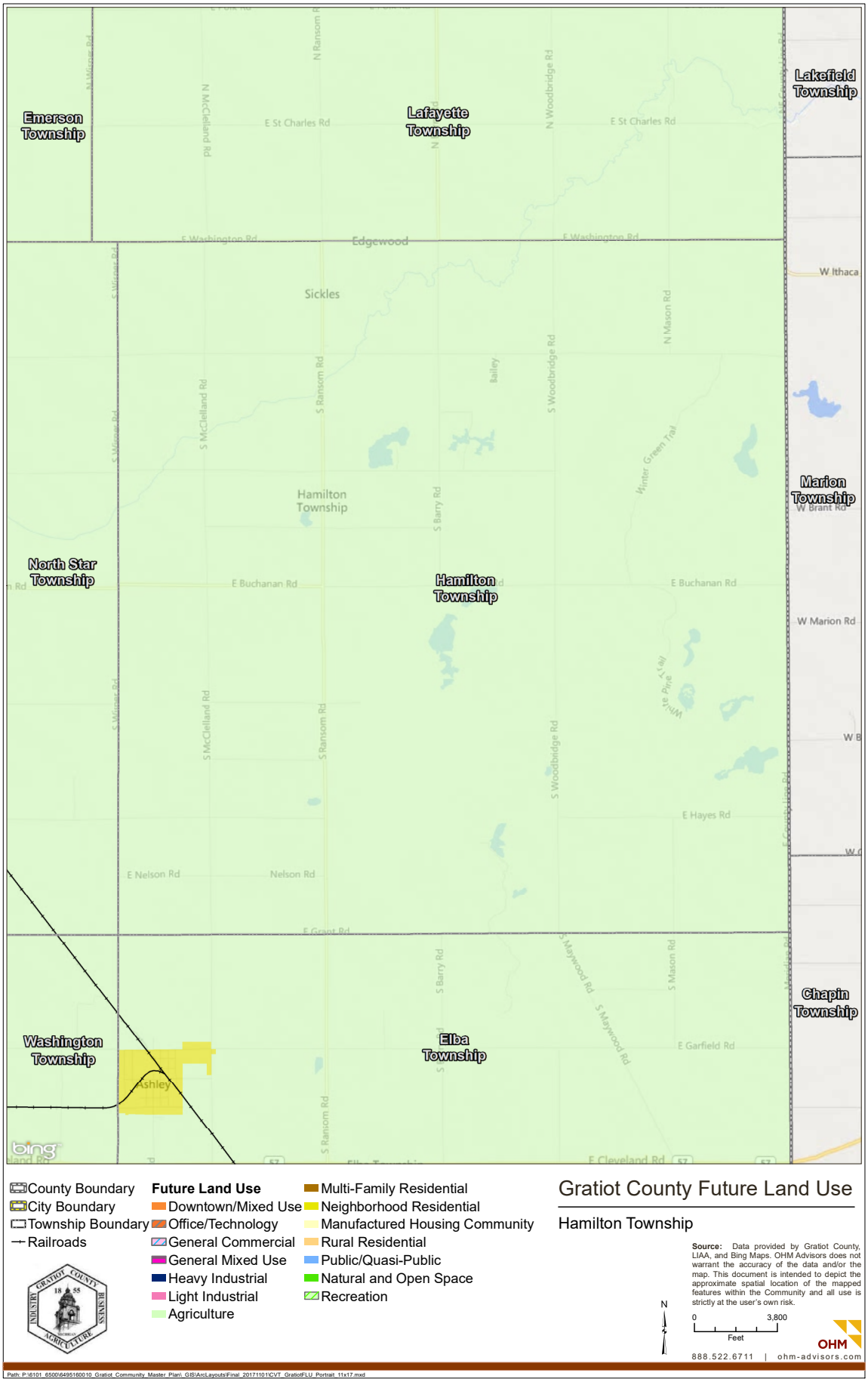
2016 TOTAL POPULATION	450
2021 TOTAL POPULATION PROJECTION	441
2016 MEDIAN AGE	44.0
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$40,457
2016 MEDIAN HOME VALUE	$93,617
2016 OWNER OCCUPIED HOUSING UNITS	69.0%
2016 RENTER OCCUPIED HOUSING UNITS	17.8%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	90.3%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	9.7%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which Hamilton Township's residents are employed. The percentages below come from the context of 195 total employed civilians.



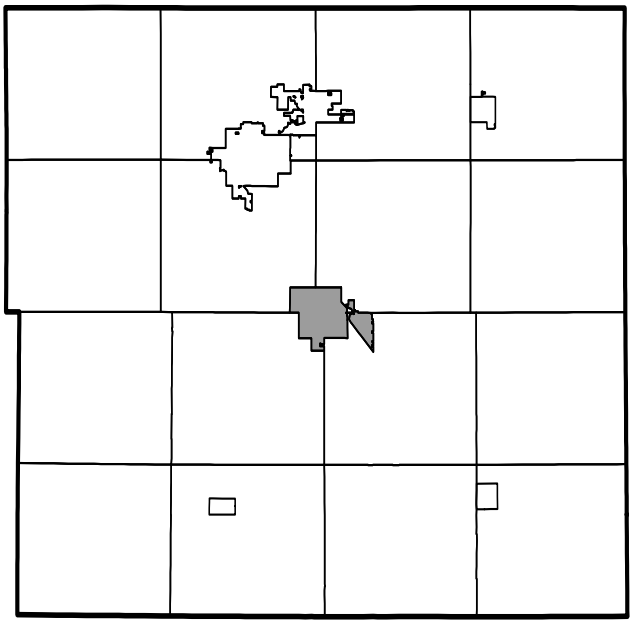


Larger Future Land Use Maps are available through the County GIS system

CITY OF ITHACA

ABOUT

The City of Ithaca was incorporated as a village in 1869 and became a city in 1961. It spans 5.28 square miles in area and serves as the county seat of Gratiot.



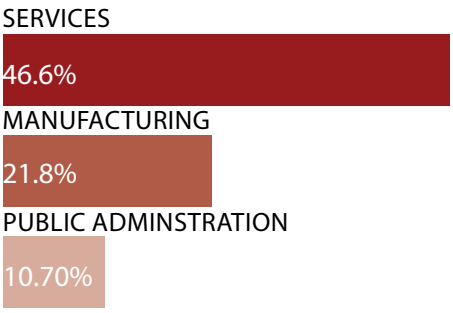
DEMOGRAPHIC DATA

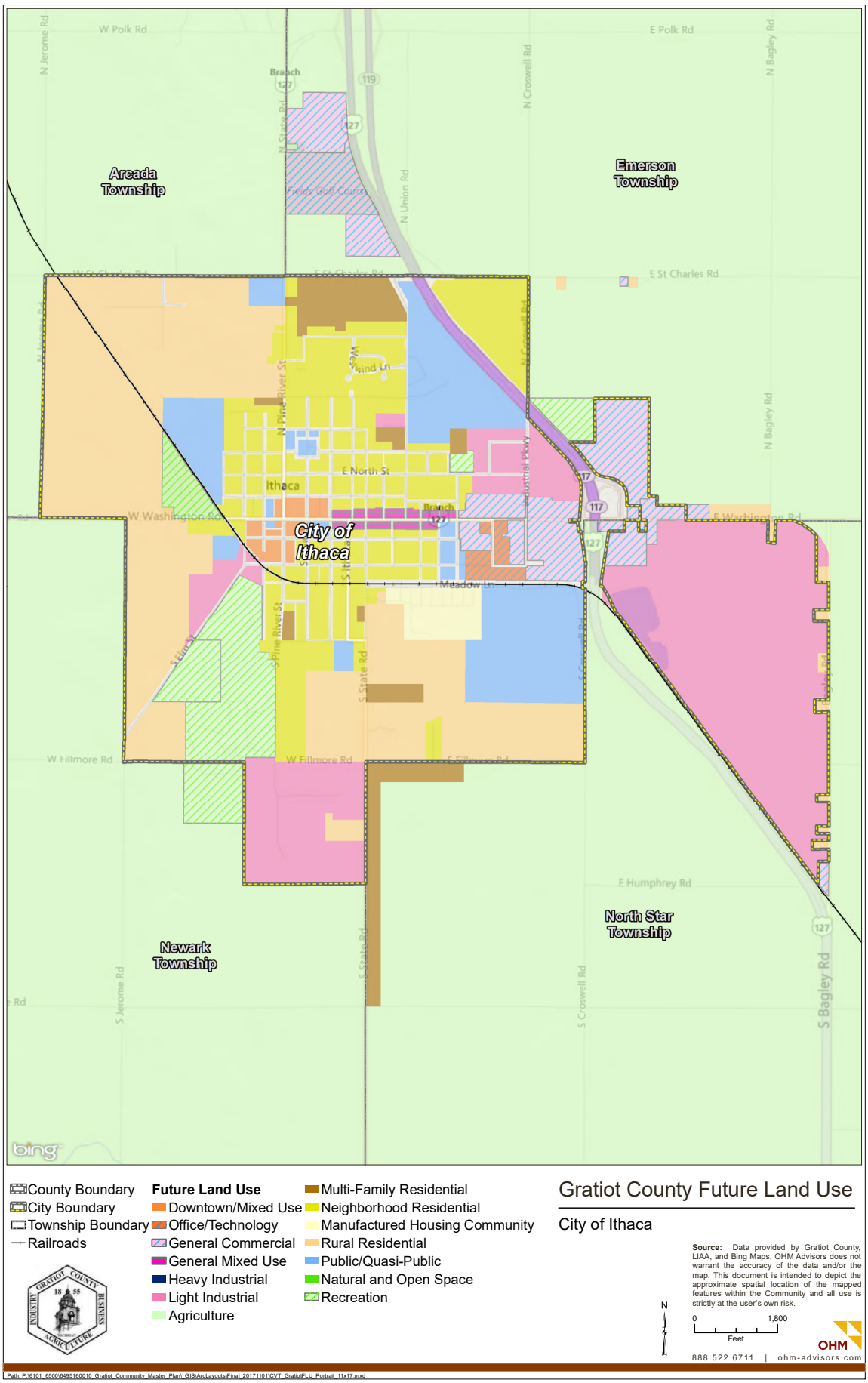
2016 TOTAL POPULATION	2,853
2021 TOTAL POPULATION PROJECTION	2,816
2016 MEDIAN AGE	40.3
2016 LARGEST AGE GROUP	15 - 24
2016 MEDIAN HOUSEHOLD INCOME	$42,228
2016 MEDIAN HOME VALUE	$83,213
2016 OWNER OCCUPIED HOUSING UNITS	64.3%
2016 RENTER OCCUPIED HOUSING UNITS	26.8%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	96.1%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	3.9%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which the City of Ithaca's residents are employed. The percentages below come from the context of 1,386 total employed civilians.



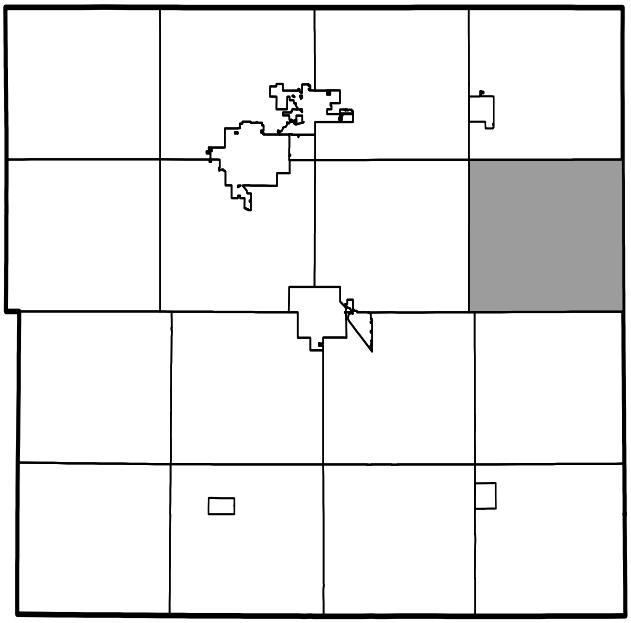


Larger Future Land Use Maps are available through the County GIS system

LAFAYETTE TOWNSHIP

ABOUT

Layfayette Township spans a total of 36 square miles in area. It is located on the eastern border of Gratiot County.



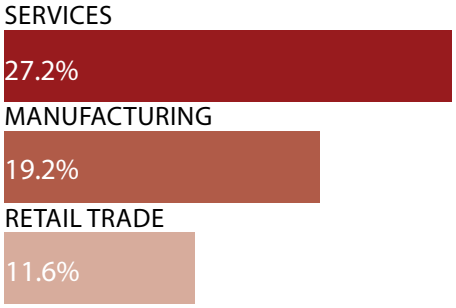
DEMOGRAPHIC DATA

2016 TOTAL POPULATION	582
2021 TOTAL POPULATION PROJECTION	574
2016 MEDIAN AGE	44.1
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$60,090
2016 MEDIAN HOME VALUE	$132,143
2016 OWNER OCCUPIED HOUSING UNITS	73.3%
2016 RENTER OCCUPIED HOUSING UNITS	9.9%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	95.8%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	4.2%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which Lafayette Township's residents are employed. The percentages below come from the context of 276 total employed civilians.

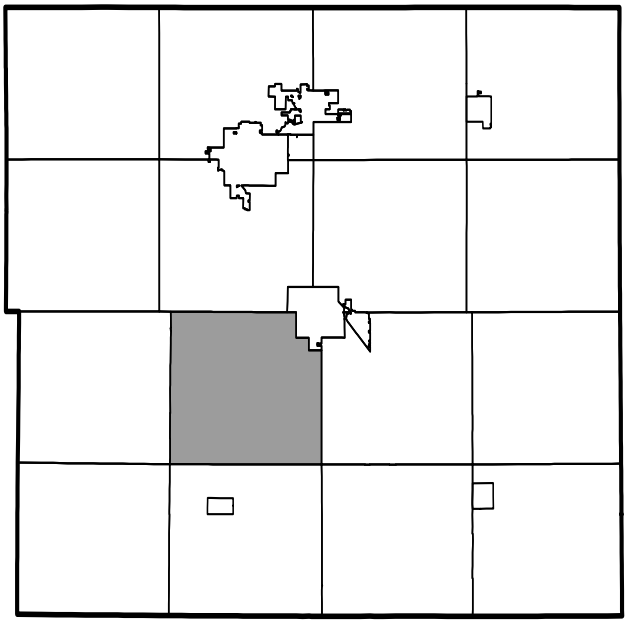


Larger Future Land Use Maps are available through the County GIS system

NEWARK TOWNSHIP

ABOUT

Spanning a total of 34.4 square miles in area, Newark Township is host to many Historical Family Farms. It was organized in 1857.



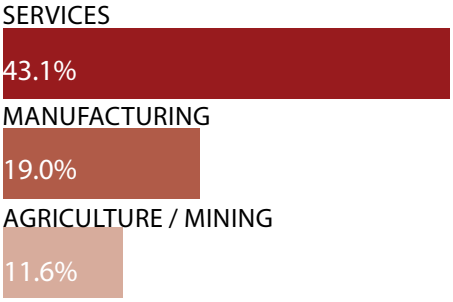
DEMOGRAPHIC DATA

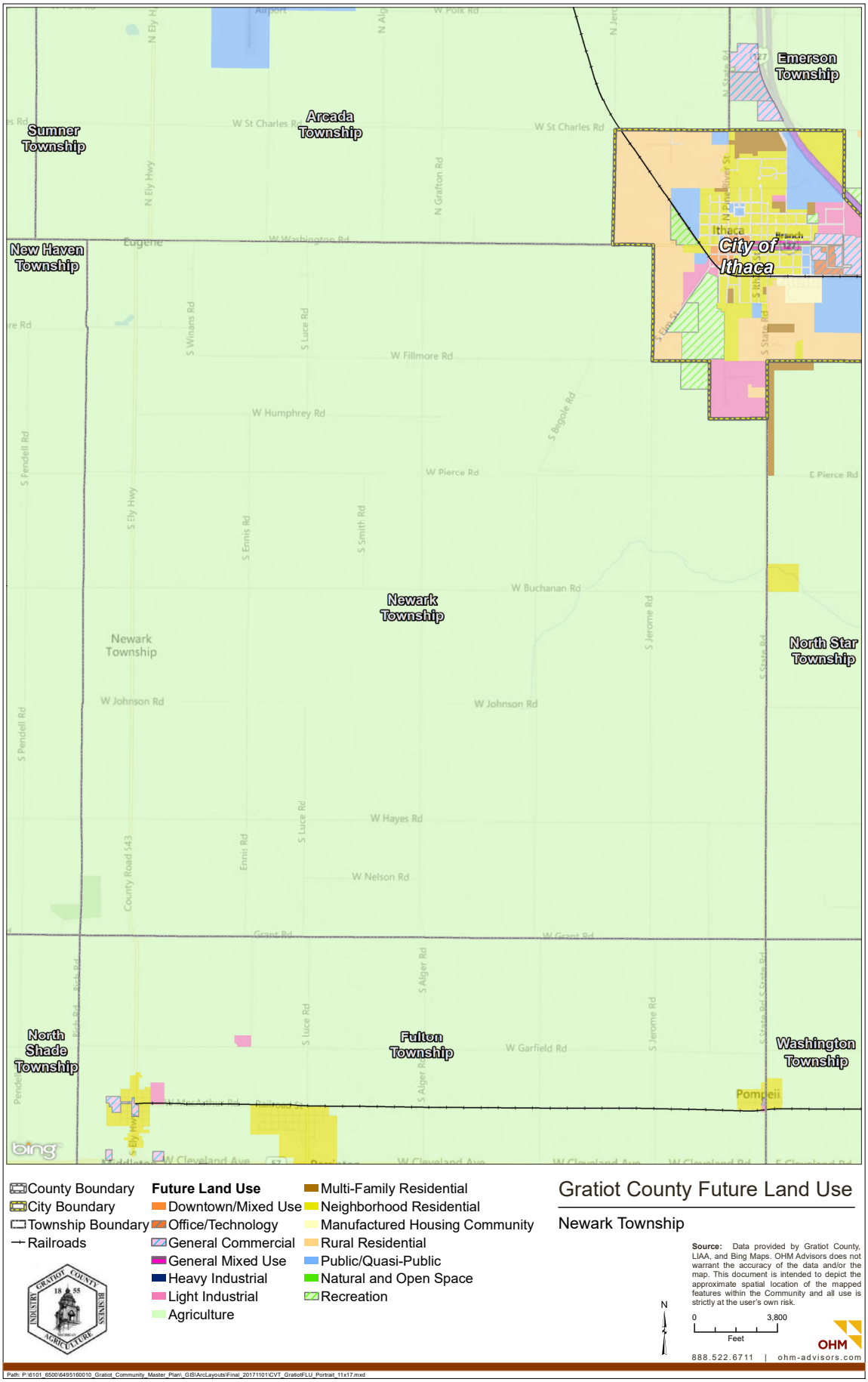
2016 TOTAL POPULATION	1,095
2021 TOTAL POPULATION PROJECTION	1,089
2016 MEDIAN AGE	42.1
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$48,592
2016 MEDIAN HOME VALUE	$115,938
2016 OWNER OCCUPIED HOUSING UNITS	73.7%
2016 RENTER OCCUPIED HOUSING UNITS	18.6%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	98.6%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	1.4%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which Newark Township's residents are employed. The percentages below come from the context of 571 total employed civilians.



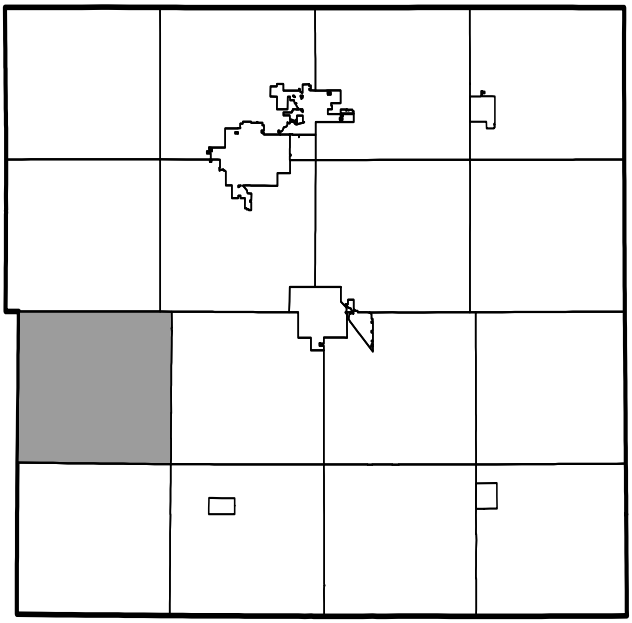


Larger Future Land Use Maps are available through the County GIS system

NEW HAVEN TOWNSHIP

ABOUT

New Haven Township spans a total of 35.6 square miles in area, with 0.1 square mile of water. It is located along the western border of Gratiot County.



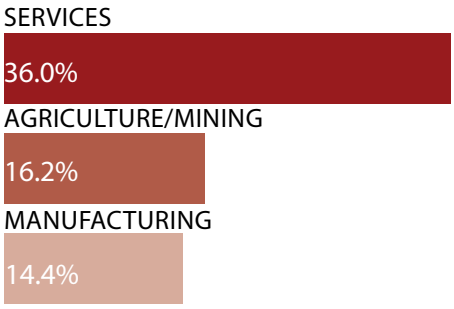
DEMOGRAPHIC DATA

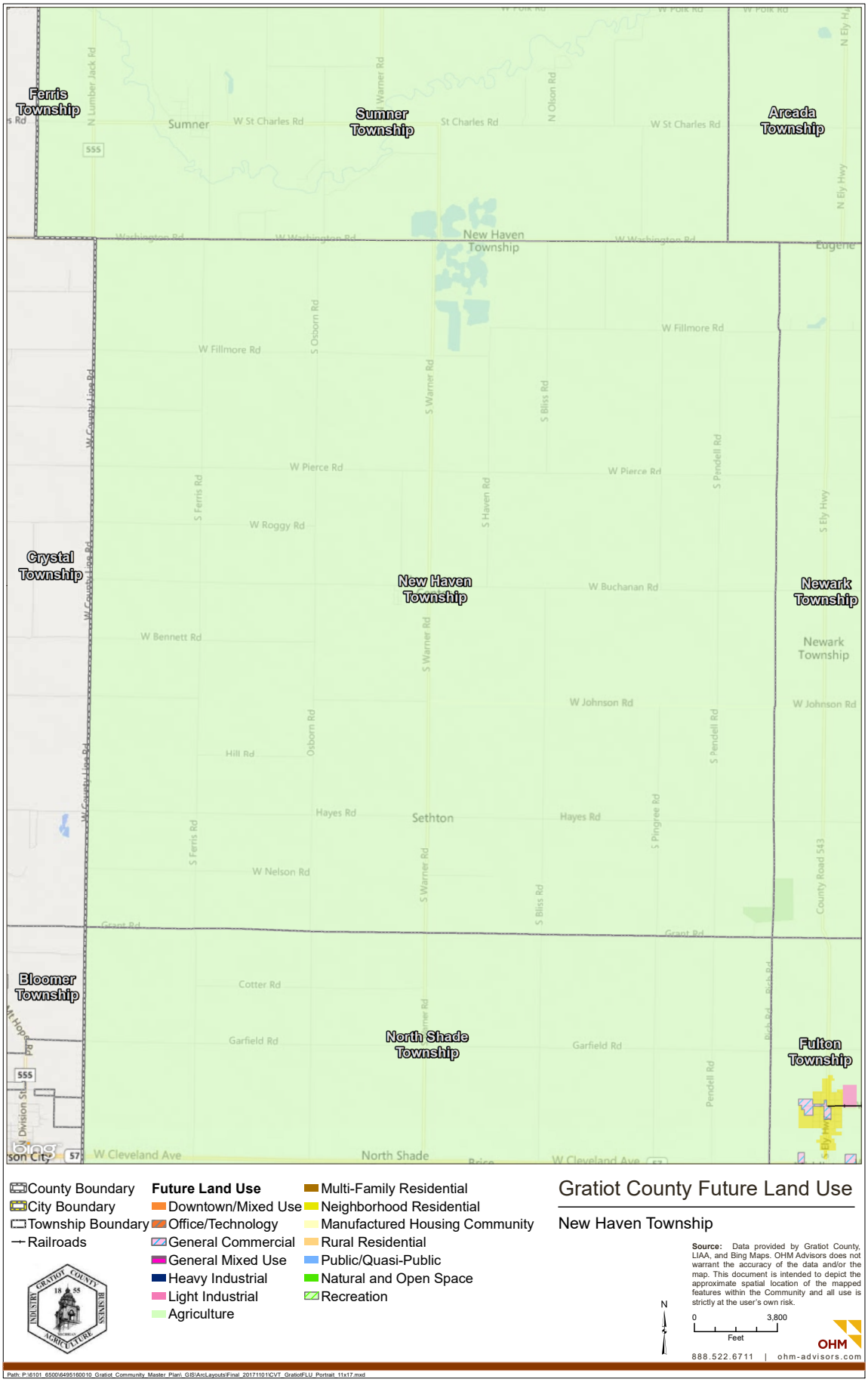
2016 TOTAL POPULATION	974
2021 TOTAL POPULATION PROJECTION	957
2016 MEDIAN AGE	42.7
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$43,093
2016 MEDIAN HOME VALUE	$110,887
2016 OWNER OCCUPIED HOUSING UNITS	73.8%
2016 RENTER OCCUPIED HOUSING UNITS	15.2%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	95.1%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	4.9%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which New Haven Township's residents are employed. The percentages below come from the context of 444 total employed civilians.



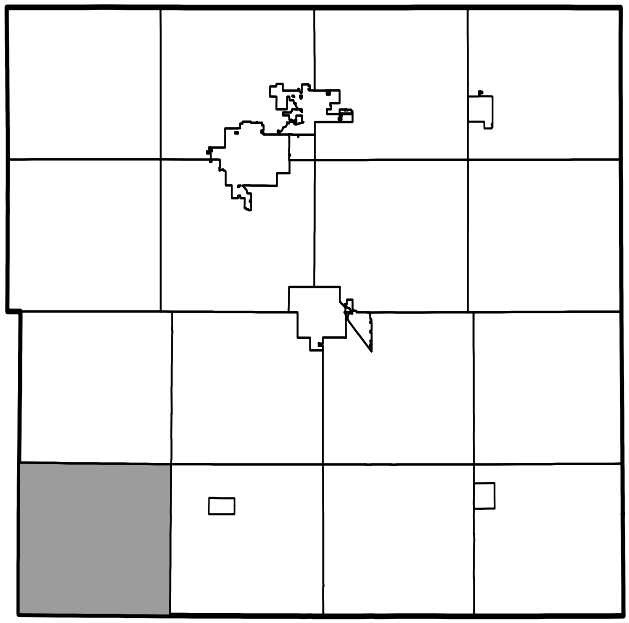


Larger Future Land Use Maps are available through the County GIS system

NORTH SHADE TOWNSHIP

ABOUT

North Shade Township spans a total of 35.6 square miles, of which .03 square miles is water. It is located in the southwest corner of Gratiot County.



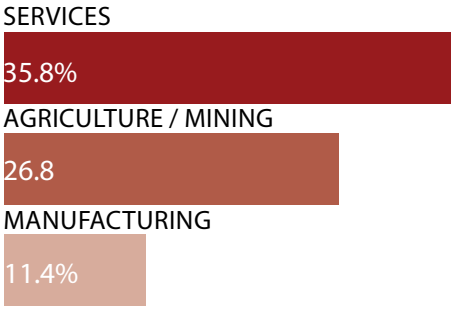
DEMOGRAPHIC DATA

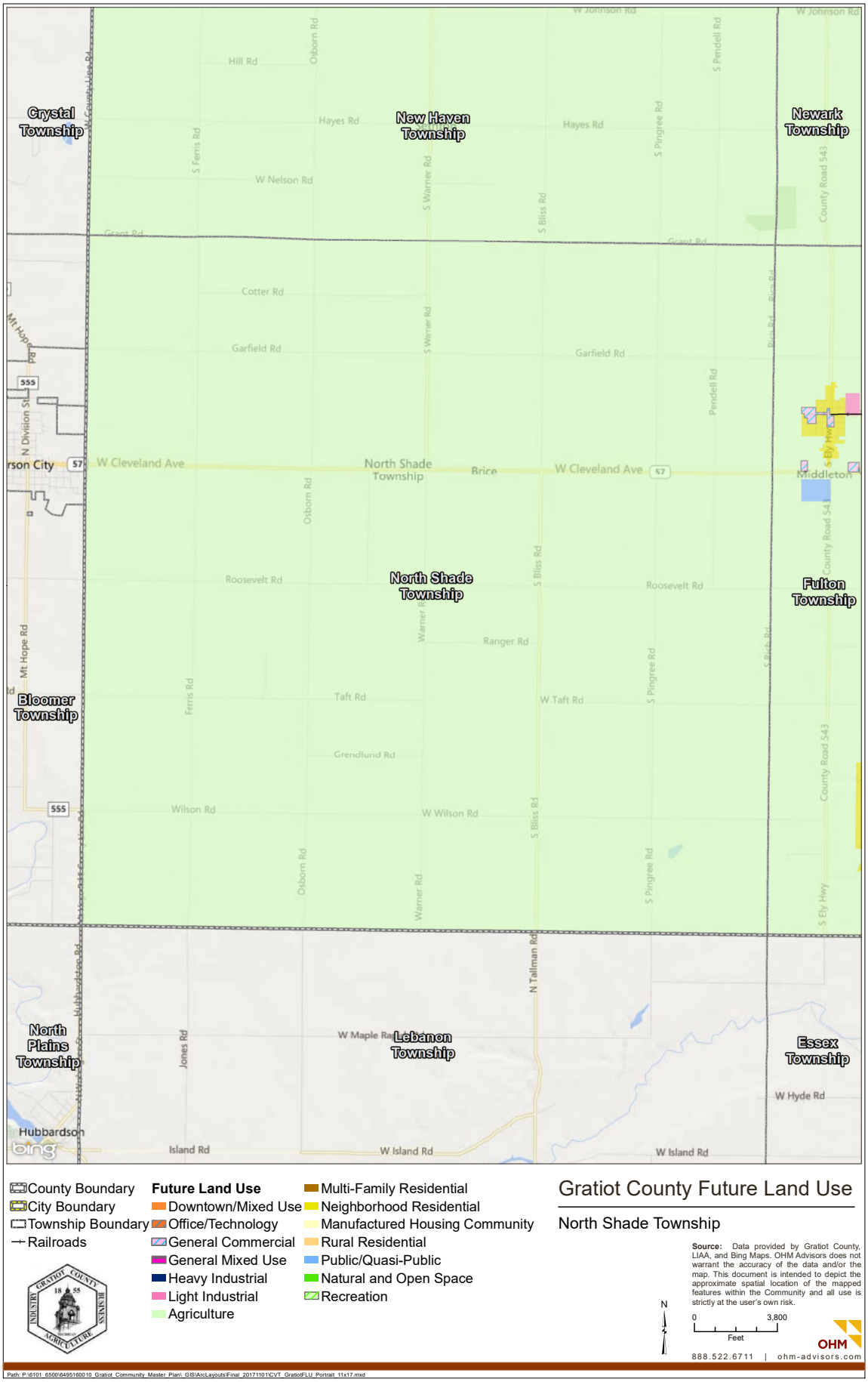
2016 TOTAL POPULATION	616
2021 TOTAL POPULATION PROJECTION	593
2016 MEDIAN AGE	38.9
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$54,504
2016 MEDIAN HOME VALUE	$119,615
2016 OWNER OCCUPIED HOUSING UNITS	72.0%
2016 RENTER OCCUPIED HOUSING UNITS	12.2%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	93.5%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	6.5%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which North Shade Township's residents are employed. The percentages below come from the context of 246 total employed civilians.



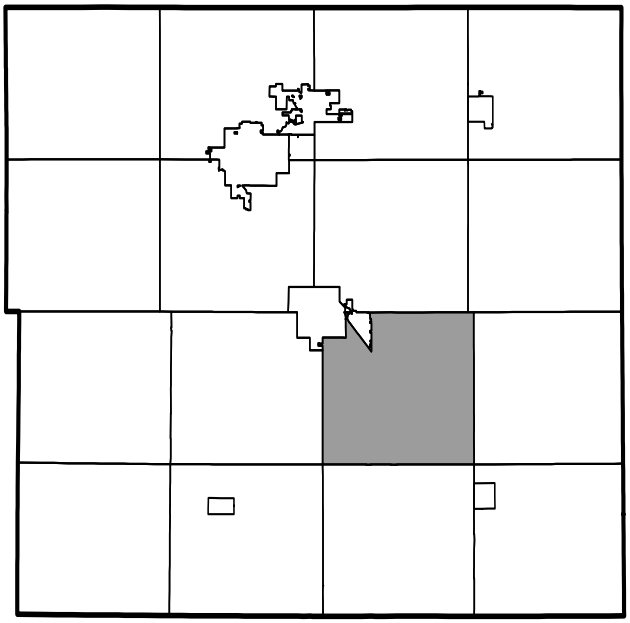


Larger Future Land Use Maps are available through the County GIS system

NORTH STAR TOWNSHIP

ABOUT

North Star Township spans a total of 34.6 square miles, of which 0.12 square miles is water. It is located in the central region of Gratiot County.



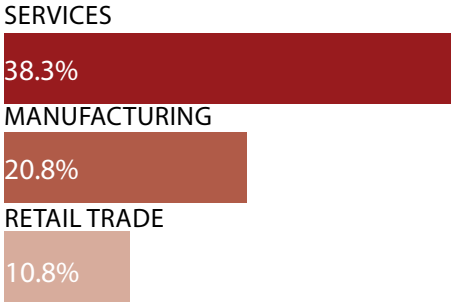
DEMOGRAPHIC DATA

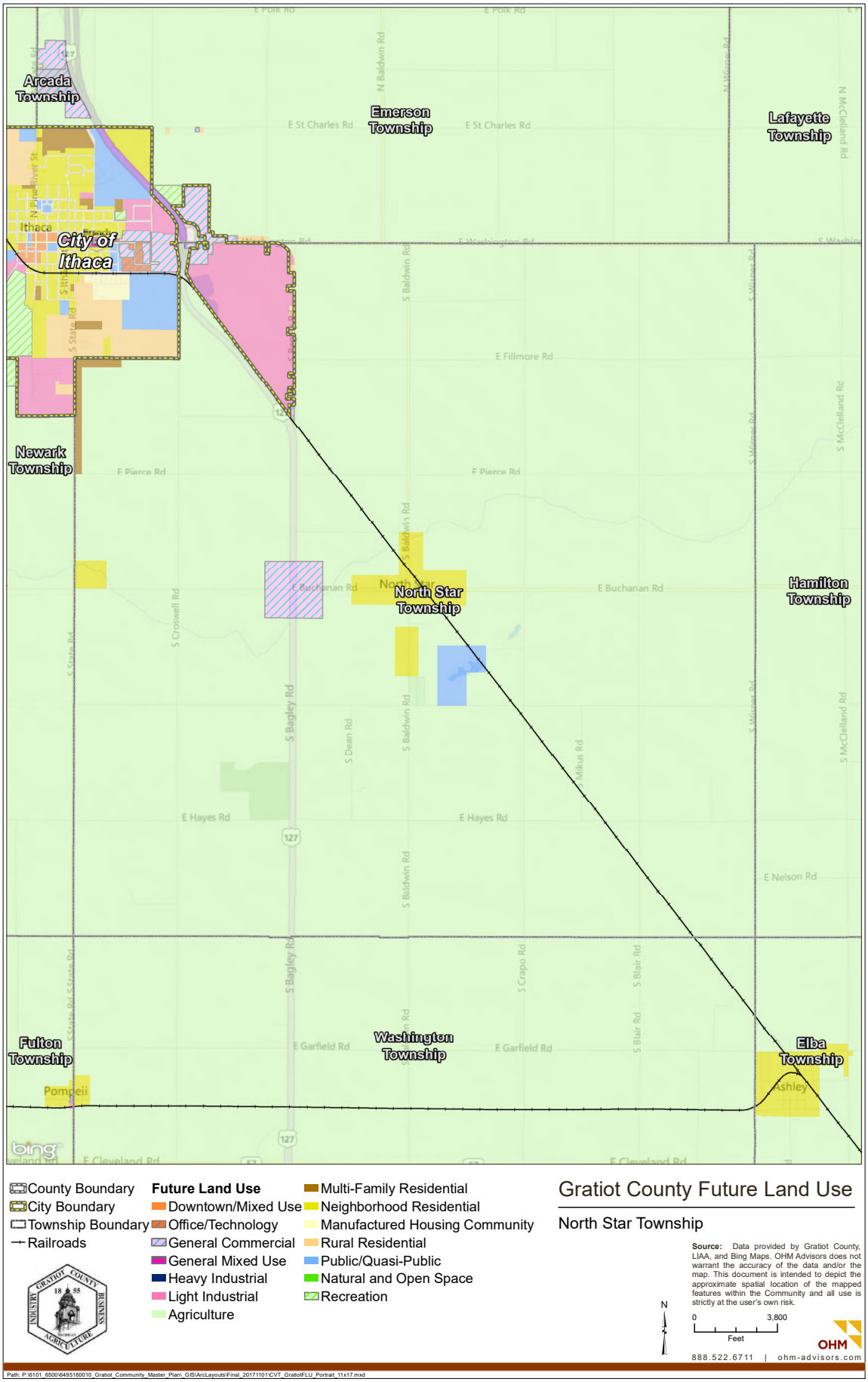
2016 TOTAL POPULATION	873
2021 TOTAL POPULATION PROJECTION	859
2016 MEDIAN AGE	43.8
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$48,459
2016 MEDIAN HOME VALUE	$115,909
2016 OWNER OCCUPIED HOUSING UNITS	77.6%
2016 RENTER OCCUPIED HOUSING UNITS	9.8%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	95.5%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	4.5%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which North Star Township's residents are employed. The percentages below come from the context of 399 total employed civilians.



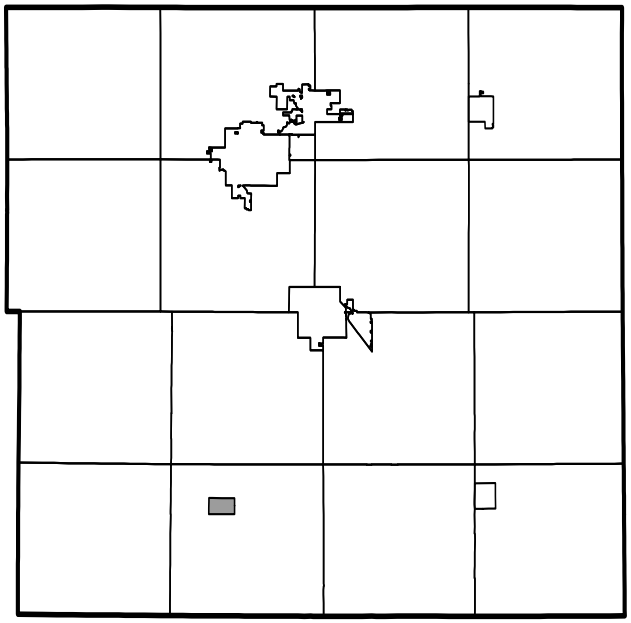


Larger Future Land Use Maps are available through the County GIS system

VILLAGE OF PERRINTON

ABOUT

The Village of Perrinton spans a total of 0.64 square miles in area, with 0.03 square mile of water. It is located in Fulton Township.



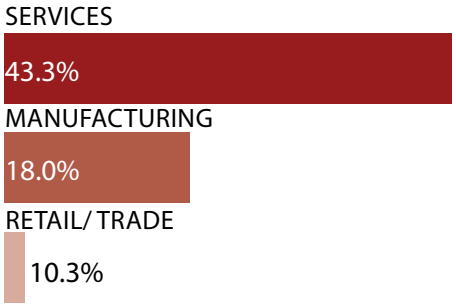
DEMOGRAPHIC DATA

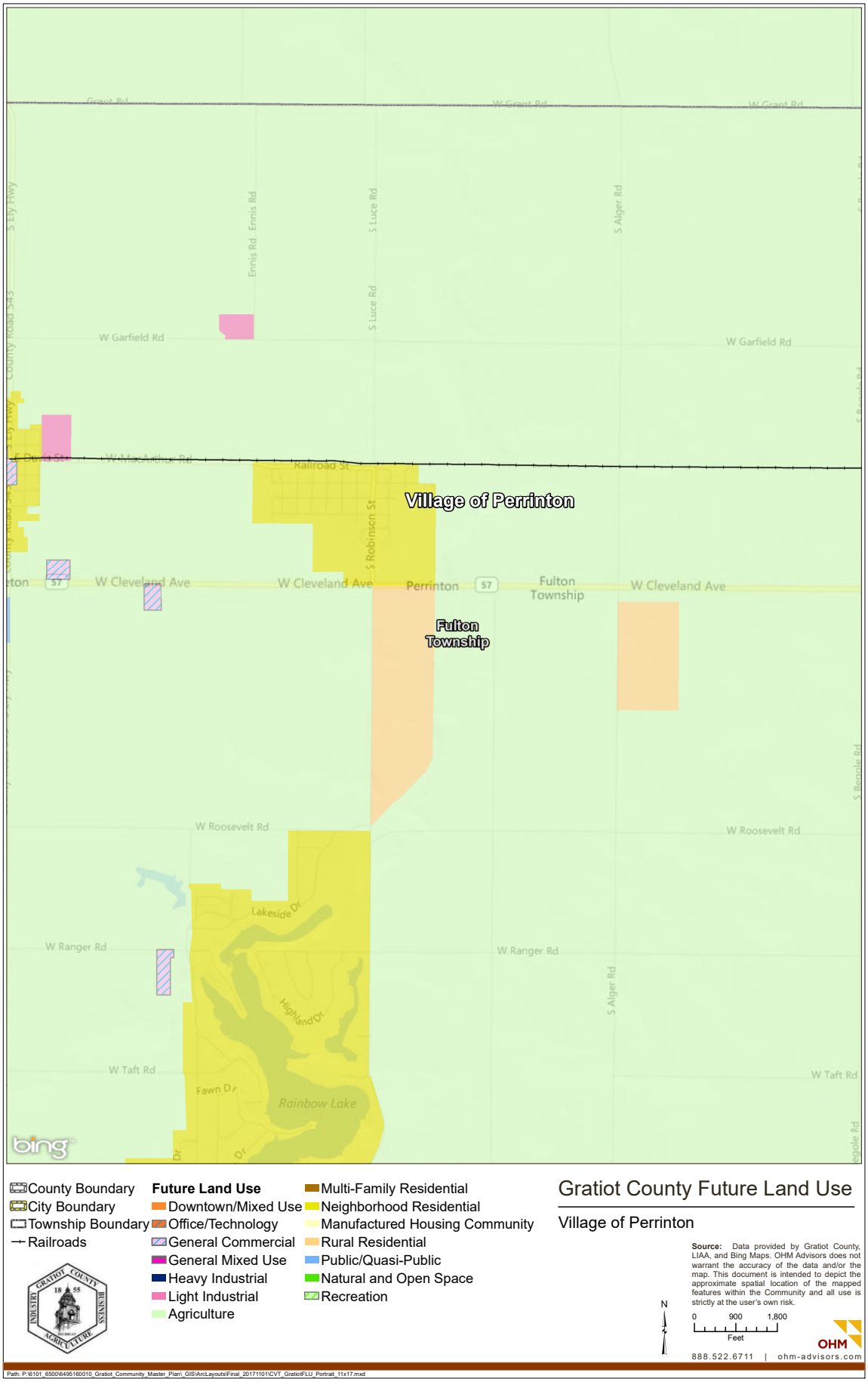
2016 TOTAL POPULATION	450
2021 TOTAL POPULATION PROJECTION	441
2016 MEDIAN AGE	44.0
2016 LARGEST AGE GROUP	55 - 64
2016 MEDIAN HOUSEHOLD INCOME	$40,457
2016 MEDIAN HOME VALUE	$93,617
2016 OWNER OCCUPIED HOUSING UNITS	69.0%
2016 RENTER OCCUPIED HOUSING UNITS	17.8%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	90.3%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	9.7%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which the Village of Perrinton's residents are employed. The percentages below come from the context of 195 total employed civilians.



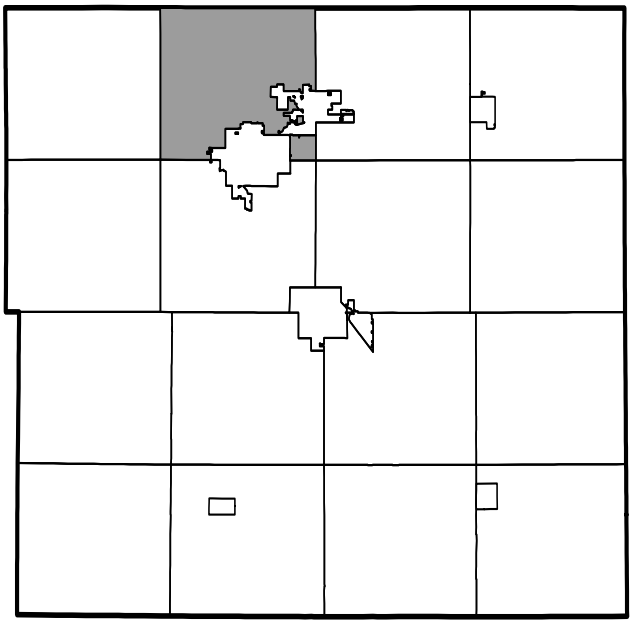


Larger Future Land Use Maps are available through the County GIS system

PINE RIVER TOWNSHIP

ABOUT

Pine River Township spans a total of 30.8 square miles in area, of which 0.29 square miles is water. It is located along the northern border of Gratiot County.



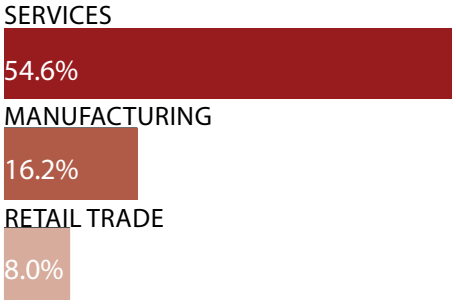
DEMOGRAPHIC DATA

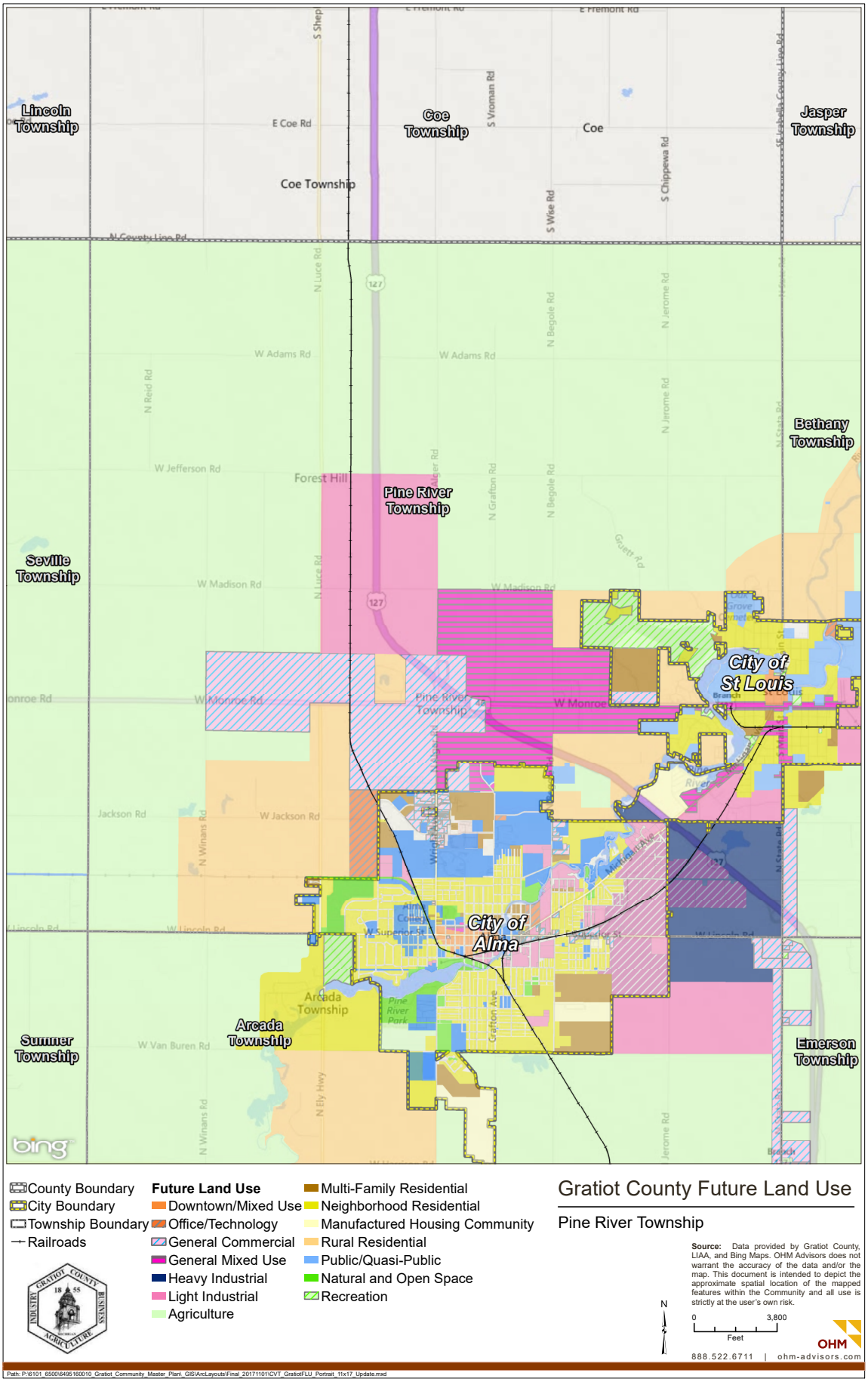
2016 TOTAL POPULATION	2,305
2021 TOTAL POPULATION PROJECTION	2,298
2016 MEDIAN AGE	43.5
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$45,993
2016 MEDIAN HOME VALUE	$92,488
2016 OWNER OCCUPIED HOUSING UNITS	73.8%
2016 RENTER OCCUPIED HOUSING UNITS	20.9%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	92.8%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	7.2%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which Pine River Township's residents are employed. The percentages below come from the context of 1,077 total employed civilians.





Larger Future Land Use Maps are available through the County GIS system

The following are additional strategies developed by Pine River Township for their community. These supplement the strategies listed in the main portion of the plan.

GOAL 2: STRENGTHEN THE EXISTING CITIES, VILLAGES, AND HAMLETS

Objective 2.1: Make Gratiot County's downtowns destinations and coordinate with neighboring townships to increase economic activity for all

- Strategy: Install wayfinding signage throughout the downtowns and adjacent townships to direct people to key community features and shopping opportunities

GOAL 3: PROVIDE AND MAINTAIN QUALITY PUBLIC SERVICES AND INFRASTRUCTURE

Objective 3.1: Maintain and Improve existing infrastructure

- Strategy: Develop phased plans to expand water services as necessary
- Strategy: Re-engineer the 127 Interchange to meet current and anticipated traffic demands

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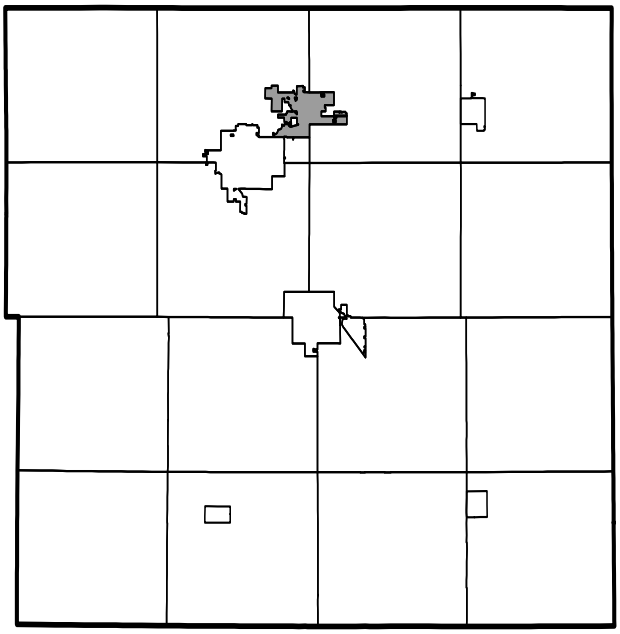
CITY OF ST. LOUIS

ABOUT

The City of St. Louis spans a total of 3.34 square miles of land and 0.49 square miles of water. Identified as the "Geographic Center of the Lower Peninsula," the city has a history of being home to the Magnetic Mineral Springs and bath house.



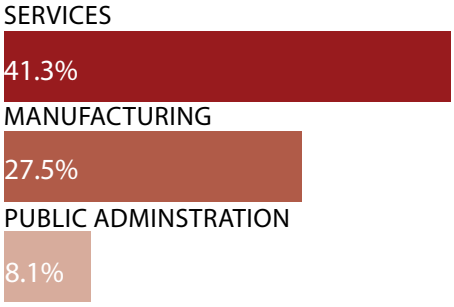
DEMOGRAPHIC DATA

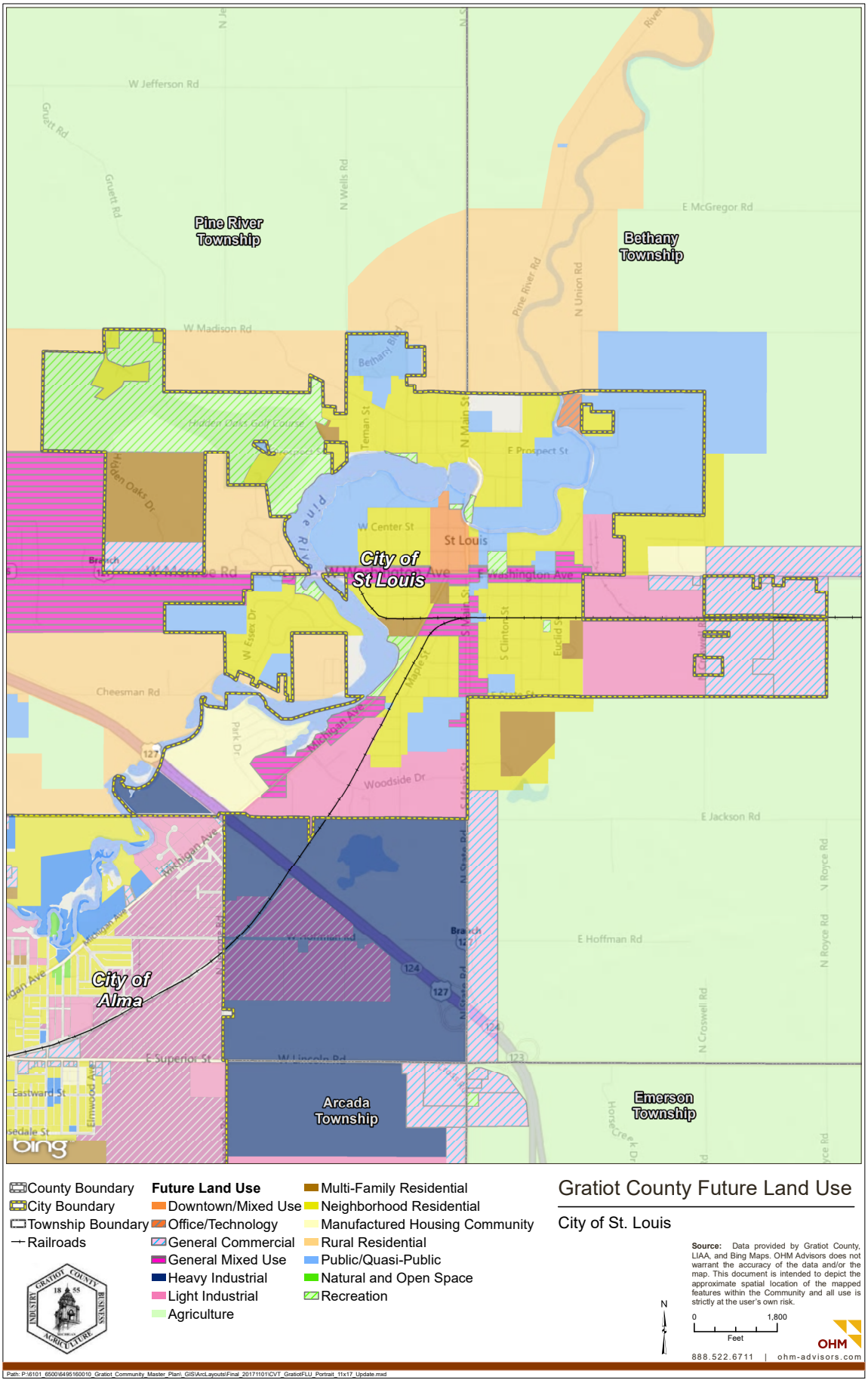
2016 TOTAL POPULATION	7,361
2021 TOTAL POPULATION PROJECTION	7,333
2016 MEDIAN AGE	36.8
2016 LARGEST AGE GROUP	25 - 34
2016 MEDIAN HOUSEHOLD INCOME	$32,835
2016 MEDIAN HOME VALUE	$76,563
2016 OWNER OCCUPIED HOUSING UNITS	63.1%
2016 RENTER OCCUPIED HOUSING UNITS	28.4%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	92.5%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	7.5%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which the City of St. Louis' residents are employed. The percentages below come from the context of 1,759 total employed civilians.





County Boundary
City Boundary
Township Boundary
Railroads

Future Land Use
Downtown/Mixed Use
Office/Technology
General Commercial
General Mixed Use
Heavy Industrial
Light Industrial
Agriculture
Multi-Family Residential
Neighborhood Residential
Manufactured Housing Community
Rural Residential
Public/Quasi-Public
Natural and Open Space
Recreation

Gratiot County Future Land Use

City of St. Louis

Source: Data provided by Gratiot County, LIAA, and Bing Maps. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

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Larger Future Land Use Maps are available through the County GIS system

The following are additional strategies developed by the City of St. Louis for their community. These supplement the strategies listed in the main portion of the plan.

GOAL 1: PRESERVE THE COUNTY'S RURAL CHARACTER

Objective 1.3: Protect natural features and foster a healthier environment

- Strategy: Continue efforts to clean up the former Velsicol Site

GOAL 2: STRENGTHEN THE EXISTING CITIES, VILLAGES, AND HAMLETS

Objective 2.1: Make Gratiot County's downtowns destinations

- Strategy: Work with potential developers and property owners to explore programs, incentives, and resources to revitalize key downtown buildings, such as the Old Bank

Objective 2.2: Stabilize and enhance existing neighborhoods in and around downtowns

- Strategy : Complete a Housing Market Analysis to understand local needs and potential for development

GOAL 4: GENERATE AND SUSTAIN ECONOMIC OPPORTUNITIES

Objective 4.1: Promote development and redevelopment of vacant commercial/industrial properties

- Strategy: Obtain the necessary information to develop a feasible, long-range plan for the former Velsicol site to integrate this site back into the fabric of the community and serve as an asset
- Strategy: Ready sites and the workforce to attract medical industry economic development opportunities

GOAL 5: PROVIDE PREMIER CULTURAL AND RECREATIONAL RESOURCES

Objective 5.1: Provide more public access to the waterfront

- Strategy: Develop additional boat launch facilities along the Pine River

Objective 5.2: Preserve and enhance historically significant attractions in the community

- Strategy: Expand the City's Heritage zoning to include the Historical Society along S. Main Street

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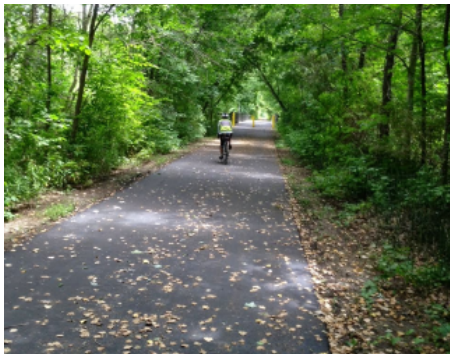
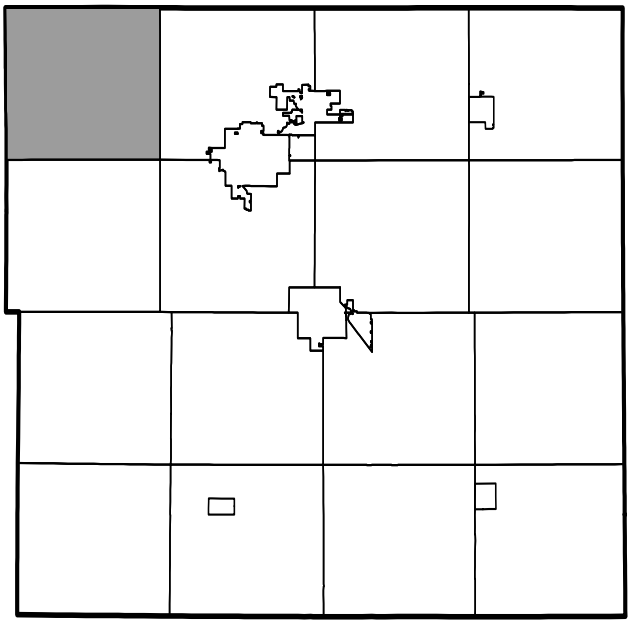
SEVILLE TOWNSHIP

ABOUT

Spanning 35.9 square miles in area, Seville Township is located in the northwest corner of Gratiot County.





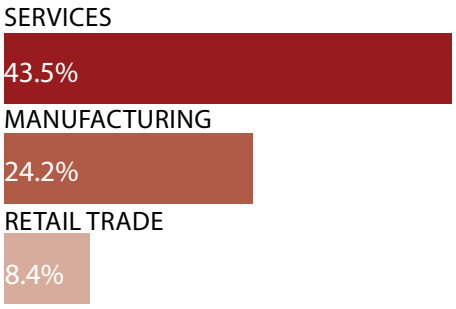
DEMOGRAPHIC DATA

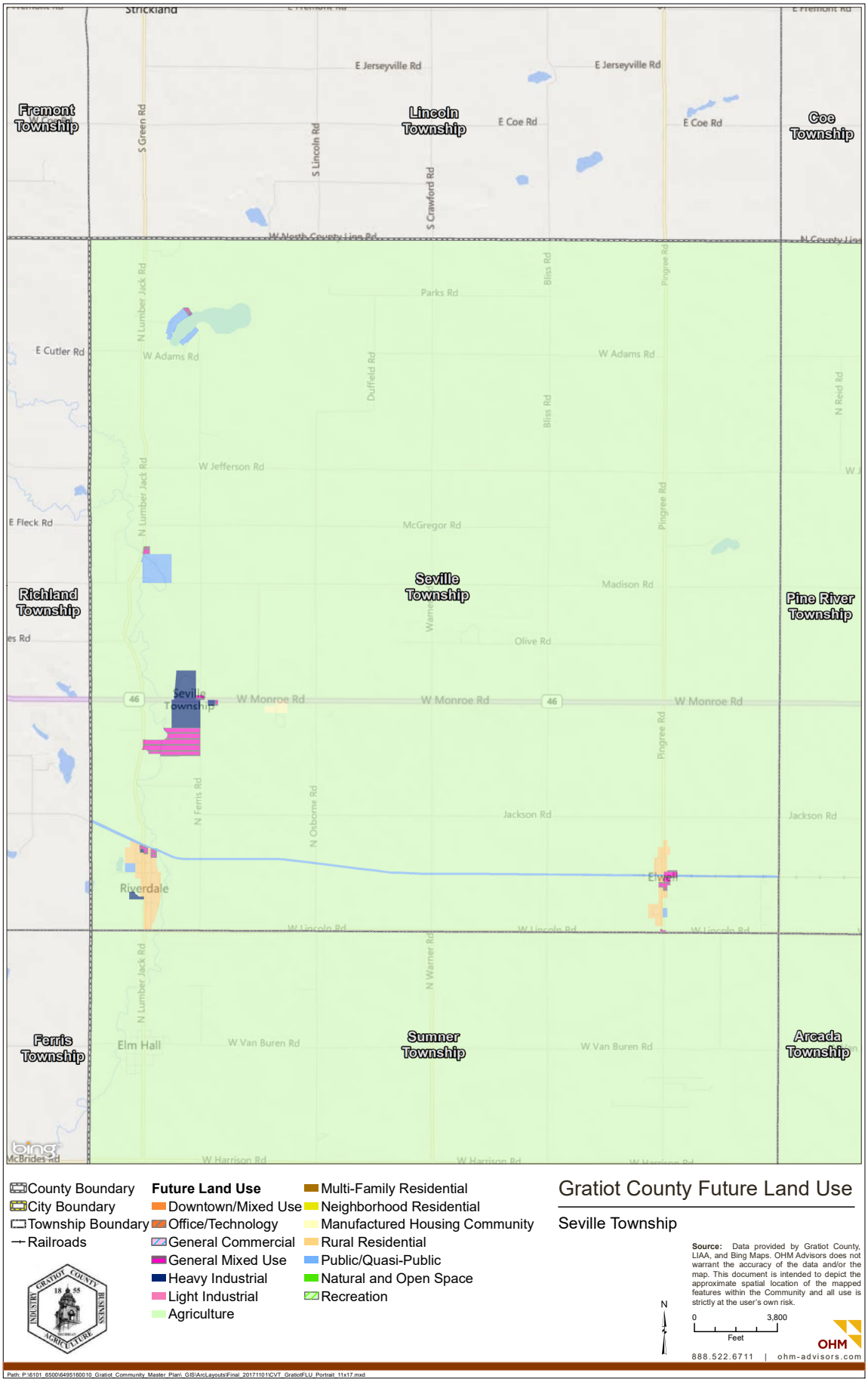
2016 TOTAL POPULATION	2,079
2021 TOTAL POPULATION PROJECTION	2,030
2016 MEDIAN AGE	45.1
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$40,874
2016 MEDIAN HOME VALUE	$81,811
2016 OWNER OCCUPIED HOUSING UNITS	72.9%
2016 RENTER OCCUPIED HOUSING UNITS	13.5%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	96.4%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	3.6%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which Seville Township's residents are employed. The percentages below come from the context of 927 total employed civilians.



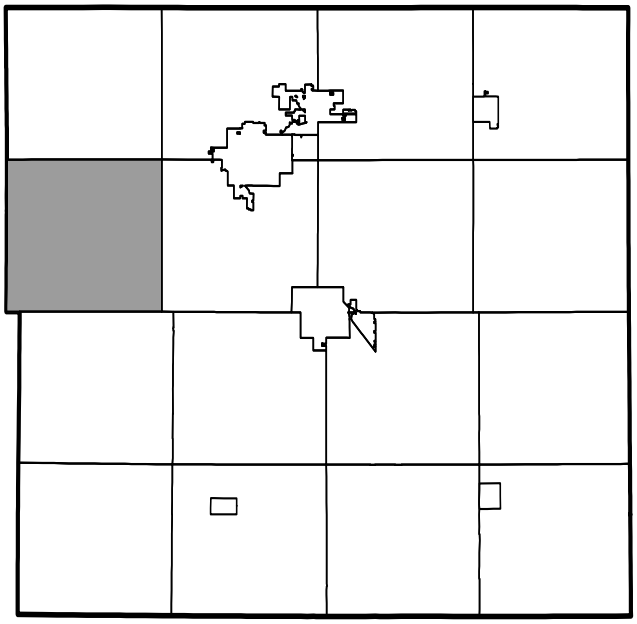


Larger Future Land Use Maps are available through the County GIS system

SUMNER TOWNSHIP

ABOUT

Organized in 1868, Sumner Township spans a total of 35.9 square miles in area, with .04 square miles of water.



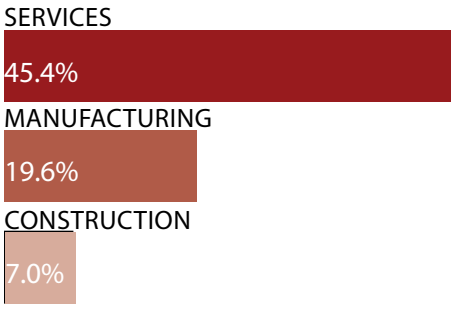
DEMOGRAPHIC DATA

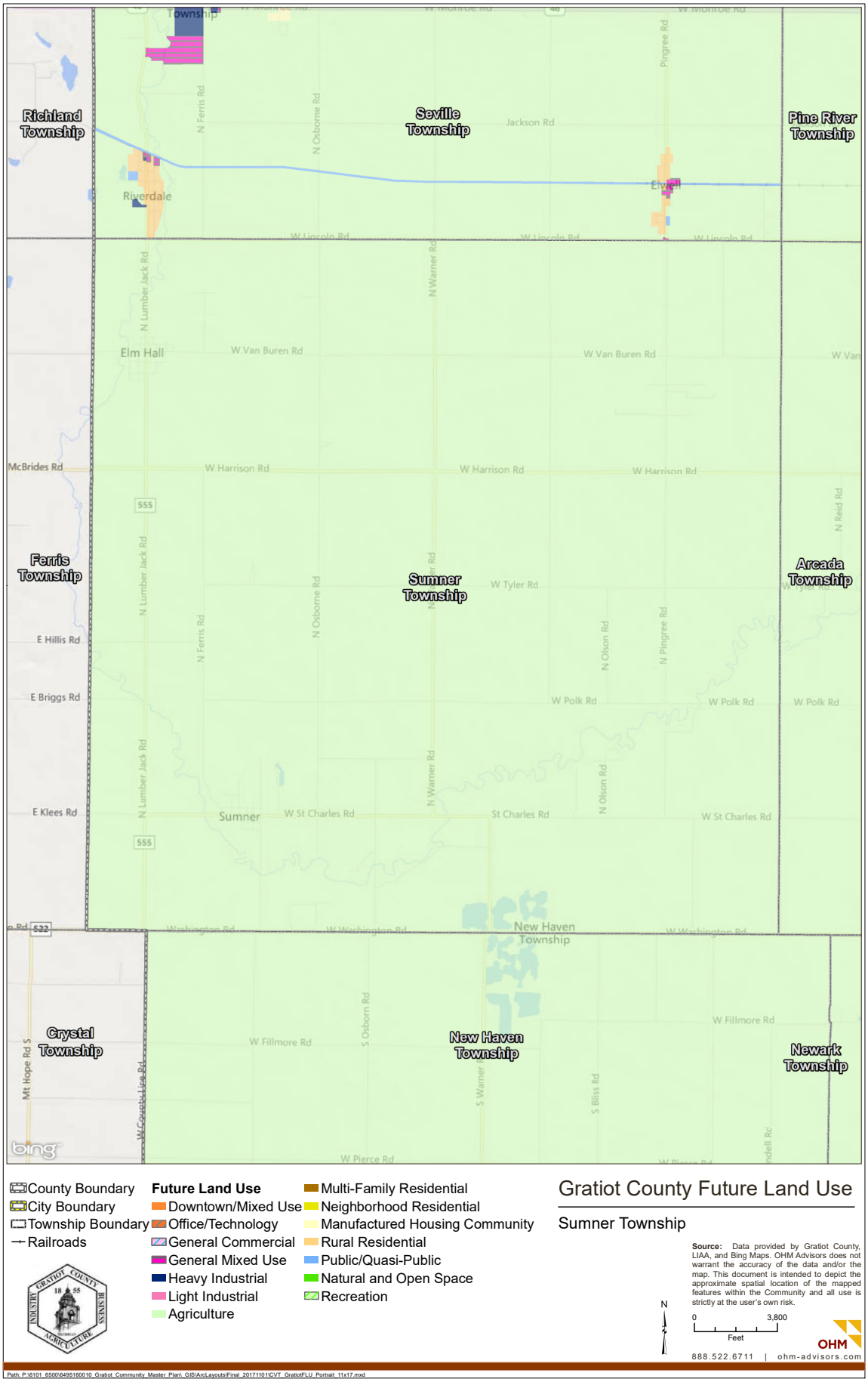
2016 TOTAL POPULATION	1,925
2021 TOTAL POPULATION PROJECTION	1,912
2016 MEDIAN AGE	42.9
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$43,704
2016 MEDIAN HOME VALUE	$99,462
2016 OWNER OCCUPIED HOUSING UNITS	73.7%
2016 RENTER OCCUPIED HOUSING UNITS	17.0%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	93.1%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	6.9%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which Sumner Township's residents are employed. The percentages below come from the context of 769 total employed civilians.



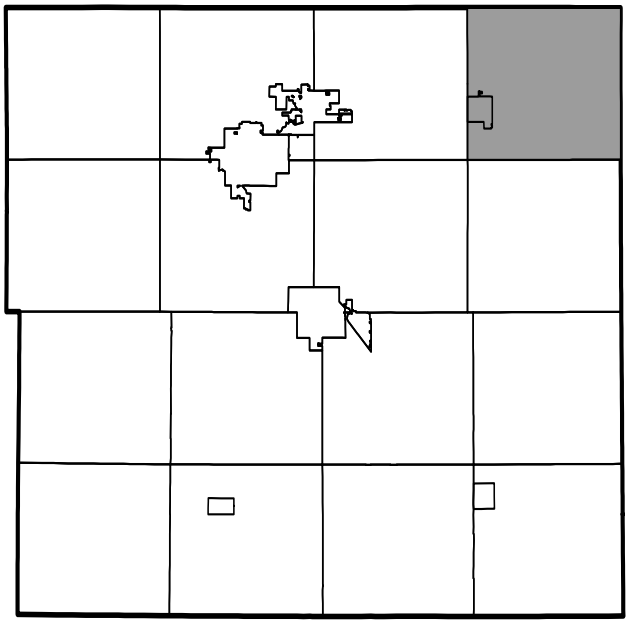


Larger Future Land Use Maps are available through the County GIS system

WHEELER TOWNSHIP

ABOUT

Spanning a total of 35.8 square miles in area, Wheeler Township is located in the northeast corner of Gratiot County.



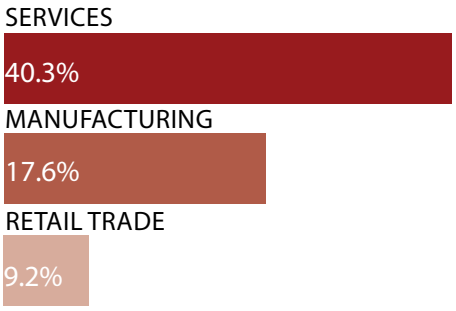
DEMOGRAPHIC DATA

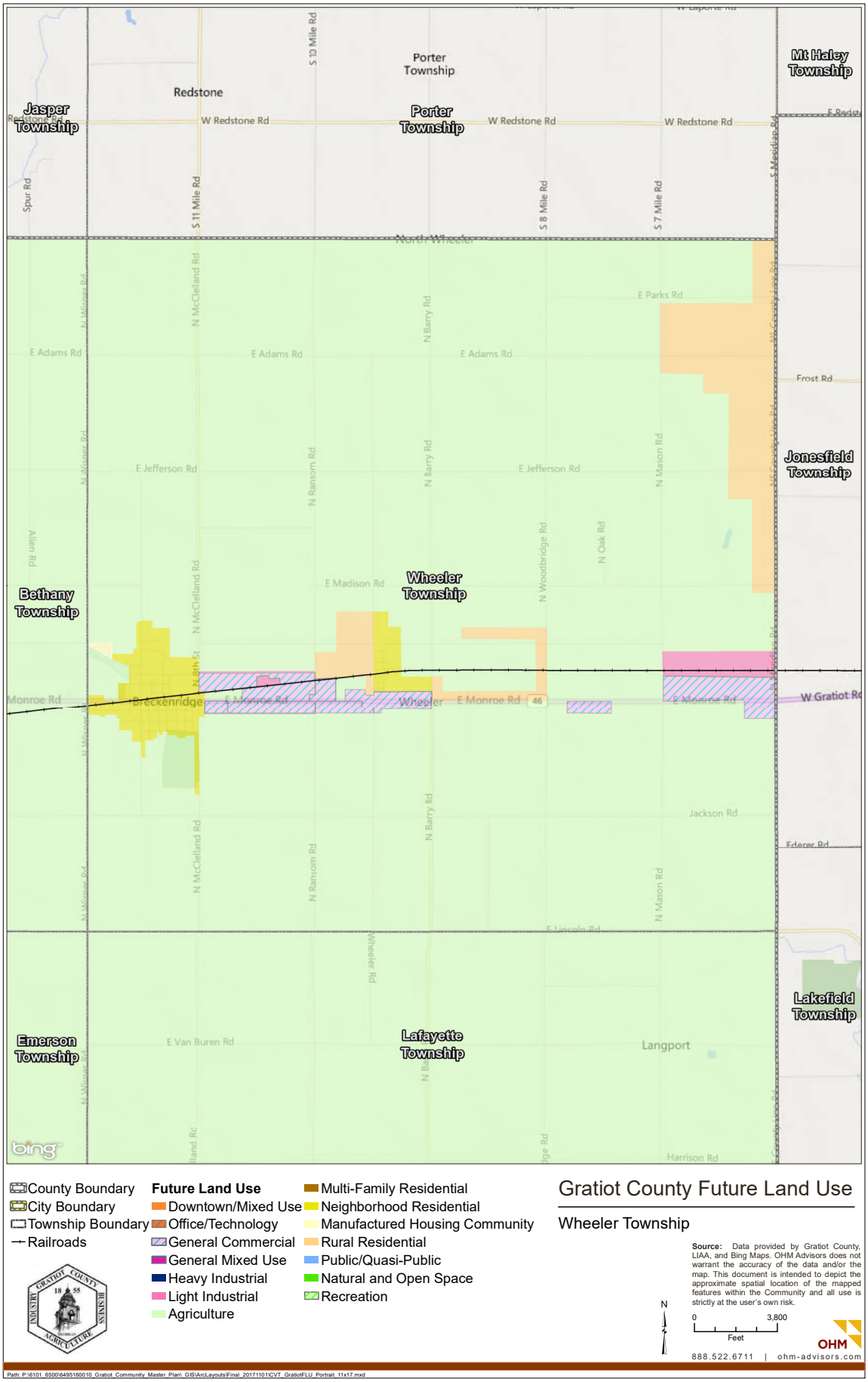
2016 TOTAL POPULATION	2,786
2021 TOTAL POPULATION PROJECTION	2,769
2016 MEDIAN AGE	41.3
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$39,534
2016 MEDIAN HOME VALUE	$90,797
2016 OWNER OCCUPIED HOUSING UNITS	69.3%
2016 RENTER OCCUPIED HOUSING UNITS	21.0%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	93.4%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	6.6%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which Wheeler Township's residents are employed. The percentages below come from the context of 1,167 total employed civilians.





County Boundary
City Boundary
Township Boundary
Railroads

Future Land Use
Downtown/Mixed Use
Office/Technology
General Commercial
General Mixed Use
Heavy Industrial
Light Industrial
Agriculture
Multi-Family Residential
Neighborhood Residential
Manufactured Housing Community
Rural Residential
Public/Quasi-Public
Natural and Open Space
Recreation

Gratiot County Future Land Use

Wheeler Township

Source: Data provided by Gratiot County, LIAA, and Bing Maps. OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly at the user's own risk.

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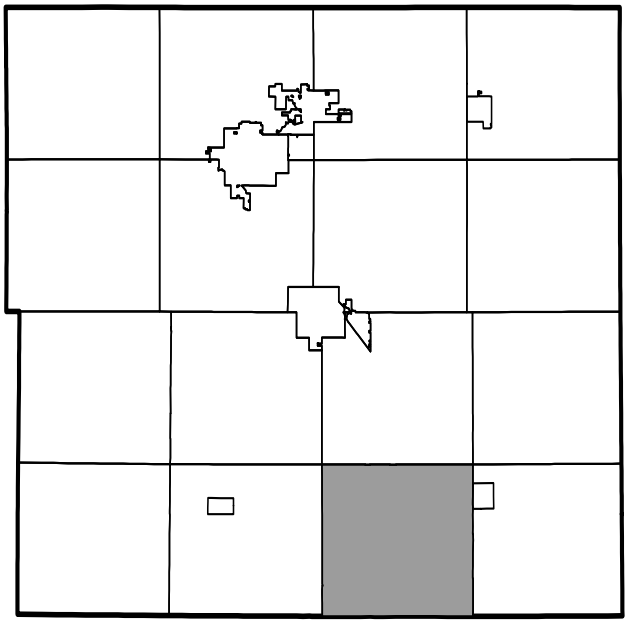
Larger Future Land Use Maps are available through the County GIS system

WASHINGTON TOWNSHIP

ABOUT

Washington Township spans a total of 35.4 square miles in area and is located in the southeast region of Gratiot County.



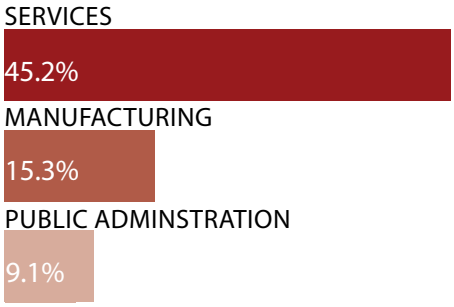
DEMOGRAPHIC DATA

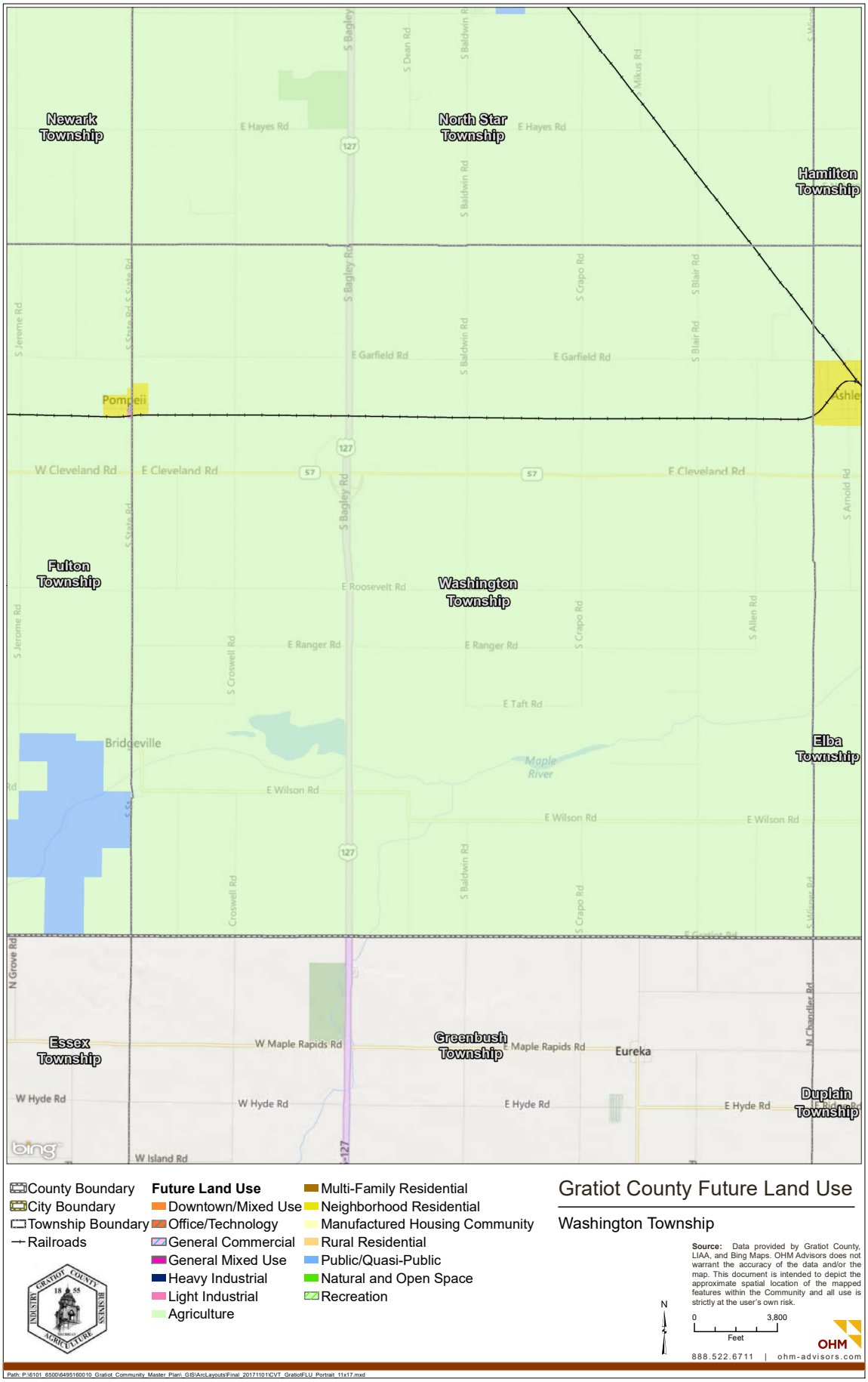
2016 TOTAL POPULATION	868
2021 TOTAL POPULATION PROJECTION	864
2016 MEDIAN AGE	43.8
2016 LARGEST AGE GROUP	45 - 54
2016 MEDIAN HOUSEHOLD INCOME	$56,113
2016 MEDIAN HOME VALUE	$150,229
2016 OWNER OCCUPIED HOUSING UNITS	77.7%
2016 RENTER OCCUPIED HOUSING UNITS	13.9%
2016 CIVILIAN (16+) LABOR FORCE EMPLOYED	94.6%
2016 CIVILIAN (16+) LABOR FORCE UNEMPLOYED	5.4%

Source: ESRI BAO

2016 EMPLOYED POPULATION BY INDUSTRY

Below are the top three industries in which Washington Township's residents are employed. The percentages below come from the context of 419 total employed civilians.





Larger Future Land Use Maps are available through the County GIS system

APPENDIX V: MASTER PLAN RESOLUTIONS

The following pages contain resolutions from all participating municipalities to adopt the County-wide Master Plan.

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CITY OF ALMA, MICHIGAN

525 E. Superior, Alma, MI 48801
www.ci.alma.mi.us

RESOLUTION TO ADOPT REVISED MASTER PLAN

The following preamble and resolution was offered by Commissioner Ayers as supported by Commissioner Nyman:

WHEREAS, Act 33 of 2008, as amended, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of land in the City of Alma; and

WHEREAS, the representatives from the Alma Planning Commission prepared an updated Master Plan and Future Land Use Map and submitted the plan to the Alma City Commission for review, comment; and

WHEREAS, on September 26, 2017, the Alma City Commission received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Alma Planning Commission held a public hearing on August 6, 2018 to consider public comment on the proposed updated Master Plan, and to further review, comment, and recommend the proposed updated Master Plan; and

WHEREAS, the Alma City Commission finds that the proposed updated Master Plan is desirable, and represents the goals, objectives and strategies of the City of Alma;

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. **Adoption of 2017 Master Plan**. The Alma City Commission hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.

2. **Effective Date**. The Master Plan shall be effective as of the date of adoption of this resolution.

Yes: Ayers, Harrington, Mapes, Mott, Nyman & Piccolo.
No: None.
Absent: Allman.
Resolution Declared Adopted August 14, 2018.

Certificate

I, Sheila Letourneau, Clerk of the City of Alma, do hereby certify that the above resolution is a true and exact copy adopted at a regular meeting of the City Commission held on Tuesday, August 14, 2018 at 6:00 p.m.

Sheila Letourneau

Sheila Letourneau, City Clerk

Arcada Township
Resolution No. _____

RESOLUTION TO ADOPT REVISED MASTER PLAN

WHEREAS, Act 33 of 2008, as amended, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of land in the **Township of Arcada** ; and

WHEREAS, the representatives from the **Gratiot Regional Excellence & Transformation (*GREAT*) Plan** prepared an updated Master Plan and Future Land Use Map and submitted the plan to the **Arcada Township Planning Commission** for review and comment; and

WHEREAS, on, the **Arcada Township Planning Commission** received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on **April 16, 2018** to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the (board/council) finds that the proposed updated Master Plan is desirable represents the goals, objectives and strategies of the **Arcada Township** ;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2017 Master Plan**. The **Arcada Township Planning Commission** hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.

2. **Effective Date**. The Master Plan shall be effective as of the date of adoption of this resolution.

Yeas: T. Atkinson, C. McClintic, D. Ringle
Nays: None
Absent: J. Butcher, S. LaFreniere

The Chairperson declared the resolution adopted.

_____
Trevor Atkinson - Arcada Township Planning Commission Secretary

_____
David Ringle - Arcada Township Planning Commission Chair

Village of Ashley Planning Commission
May 22, 2018

Minutes:

Chairman Keck called the meeting to order at 6:30 pm with the following members present:

Roger Keck, chairman
Dee Denniston
Bob Studt
Dave Foote

Dr. Roger Morris, absent

Roger explained the purpose of the meeting which was to review and approve the Gratiot County Master Plan.

Members reviewed the major goals of the master plan. After a brief discussion, motion by Bob Studt, supported by Dee Denniston to approve the county master plan.

All yeas, no nays. Motion approved.

Adjourn

Bethany Twsp (Jurisdiction)

Resolution No. 5-2018

RESOLUTION TO ADOPT REVISED MASTER PLAN

WHEREAS, Act 33 of 2008, as amended, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of land in the Bethany (County/City/Village/Township); and

WHEREAS, the representatives from the GGRD prepared an updated Master Plan and Future Land Use Map and submitted the plan to the planning (board/council) for review and comment; and

WHEREAS, on (date) 6/12, the township (board/council) received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on 6/11 to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the (board/council) finds that the proposed updated Master Plan is desirable represents the goals, objectives and strategies of the Bethany (County/City/Township/Village);

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2017 Master Plan**. The township (board/council) hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.

2. **Effective Date**. The Master Plan shall be effective as of the date of adoption of this resolution.

Yeas: 5
Nays: ∅
Absent: ∅

The Chairperson declared the resolution adopted.

Signature of Clerk

NOTICE OF PUBLIC HEARING ON THE PROPOSED MASTER PLAN

Notice is hereby given that Bethany (county/city/village/township) Planning Commission will hold a public hearing on 6/11 (date) at 7:00 (time) at Bethany Hall (address 9958 N Blair) for the purpose of receiving comments on the proposed Master Plan.

The proposed plan is a comprehensive document, long-range in its view, and includes specific goals, objectives, and strategies regarding the future of the community. Per the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), the plan is intended to serve as a guide for future decision-making related to community development. It was last updated in 2012.

Copies of the proposed Master Plan are available for review on the following website: www.gogrowgratiot.org , or at Greater Gratiot Development, Inc. (136 S. Main St., Ithaca, MI) during regular office hours (Monday-Friday, 8:00 am-4:00 pm). Written comments on the proposed plan may be mailed to: Greater Gratiot Development, Inc., 136 S. Main St., Ithaca, MI 48847. Comments via email may be sent to info@gratiot.org .

Necessary and reasonable auxiliary aids and services will be provided to individuals with disabilities at the public hearing upon ten days' notice to Clerk _____.

Respectfully submitted,

_____

Clerk
(County/City/Village/Township)

Village of Breckenridge

RESOLUTION TO ADOPT REVISED MASTER PLAN

WHEREAS, Act 33 of 2008, as amended, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of land in the Village of Breckenridge; and

WHEREAS, the representatives from the Gratiot County Planning Commission prepared an updated Master Plan and Future Land Use Map and submitted the plan to the Village Council for review and comment; and

WHEREAS, on April 23rd, 2018, the Village Council received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on May 14, 2018 to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the Village Council finds that the proposed updated Master Plan is desirable represents the goals, objectives and strategies of the Village of Breckenridge;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2017 Master Plan.** The Village Council hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.

2. **Effective Date.** The Master Plan shall be effective as of the date of adoption of this resolution.

Yeas: Aldrich, Clapp, Matthews, Wenzel, Seeley.
Nays: None
Absent: Sterling, Zimmerman.

The Chairperson declared the resolution adopted.

Bridget M. McPherson
Clerk

Charles D. Seeley
President

*104 E. Saginaw Street * P.O. Box 276 * Breckenridge, MI 48615 *989-842-3109 * Fax 989-842-3138*
www.breckenridgemi.com

Emerson Township (Jurisdiction)

Resolution No. 18-001

RESOLUTION TO ADOPT REVISED MASTER PLAN

WHEREAS, Act 33 of 2008, as amended, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of land in the Emerson (County/City/Village/Township); and

WHEREAS, the representatives from the County prepared an updated Master Plan and Future Land Use Map and submitted the plan to the board (board/council) for review and comment; and

WHEREAS, on 6/11/2018 (date), the board (board/council) received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on June 11, 2018 to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the (board/council) finds that the proposed updated Master Plan is desirable represents the goals, objectives and strategies of the Emerson (County/City/Township/Village);

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2017 Master Plan**. The Emerson board (board/council) hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.

2. **Effective Date**. The Master Plan shall be effective as of the date of adoption of this resolution.

Yeas: James Weburg, Jodie Reeves, Lori Kindel
Nays: 0
Absent: Mike Reeves, Marc Coon

The Chairperson declared the resolution adopted.

Jodie Reeves
Signature of Clerk

Jodie Reeves
6/11/2018

FULTON TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING MINUTES
MAY 23, 2018
7:00 PM AT FULTON TOWNSHIP HALL

3425 W. CLEVELAND RD. PERRINTON, MI 48871
PHONE: 989-236-5102 FAX: 989-236-5369
EMAIL: fultontwp@cmsinter.net

REVISED MASTER PLAN ADOPTION:

Adoption of the 2017 Master Plan. The Fulton Township Planning Commission hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.

Effective Date. The Master Plan shall be effective as of the date of adoption at the Planning Commission's Special Board Meeting held: May 23, 2018.

Yeas: 6
Nays: 0
Absent:

The Chairperson declared the resolution adopted.

Guy Bahm

Planning Commission Chair Signature

Joanne Miller

Signature of Clerk

Gratiot County

Resolution No. 18-234

RESOLUTION TO ADOPT REVISED MASTER PLAN

WHEREAS, Act 33 of 2008, as amended, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of land in the County of Gratiot; and

WHEREAS, the representatives from the Greater Gratiot Group prepared an updated Master Plan and Future Land Use Map and submitted the plan to the Gratiot County Planning Commission for review and comment; and

WHEREAS, on May 9, 2018, the Gratiot County Planning Commission received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on May 9, 2018 to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the (board/council) finds that the proposed updated Master Plan is desirable represents the goals, objectives and strategies of the County of Gratiot;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2017 Master Plan**. The Gratiot County Board of Commissioners hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.

2. **Effective Date**. The Master Plan shall be effective as of the date of adoption of this resolution.

Motion by Lambrecht second by Bunting to approve the 2017 Master Plan. Motion Carried 5-0.

~~Roll Call~~:

~~Yeas~~:

~~Nays~~:

~~Absent:~~

Resolution declared passed by Chair Bailey

Chair, George Bailey

Certification

I hereby certify that the above is a true copy of a Resolution adopted by the Gratiot County Board of Commissioners at its regular meeting on June 19, 2018, in the Commissioners' meeting room in the Gratiot County Courthouse, pursuant to the required statutory procedures.

Respectfully submitted,

Angie Thompson

Angie Thompson, Gratiot County Clerk

CITY OF ITHACA
RESOLUTION No. 2018-02

ADOPTION OF THE GRATIOT COUNTY-WIDE MASTER PLAN

At the regular City of Ithaca, City Council meeting on April 17, 2018, for the City of Ithaca, County of Gratiot, State of Michigan, held in the City of Ithaca Council Chambers at 7:00 o'clock, p.m.

PRESENT: Andrew, Baublitz, Gray, Gruesbeck, Hubbard, Koppleberger, Schafer

ABSENT: None

PUBLIC PRESENT: Jim Wheeler, Ron Lane, Rob & Lex Endter, Nelda Akers, Marla Macha, Glenn Unruh, Kristyn Jerome, Brian Terborg, Bob Garland, Brian Kench, George Bailey, Tracey Cordes, Dave Nelson, Roy McCollum, Bernard DeVuyst.

The following Resolution was offered by Councilperson Gray and seconded by Councilperson Hubbard to adopt:

WHEREAS, the Gratiot County-Wide Master Plan ("Master Plan") represents the collaborative efforts of all the local units of government in Gratiot County by joining together to develop a shared master plan; and

WHEREAS, the Master Plan, including its maps and other descriptive materials, is to be individually adopted by each local unit of government; and

WHEREAS, the Ithaca Planning Commission received and reviewed the final draft of the Master Plan at its regular meeting on August 15, 2017 and voted to submit the final draft to the Ithaca City Council for review and comment; and

WHEREAS, pursuant to the Michigan Planning Enabling Act, Act 33 of 2008 ("the Act"), the Master Plan received the required approval by the City Council for the distribution of the proposed plan at its regular meeting held August 22, 2017; and

WHEREAS, the plan was distributed to the planning commission or local legislative body, as applicable, of all townships contiguous to the City of Ithaca, the County Planning Commission, the County Zoning Administrator, the East Michigan Council of Governments, and area railroads and public utilities; was posted on the City of Ithaca website and made accessible to the public free of charge for a comment period of sixty-three days, said period ending March 16, 2018; and

WHEREAS, notice of the required Ithaca Planning Commission Public Hearing held on April 10, 2018 was published in the local newspaper, and also sent to the entities that received the proposed Master Plan for comment; and

WHEREAS, the Ithaca Planning Commission, following the Public Hearing, approved the Master Plan; and

WHEREAS, approval of the proposed Master Plan by the Ithaca Planning Commission under Section 43(2) of the Act is the final step for adoption of the master plan, *unless* the City Council, by resolution has asserted its right to approve or reject the Master Plan. In that case, after approval of the proposed Master Plan by the Planning Commission, the City Council shall approve or reject the proposed Master Plan.

NOW, THEREFORE BE IT RESOLVED, that the Ithaca City Council, which believes it important that the City's elected body endorse the importance of and formally approve the Master Plan, hereby asserts its right to approve or reject the Master Plan, as permitted under Section 43(3) of the Act.

BE IT FURTHER RESOLVED, that the Ithaca City Council hereby adopts said Master Plan as presented and recommended by the Ithaca Planning Commission.

BE IT FURTHER RESOLVED, that in accordance with Section 43(3) of the Act, a statement recording the City Council's approval of the Master Plan, signed by the City Clerk, shall be included on the inside of the front or back cover of the Master Plan and, if the future land use map is a separate document from the text of the Master Plan, on the future land use map.

BE IT FURTHER RESOLVED, that the Secretary of the Ithaca Planning Commission shall submit, in the manner provided in Section 39(3) of the Act, copies of the *adopted* Master Plan to the same entities to which copies of the *proposed* Master Plan were required to be submitted under Section 41(2) of the Act.

BE IT FINALLY RESOLVED, that the Ithaca City Council extends its sincere appreciation to the members of the Ithaca Planning Commission, City staff, and the staff of Greater Gratiot Development, Inc. for their hard work and dedication in preparing the Master Plan.

Ayes: (7) Koppleberger, Andrew, Baublitz, Gray, Gruesbeck, Hubbard

Nays: (0) None

Absent: (0) None

Abstain: (0) None

Resolution declared adopted on April 17, 2018.

/s/ Barbara Fandell

Barbara Fandell, Clerk-Treasurer

North Shade Township (Jurisdiction)

Resolution No. 2018-04

RESOLUTION TO ADOPT REVISED MASTER PLAN

WHEREAS, Act 33 of 2008, as amended, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of land in the Township (County/City/Village/Township); and

WHEREAS, the representatives from the North Shade Township prepared an updated Master Plan and Future Land Use Map and submitted the plan to the board (board/council) for review and comment; and

WHEREAS, on (date), the board (board/council) received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on ~~12/~~ 5/21/18 to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the (board/council) finds that the proposed updated Master Plan is desirable represents the goals, objectives and strategies of the Township (County/City/Township/Village);

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2017 Master Plan**. The BOARD (board/council) hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.

2. **Effective Date**. The Master Plan shall be effective as of the date of adoption of this resolution.

Yeas: John Peck, Arthur Kurtze, Tyler Wilson, Scott Friesien, Kathy Keiffer
Nays: 0
Absent: 0

The Chairperson declared the resolution adopted.

Signature of Clerk

Kathy J Kuffer, Clerk

Pine River Township

Resolution No. 2018-3

RESOLUTION TO ADOPT REVISED MASTER PLAN

WHEREAS, Act 33 of 2008, as amended, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of land in the Pine River Township/Gratiot County; and

WHEREAS, the representatives from the Gratiot County/Pine River Township prepared an updated Master Plan and Future Land Use Map and submitted the plan to the Pine River Township Board for review and comment; and

WHEREAS, on April 19, 2018, the Pine River Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on April 12, 2018 to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the (board/council) finds that the proposed updated Master Plan is desirable represents the goals, objectives and strategies of the Pine River Township;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2017 Master Plan.** The Pine River Township Board hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.

2. **Effective Date.** The Master Plan shall be effective as of the date of adoption of this resolution.

Yeas: 5
Nays: 0
Absent: Ø

The Chairperson declared the resolution adopted.

Signature of Clerk

SEVILLE TOWNSHIP, GRATIOT COUNTY, MICHIGAN

RESOLUTION TO ADOPT REVISED MASTER PLAN
Resolution No 2018-0510

WHEREAS, Act 33 of 2008, as amended, the Michigan Planning enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of land in the Seville Township, Gratiot County, Michigan; and

WHEREAS, the representatives from the Gratiot County Master Plan Steering Committee prepared and updated the Master Plan and Future Land Use Map and submitted the plan to the Seville Township Planning Commission for review and comment; and

WHEREAS, on May 10, 2018, the Seville Township Planning Commission received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on May 10, 2018, to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the Seville Township Planning Commission finds that the proposed updated Master Plan is desirable represents the goals, objectives and strategies of the Seville Township, Gratiot County, Michigan.

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. Adoption of 2017 Master Plan. The Seville Township Planning Commission hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.

2. Effective Date. The Master Plan shall be effective as of the date of adoption of this resolution.

Yeas: William Conn, Tish Mallory, Burt Henry and Jeremy Fish
Nays: None
Absent: Paul Lux

The Chairperson declared the resolution adopted.

Terresa Frisbie
Seville Township Clerk

Wednesday April 11, 2018
Saint Louis

A regular meeting of the St. Louis Planning Commission was called to order by Chairman Doepker at 5:30 P.M.

Present: Doepker, D. Kelley, Giles, Reed, S. Kelly, J. Kelly, Palmer, Whitford, A. Kelly
Also Present: Keith Risdon-Utilities Director St. Louis

The Pledge of Allegiance was led by Chairman Doepker.

There was an error on the previous minutes from Wednesday, March 14, 2018, it stated a motion was made by Reed but he was absent at that meeting. The corrected states-Motion made by J. Kelly, supported by D. Kelley, to approve the minutes of the last meeting on October 4, 2017. All ayes, Motion carried.

Motion made by D. Kelley, supported by J. Kelly to approve the corrected minutes of the last meeting on March 14, 2018. All ayes, Motion carried.

At 5:32 P.M. Chairman Doepker opened the public hearing for the Proposed Master Plan. There were no written input or calls regarding this matter. Chairman Doepker asked the audience if there were any issues, no one responded. Chairman Doepker closed the public hearing at 5:34 P.M.
Kurt Giles recommended the adoption that formally approves the Revised Master Plan Resolution 2018-01.

The following preamble and resolution was offered by member Reed, and supported by member D. Kelley:

WHEREAS, Act 33 of 2008, as amended, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of land in the County of Gratiot; and

WHEREAS, the representatives from the St. Louis Planning Commission prepared an updated Master Plan and Future Land Use Map and submitted the plan to the St. Louis City Council for review and comment; and

WHEREAS, on August 15, 2017, the St. Louis City Council received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on April 11, 2018 to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the St. Louis Planning Commission finds that the proposed updated Master Plan is desirable and represents the goals, objectives and strategies of the City of St. Louis;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2017 Master Plan.** The St. Louis Planning Commission hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.

2. **Effective Date.** The Master Plan shall be effective as of the date of adoption of this resolution.

Yeas: Reed, D. Kelley, Giles, S. Kelly, A. Kelly, J. Kelly, Palmer, Whitford, Doepker
Nays: None
Absent: None

The Chairperson declared this Resolution adopted.

Kurt Giles advised the Planning Commission of a Lot Split/Combine request at 510 Essex Drive. The agreement would take the east portion of Lot 97 frontage which measures to 32 ft 6 in at the front from 510 Essex Dr. This would be combined with existing parcel 53-850-096-00. This would make a straight property line for parcel 53-850-096-00. Planning Commission was concerned with the split/combine creating a nonconforming parcel relative to the existing accessory building on the Leonard Property.

Motion made by J. Kelly, approved by D. Kelley, to approve the split/combine contingent on side yard setback compliance.

Roll Call Vote:
Ayes: Doepker, D. Kelley, Giles, Reed, S. Kelly, J. Kelly, Palmer, Whitford, A. Kelly
Nays: None
Motion carried.

See supplement for follow-up on side-yard setback compliance.
Kurt Giles advised the Planning Commission about a presentation that he attended regarding the concept of a Solar Farm at the former Veliscol Site. It would use a portion of the property for the farm with the solar panels being installed on concrete blocks not in the ground.

Motion made by D. Kelley, supported by Giles to adjourn at 6:06 P.M. All ayes. Motion carried.

Dori Foster
Recording Secretary

Washington Township
_____(Jurisdiction)

Resolution No. 2018-001

RESOLUTION TO ADOPT REVISED MASTER PLAN

WHEREAS, Act 33 of 2008, as amended, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of land in the Township; and

WHEREAS, the representatives from the Planning Commission prepared an updated Master Plan and Future Land Use Map and submitted the plan to the board/council) for review and comment; and

WHEREAS, on May 17, 2018, the board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on May 17, 2018 to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the board finds that the proposed updated Master Plan is desirable represents the goals, objectives and strategies of the Township;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2017 Master Plan**. The board hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.

2. **Effective Date**. The Master Plan shall be effective as of the date of adoption of this resolution.

Yeas: Cook, Crocker, K Whaley, H Whaley, Stoll
Nays: none
Absent: none

The Chairperson declared the resolution adopted.

Signature of Clerk

Laura Crocker

Wheeler Township

Resolution No. 13

RESOLUTION TO ADOPT REVISED MASTER PLAN

WHEREAS, Act 33 of 2008, as amended, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of land in the Wheeler Township); and

WHEREAS, the representatives from the Wheeler Township Planning Commission prepared an updated Master Plan and Future Land Use Map and submitted the plan to the Wheeler Township Board for review and comment; and

WHEREAS, on, the _12th day of June, 2018 Wheeler Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on June 12, 2018 to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the Wheeler Township Board finds that the proposed updated Master Plan is desirable represents the goals, objectives and strategies of the Township;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2017 Master Plan**. The Wheeler Townshi Board hereby approves and adopts the proposed Master Plan, including all of the chapters, figures, maps and tables, and the Future Land Use Map as revised, contained therein.

2. **Effective Date**. The Master Plan shall be effective as of the date of adoption of this resolution.

Yeas: B. Goward, M. Cooper, K. Bushre, N. Jenkins, J. Rohde
Nays: none
Absent: none

The Chairperson declared the resolution adopted.

Signature of Clerk

Kelly A. Bushre