



Planning Commission

Annual Report

2019



I. MEMBERSHIP

Planning Commission Members		Term Expiration	Attendance	Training Hours Logged (4 required)
Chair	Kelvin Smyth	06/01/21	9/14 = 64%	12
Vice Chair	Christine Williams	06/01/19	11/14 = 79%	12
Secretary	James Hellermann	06/01/21	12/14 = 86%	3
Deputy Secretary	Craig Gierke	06/01/22	13/14 = 93%	6
Commissioner	Dominic Benetti	06/01/20	7/14 = 50%	4.5
Commissioner	Brian Black	06/01/21	11/14 = 79%	0
Commissioner	Paul Caswell	06/01/20	10/14 = 71%	6
Commissioner	Richard Clark	06/01/22	10/14 = 71%	9
Commissioner	Stephen Davis	06/01/20	12/14 = 86%	6

II. MEETING SCHEDULE

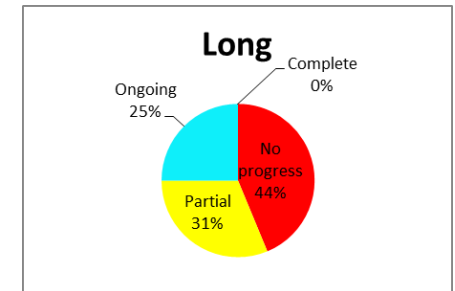
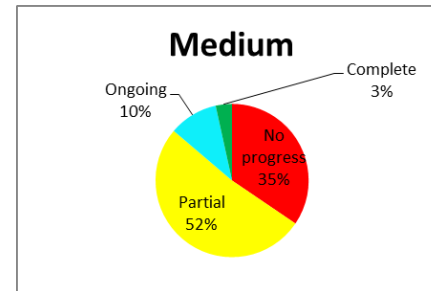
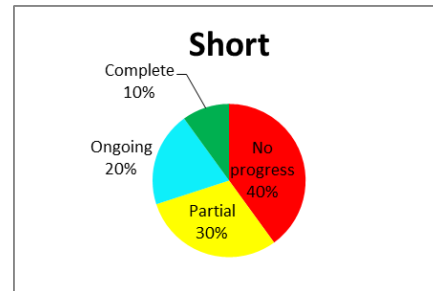
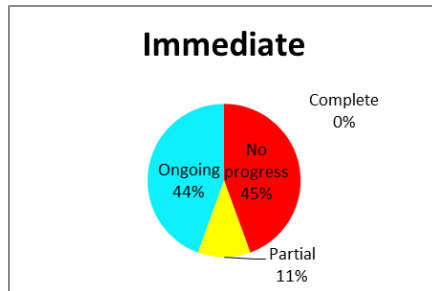
Meeting Type	Jan 10	Feb1 4	Feb2 6	Mar 11	Apr 11	May 9	Jun. 27	Jul. 11	Aug 8	Aug 21	Sep 12	Oct. 10	Nov 14	Dec 12	Total
Quorum	Q	Q			Q	Q	Q	Q	Q		Q	Q	Q	Q	11
No Quorum				NQ											1
Canceled															0
Special Meeting			SM							SM					2
TOTAL MEETINGS															14

III. MASTER PLAN REVIEW

Since the adoption of the Master Plan in 2016, there has not been adequate effort to intentionally review and implement the recommended action items within the plan. To begin to remedy this lack of attention to the Master Plan, Administration began including cover pages for each Planning Commission agenda item which contained direct references to the Master Plan as applicable to that item. Additionally, Administration gave a presentation to the Planning Commission a presentation on Master Plan purposes and processes, including ways to keep the Master Plan as a focal point in the short term and long term activities of the Commission. The next formal review for Master Plan is due in 2021.

Attached to this report is a matrix outlining all of the goals, objectives, and actions of the Master Plan. Attempts were made to document progress to date with specific comments from the various departments involved. The following charts show the summarized completion statuses of the 66 action items:

Color	Status	Economy	Housing	Natural Resources	Land Use	Facilities & Services	Recreation	Transportation	Total	%
	No Progress	12	4	3	0	0	1	5	25	38%
	Partial Completion	9	0	2	1	1	10	2	25	38%
	Complete	1	0	0	0	0	1	0	2	3%
	Ongoing (no definable completion point)	5	1	0	0	2	0	5	13	20%
	Undetermined	0	0	0	0	1	0	0	1	2%
	TOTAL ACTION ITEMS	27	5	5	1	4	12	12	66	100%



The following questions are suggested as part of the annual Master Plan review in conjunction with Redevelopment Ready Community (RRC) best practices:

CRITERIA	YES	NO	Comments/Documentation
Have development patterns changed significantly since the plan was written and adopted?		X	
Does the adopted zoning ordinance align with the goals of the plan?		X	Although a number of recommendations were made in the Master Plan in relation to zoning ordinance changes needed, little to no progress has been made to accomplish these goals. However, renewed focus is being given to these matters in 2020.
Have there been any major changes, such as utility lines, major road improvements, large development approvals, etc.?	X		2019 – Changes to commercial/retail areas in recent years such as Meijer, Aldi, Peninsula Federal Credit Union, and re-development of the Mall area (including Starbucks and Aspen Dental). 2019 – Ongoing upgrades to water lines with Lead Pipe Replacement project.
Have there been instances when the Planning Commission or elected body has departed from the plan?		X	
Are the goals and priorities of the plan in sync with the goals and priorities of appointed and elected officials?	X		
Does the plan address the location and types of land uses frequently requested?	X		Added self-storage units as permitted uses in Light & Heavy Manufacturing districts in 2019.

Have there been other studies completed that change the relevancy of the plan?		X	2017 Recreation Master Plan
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As there has been limited progress toward reaching the goals, objectives, and actions of the Master Plan, and as there do not appear to be any significant issues identified from the annual review questions set forth in the table above, and as a more complete 5-year review of the Master Plan will be undertaken in 2021 (with renewed focus on preparation for such review in 2020), there is no recommendation for amendment at this time.

IV. CAPITAL IMPROVEMENT PLAN REVIEW

STATUS UPDATES ON CIP PROJECTS BUDGETED IN 2019/2020			
Department	Project Description	Budgeted	Status
Water/Wastewater	Sanitary Sewer Repair – Cured in Place Pipe Line - 2nd Avenue South - South 4th Street to South 16th Street The sanitary sewer line (which is 4,187 linear feet of pipe) will be relined by using a cured in place pipe lining.	\$203,250	Contracted with Tunnel Vision. Work currently in progress and to continue over the winter months.
Water/Wastewater	Sanitary Sewer Repair – Cured in Place Pipe Line - South 22nd Street - Lake Shore Drive to 23rd Avenue South The sanitary sewer line (which is 3,085 linear feet of pipe) will be relined by using a cured in place pipe lining.	\$186,600	Contracted prices: \$148,464 \$134,798 <u>\$138,170</u> Total: \$421,432 (total budgeted \$527,050)
Water/Wastewater	Sanitary Sewer Repair – Cured in Place Pipe Line - 22nd Street - 1st Avenue North to 3rd Avenue South The sanitary sewer line (which is 2,808 linear feet of pipe) will be relined by using a cured in place pipe lining.	\$137,200	
Water/Wastewater	Water Main Replacement (1st Ave S - S 7th St to S 8th St) There is a brittle section of old sand cast iron pipe that has had numerous main breaks in the past. This section of main is considered to be our most sensitive and most likely to fail in the future.	\$100,000	Anticipated completion in spring/summer 2020.
Water/Wastewater	Water Meters Current water meters throughout the City have exceeded their life expectancy and require replacement.	\$220,000	Water meters have been delivered and will be installed over the winter.
Water/Wastewater	Sanitary Sewer Replacement 22nd Ave South (25th Ave S to 26th Ave South) This section of sewer is beyond any type of repair and should be replaced.	\$100,000	This project may be completed as part of Tunnel Vision's work for the Cured in Place Pipeline so it may not need to be replaced (see project above).
Water/Wastewater	Phase I Garage Addition at Wastewater Treatment Plant Additional storage space is required to shelter the equipment of both the Water and Wastewater Departments.	\$180,000	Contracted out to Cleary Builders at a cost of approximately \$200,000. Anticipated completion Spring 2020.

Recreation	Non-Motorized Pathway Improvement – North Side City Limits This project aims to connect the gaps in the City’s current non-motorized pathway system on the north side. Connecting to Wells Township and Escanaba Township will be incorporated. Grant funds have all been approved and bids will be taken in early 2020, with project construction and completion to take place in spring 2020.	\$1,063,000	Anticipated completion in spring 2020
Recreation	Ludington Park Tennis Court Replacement/Repair (4 Courts) Ludington Park Tennis Courts are in need of replacement/repair to the four courts. Proposal would be to redo the courts to incorporate two tennis courts and two pickleball courts. Grant sources are being sought, but funding has not yet been secured. Bids were taken in December 2019.	\$125,000	TBD – Pending grant funding availability
Public Works	Sidewalk Repair and Maintenance Program - City Wide Routine repair and maintenance of existing sidewalk is needed City wide.	\$5,000	Ongoing
Public Works	Willow Creek East Subdivision Paving and Curbing (400 Block of South 32nd Street) The curbing and paving of this street will complete the Willow Creek East Phase 2 Subdivision.	\$60,000	Completed. Cost: \$72,000.
Public Works	Resurfacing and Curb Repair City Wide – Local Streets The City has a responsibility to maintain, resurface, and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2019.	\$500,000	Completed: North 23 rd St. (20 th Ave N to 23 rd Ave N) - \$68,000 11 th Ave N (Sheridan to Stephenson) - \$63,500 21 st Ave S (Lake Shore to S 18 th St) - \$16,500 Jenkins Drive (400’ near band shell) - \$36,500 South 26 th St. (5 th Ave S to 8 th Ave S) - \$69,000 TOTAL: \$253,500

Public Works	<p>Resurfacing and Curb Repair City Wide – Major Streets</p> <p>The City has a responsibility to maintain, resurface, and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2019.</p>	\$700,000	<p>Completed:</p> <p>3rd Ave N (N 30th St. to NLR) - \$207,000 20th Ave. N (N. 19th St. to Sheridan) - \$67,5000 N. 15th St. (Ludington to 1st Ave N) - \$65,000 S. 15th St. (Ludington To 1st Ave S) - \$35,000 S. 13th St. (Ludington to 1st Ave. S) - \$108,000 Ludington St. (S. 22nd St. to Lincoln Rd.) - \$55,000 8th Ave S (Willow Cr. to West City Limit) - \$56,000 5th Ave. S (S. 19th St. to Lincoln Rd) - \$162,000</p> <p style="text-align: right;">TOTAL: \$755,500</p>
Marina	<p>Marina Dock Replacement – Phase 1</p> <p>Docks with the Marina Basin have reached and exceed their designed usefulness. Fund are needed to begin Phase 1 of a multi-phased replacement program.</p>	\$350,000	<p>Completed September 2019. Cost: \$378,897</p>
Electric	<p>Escanaba West Side Substation</p> <p>The underground cables leaving the West Side Substation are nearing the end of their useful life and need to be replaced. Additionally, we need to upgrade the relays and replace the circuit switcher with a breaker.</p>	\$900,000	<p>Project to be moved to 20/21 fiscal year.</p>
Electric	<p>Ford River Underground</p> <p>A portion of the Ford River circuit that is underground is nearing the end of its useful life. The underground cables in this area will be replaced with poles and wire.</p>	\$140,000	<p>Bids due January 2020. Overhead work to be completed by March 20. Underground work to be completed by June 1.</p>
Electric	<p>Bucket Truck</p> <p>We have two large bucket trucks. One is a 1997 and the other is a 2009. We replace them on a 10-12 year rotation. Therefore, the 1997 truck is due for replacement.</p>	\$250,000	<p>Project to be moved to 20/21 fiscal year.</p>
Electric	<p>Electric Department Security System</p> <p>The existing security system has had numerous issues the past few years and a new system is needed.</p>	\$5,000	<p>Project to be moved to 20/21 fiscal year.</p>
Electric	<p>Power Pole Replacement - Ludington Street</p> <p>Some of the steel street light poles on Ludington are very old and are nearing the end of their useful life. Some of the poles have been replaced already. The rest of the original poles need to be replaced.</p>	\$80,000	<p>Project to be moved to 20/21 fiscal year.</p>

Electric	Meter Truck Replacement The meter truck is 12 years old and needs to be replaced. This purchase will replace the current truck that is currently in the Electrical Department's fleet.	\$40,000	Completed. Actual cost: \$32,000.
Electric	Pole Replacement The expected useable life of a wooden power pole is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.	\$200,000	Ongoing.
Electric	Street Light Replacement The Electric Department has been changing all of our street lights and dusk to dawn lights over to LED. This project will take multiple years to complete. The City has approximately 1550 street lights and 300 dusk to dawn lights on the distribution system.	\$80,000	Ongoing
Electric	System Wide Meter Replacement An Advanced Metering Infrastructure (AMI) system would allow us to better monitor the system. It would provide automatic outage response, voltage monitoring, load management, and automated meter reading.	\$1,000,000	Project to be moved to 20/21 fiscal year.
DDA	DDA District Curb Repair Program Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include curb, brick pavers, sidewalk, and tree related problems – removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before Downtown Development Authority board Trustees and Planning Commission.	\$12,000	Curb repair completed on the 2200 block of Ludington Street in September. Final sidewalk repairs to take place in Spring 2020.
DDA	Parking Lot Improvements - Remaining DDA Parking Lots The DDA-controlled parking lots that did not get resurfaced in the previous fiscal year will be repaired based on costs.	\$4,000	DDA parking lots were re-stripped in 2019. Sealing of the lots is put on hold in order to complete major repairs of the asphalt first, which should be completed in 2020.

- Departments will begin the submission of project requests for the 2020 Capital Improvement Plan in January, with the anticipation of Planning Commission preliminary review in February/March. The scope of the CIP will be extended to six years to comply with the Michigan Planning Enabling

Act. More information will be gathered regarding each proposed project’s connection to the Master Plan to assist the Planning Commission in prioritizing projects before making their recommendations to City Council.

V. ZONING ORDINANCE AMENDMENTS

Ordinance Description	Planning Commission Action	Date
Ch. 18 – Site Plan and Sketch Plan Standards	Reviewed entire chapter and recommended amendments to: <ul style="list-style-type: none"> • Section 1801 – General • Section 1802 – Site Plan Diagrams/Requirements • Section 1803 – Site Plan Review • Section 1804 – Site Plan Approval Standards • Section 1808 – Sketch Plans Required 	1/10/19
Ch. 19 – Development Standards	Reviewed entire chapter and recommended amendments to: <ul style="list-style-type: none"> • Section 1905 – Administration, Duties and Responsibilities • Section 1912 – Landscaping, Buffers, and Screening 	1/10/19
Wind Energy Systems Ordinance	New ordinance recommended to City Council.	2/14/19
Chapter 13 – Light Manufacturing District (“F”)	Recommended the addition of Self-Storage Units as a principal use permitted by right under Section 1302.	8/8/19
Chapter 15 – Heavy Manufacturing District (“G”)	Recommended the addition of Self-Storage Units as a principal use permitted by right under Section 1502.	8/8/19
Ch. 21 – Central Retail Commercial District (“E-3”)	Reviewed entire chapter and recommended amendments to: <ul style="list-style-type: none"> • Section 2112 – Fences and Walls 	11/14/19
Ch. 1 – General Provisions	Reviewed entire chapter and recommended amendments to: <ul style="list-style-type: none"> • Section 101 – General • Section 102 – Planning Commission/Zoning Commission • Section 103 – Change and Amendments • Section 111 – General Definitions 	11/14/19
Ch. 2 – Administration, Enforcement and Penalty	Reviewed entire chapter and recommended amendments to: <ul style="list-style-type: none"> • Section 201 – General • Section 202 – Existing Buildings and Uses • Section 203 – Power and Duties of the Code Official • Section 204 – Administrative Reviews and Permits • Section 205 – Special Land Use Permit Approval • Section 207 – General Regulations • Section 208 – Loss of Nonconforming Use Status • Section 211 – Fees and Deposits 	11/14/19

Ch. 3 – Board of Zoning Appeals	Reviewed entire chapter and recommended amendments to: <ul style="list-style-type: none"> • Title • Section 301 – General • Section 303 – Hearings • Section 304 – Rules of Procedure • Section 305 – Powers and Duties of the Zoning Board of Appeals • Section 307 – Court Review 	11/14/19
Ch. 4 – Districts, Boundaries and Zoning Map	Reviewed entire chapter and recommended amendments to: <ul style="list-style-type: none"> • Section 401 – District Classifications 	11/14/19
Marijuana Establishments Ordinance	Continued drafting a new zoning ordinance regulating marijuana establishments (in the event they are allowed in the future).	Feb. – Dec.

- The Planning Commission also deliberated whether to remove Chapter 18, Section 1803.2 regarding the requirement to hold a Public Hearing for all site plans, as such Public Hearings are not required by state law for permitted uses. Removal of the requirement was recommended as part of the Redevelopment Ready Community recertification in support of streamlining the development process. Questions were raised about weighing the desire for public participation against reducing the timelines for developers and reducing cost/time factors related to notification requirements. It was decided to leave the ordinance as it stands and revisit the issue at a later date as necessary. Further discussion of the topic in conjunction with the Zoning Audit findings presented in December resulted in affirmation that the Planning Commission does not wish to remove this requirement.
- In 2020, the Planning Commission plans to review Chapters 5-9 of the Zoning Ordinance. It is anticipated that it will also have a recommendation to amend Chapter 20 – Signs following the completion of the Sign Committee’s work.

VI. DEVELOPMENT APPLICATION REVIEWS

Project type	Location	Description	Status	Date of Action
Site Plan Review	223 Ludington Street	Senior Housing Project Redevelopment	Approved with Conditions	2/26/19
Site Plan Review	2929 3 rd Avenue North	Peninsula Federal Credit Union	Approved with Conditions	2/26/19
Site Plan Review	2900 3 rd Avenue South	Bishop Noa Parking Garage Addition	Approved with Conditions	4/11/19
Special Assessment Project Review	South 32 nd Street	Street Paving, Curb, & Gutter	Recommended addition to Capital Improvement Plan	4/11/19
Special Land Use & Site Plan Review	2005 8 th Avenue South	New Life Church Gym Addition	Approved SLU and site plan with conditions	7/11/19
Sale of City Property	111 North 3 rd Street	Sale of City-Owned Property (Old Jail/Waterfront Project)	Recommended approval of sale	8/21/19
Special Land Use & Site Plan Review	1601 Ludington Street	Flats on Ludington	Approved SLU and site plan with conditions.	10/10/19

VII. PERMIT ACTIVITY

Permit Type	Number Approved	Value	Number Denied	+/- from 2018 (Number Approved)	+/- from 2018 (Value)
Commercial New	2	\$4,242,000	-	- 50%	+ 9%
Commercial Remodel	13	\$3,020,000	1	+ 116%	+ 86%
Residential New	5	\$1,465,259	-	+ 25 %	+ 14%
Residential Remodel	37	\$9,462,875	1	+ 85%	+ 3,004%
Demolition	12	\$304,000	-	+ 50%	+ 277%
Special Land Use	2	\$3,859,306	-	+ 100%	**
Change of Use	1	-	-	- 50%	-
Home Occupation	2	-	-	+ 100%	-
Fence	60	-	-	- 10%	-
Sign	26	-	1	+ 189%	-
Outdoor Dining	3	-	-	+ 50%	-
TOTALS	162	\$22,353,440	3	+ 31%	** + 212%

** No value was assigned to the 2018 Special Land Use permit approval, so a comparison is not available and is not included in total.

VIII. VARIANCES AND INTERPRETATIONS (SUMMARY OF ACTIONS TAKEN BY ZONING BOARD OF APPEALS)

Action type	Location	Request Description	Status	Date
Dimensional Variance	801 North Lincoln Road	To allow two accessory structures (storage units) in front yard space	Approved	1/9/19
Dimensional Variance	1314 12 th Avenue South	To reduce the rear yard setback for detached garage	Denied	8/21/19
Dimensional Variance	601 North Lincoln Road	To exceed maximum copy area permitted for wall sign	Approved	8/21/19

IX. ACTIONS BY LEGISLATIVE BODY (Review actions taken by the legislative body related to planning and development)

Category	Action	Date
OPRA Resolution	Granted an Obsolete Property Rehabilitation Exemption for 1204 Ludington Street.	1/3/19
Zoning Ordinance Amendment	Adopted Ordinance No. 1201 to amend Chapter 18 – Site Plan & Sketch Plan Standards.	3/7/19
Zoning Ordinance Amendment	Adopted Ordinance No. 1202 to amend Chapter 19 – Development Standards.	3/7/19
OPRA Resolution	Granted an Obsolete Property Rehabilitation Exemption for 1601 Ludington Street.	3/21/19
PILOT Resolution	Authorized a Payment in Lieu of Taxes for the renovation of 223 Ludington Street (House of Ludington).	3/21/19
Zoning Ordinance Amendment	Adopted Ordinance No. 1204 to add Chapter 21 – Wind Energy Systems. (Due to a clerical error, the ordinance was re-adopted in December to make the correction to make it Chapter 22, under Ordinance No. 1217)	4/4/19 12/5/19
CDBG Resolution	Authorized an application for Community Development Block Grant funds for blight elimination and	4/4/19

	historic preservation of 1601 Ludington Street.	
Ordinance Amendment	Adopted Ordinance No. 1212 to expand the Richter Brewery Historic District boundaries.	8/15/19
CDBG Resolution	Adopted a resolution to submit an application for the 2018 Façade program.	8/15/19
Purchase, Sale, & Development Agreement	Ratified the Purchase, Sale and Development Agreement with Proxima Group for Old Jail/Waterfront Properties and Adjacent Properties.	9/19/19
Zoning Ordinance Amendment	Adopted Ordinances No. 1215 and No. 1216 to allow Self-Storage Units as permitted uses in the Light and Heavy Manufacturing districts.	11/21/19
Zoning Ordinance Amendment	Adopted Ordinance No. 1218 to amend Chapter 1 – General Provisions.	12/19/19
Zoning Ordinance Amendment	Adopted Ordinance No. 1219 to amend Chapter 2 – Administrations, Enforcement, and Penalty	12/19/19
Zoning Ordinance Amendment	Adopted Ordinance No. 1220 to amend Chapter 3 – Board of Zoning Appeals.	12/19/19
Zoning Ordinance Amendment	Adopted Ordinance No. 1221 to amend Chapter 4 – District, Boundaries, and Zoning Map.	12/19/19
Zoning Ordinance Amendment	Adopted Ordinance No. 1222 to amend Chapter 21 – Central Retail Commercial District	12/19/19

X. ZONING MAP *(Review with listed development and rezoning requests to analyze potential trends)*

- The Planning Commission initiated a review of the entire Zoning Map. In February, a Public Hearing was held on the re-zoning of selected properties along the North Lincoln Road Corridor to E- Commercial designations. The Northtown area was reviewed for potential changes to 100 parcels covering variety of current and proposed districts. Following Public Hearings held on June 27 and September 12, the Commission approved the submission of the recommended re-zonings to City Council for adoption. It is anticipated the re-zonings will be presented to City Council in early 2020 following preparation of the proposed revised Zoning Map.
- In 2020, the Commission has decided to review the Future Land Use Map in the Master Plan to discuss the timing and process for incorporating the recommended new districts for Mixed Use and Waterfront Industrial, as well as a Historic Overlay District. Depending on the outcome of that discussion, the Commission plans to review and make recommendations for re-zoning the remainder of the city.

XI. TRAININGS RELATED TO PLANNING, ZONING, AND DEVELOPMENT

			MSUE Marihuana Webinar – May 23, 2019	Form-Based Code Training – June 17, 2019	MSUE Marihuana Webinar – June 20, 2019	MRA Emergency Rules Webinar – July 16, 2019	MSUE Marihuana Webinar – July 25, 2019	MSUE Marihuana Webinar – Aug. 22, 2019	MEDC Project Intake Training - Part 1 – August 27, 2019	MEDC Project Intake Training - Parts 2 & 3 - September 13, 2019	MHPN Webinar "HDC Process" – September 12, 2019	MHPN Webinar "HDC Defensible Decisions" September 19, 2019	MSUE Marihuana Webinar – September 19, 2019	MSUE Citizen Planner Online – September	MSUE Marihuana Webinar – Oct. 24, 2019	RRC Online Training – October	TOTAL TRAINING HOURS
Group	Name	Title															
Planning Commission	Smyth, Kelvin	Chairperson	1.5	3	1.5	1.5	1.5	1.5							1.5		12
Planning Commission	Williams, Christine	Vice-Chairperson	1.5	3	1.5	1.5	1.5	1.5					1.5				12
Planning Commission	Hellermann, James	Secretary		3													3
Planning Commission	Gierke, Craig	Deputy Secretary				1.5	1.5	1.5					1.5				6
Planning Commission	Benetti, Dominic	Commissioner			1.5	1.5	1.5										4.5
Planning Commission	Black, Brian	Commissioner															0
Planning Commission	Caswell, Paul	Commissioner	1.5	3				1.5									6
Planning Commission	Clark, Richard	Commissioner	1.5	3		1.5	1.5								1.5		9
Planning Commission	Davis, Stephen	Commissioner	1.5	3	1.5												6
City Staff	Jordan, Patrick	City Manager				1.5											1.5
City Staff	DeGrave, Blaine	Planning & Zoning Admin.	1.5	3	1.5												6
City Staff	Spencer, Roxanne	Planning & Zoning Admin.		3	1.5	1.5	1.5	1.5	1.5	3.5	1	1	1.5	24	1.5	8	51
City Staff	Legeault, Ed	DDA Director							1.5	3.5							5
City Council	Tall, Marc	Mayor				1.5											1.5
City Council	Beauchamp, Ronald	Mayor Pro-Tem													1.5		1.5
City Council	Blasier, Ralph	Councilman				1.5											1.5
City Council	O'Connell, Peggy	Councilman															0
City Council	Sattem, Michael	Councilman															0
Historic District Comm.	Curran, Don	Chairperson									1	1					2
Historic District Comm.	Fouts, Judith	Vice-Chairperson									1	1					2
Historic District Comm.	Eisenberger, Suzell	Secretary															0
Historic District Comm.	Keller, Elizabeth	Commissioner									1	1					2
Historic District Comm.	Lindquist, Karen	Commissioner									1	1					2

Historic District Comm.	Morrison, Monte	Commissioner											1						1
Historic District Comm.	O'Donnell, Ellie	Commissioner											1	1					2
Zoning Board of Appeals	DeHaan, William	Chairperson																	0
Zoning Board of Appeals	Liss, Jon	Vice-Chairperson																	0
Zoning Board of Appeals	Hannemann, Mark	Member																	0
Zoning Board of Appeals	Klem, Joe	Member																	0
Zoning Board of Appeals	Renken, Dennis	Member																	0
Zoning Board of Appeals	Thorsen, Brian	Member																	0

XII. JOINT MEETINGS

- The City Council and the Planning Commission met together in a Joint Meeting on May 9th to discuss issues related to the walkability of the community, connectivity of sidewalks, and the enforcement of current related ordinances in efforts to fulfill Master Plan recommendations, resulting in the directive by the City Council to the Planning Commission to come up with a viable plan and timeline to present at another Joint City Council/Planning Commission meeting.
- A Joint Meeting with City Council, Planning Commission, Downtown Development Authority, and Historic District Commission is scheduled for January 9, 2020. Christopher Germain of the MEDC will be presenting his findings on the City’s Redevelopment Ready Community re-certification status.

XIII. PLANNING COMMISSION WORK PLAN FOR 2020

The following goals were formally recommended by the Planning Commission at their November meeting:

1. Form an implementation plan for adopting Form-Based Code components.
2. Review the Master Plan and align the Planning Commission's work plan with accomplishing stated goals and objectives. When possible, all Planning Commission actions should include a Master Plan reference.
3. Revision of the Sign Ordinance.
4. Complete the Zoning Map revision process for the entire city.
5. Review Chapters 5-9 of the Zoning Ordinance
6. Submission of the Sidewalk Plan to City Council.

Additionally, following the Zoning Audit presentation in December, there will be discussion by the Planning Commission regarding the possible overhaul of the entire Zoning Ordinance in order to incorporate form-based components, clarify ambiguous sections, include emerging land uses, and improve overall user-friendliness.

1 - LOCAL ECONOMY		PARTNERS	TIMELINE	PROGRESS COMMENTS	NEXT STEPS
Background	The economy of Escanaba and Delta County has long been dependent on natural resources, waterborne industry and manufacturing. However, these industries have shrunk and the region needs to broaden and diversify its economic base. Job growth in the region has been in sectors that offer lower wages than those in the manufacturing industry. In order to spark growth in new economy industries the region must attract and retain an educated workforce. The waterfront location and historic character of the City should be used as part of an asset-based strategy to attract visitors, residents, and businesses. In particular, the City needs to attract and retain young residents in order to sustain its economy.				
GOAL	BUILD ON THE UNIQUE ASSETS OF THE COMMUNITY TO GROW AND DIVERSIFY THE LOCAL ECONOMY				
Objective 1.1	<p>North Shore Waterfront Redevelopment - Diversify land uses along the industrial waterfront to accommodate public access, mixed-uses, and other waterfront related uses. The north shore waterfront has been repeatedly identified by community members as a priority for enhanced development and redevelopment.</p> <p>Community members felt that measures should be taken to identify new north shore waterfront opportunities which accommodate a diversified mix of land uses that not only enhances and preserves an industrial working port but also enhances the public enjoyment of the Bay, exposure to the working waterfront and provides opportunities for public access, open space an expanded public use. Many expressed concern that the area is underutilized and that some portions of the north shore appear to be blighted in need of clean up and better integrated into the downtown.</p> <p>In 2010, the City adopted a North Shore Redevelopment Plan for the waterfront in which it identified opportunities for enhanced maritime industrial development, potential land re-purposing, increased opportunities for waterfront public access, open space and expanded public use.</p>	<p>Planning Commission DDA Brownfield Authority Business Owners Delta County MEDC</p>	Long		
Action E1	<p>Compatible Maritime and Waterfront Uses - Seek, encourage, and foster a balance of uses and activities on the waterfront that are compatible with a working port and the broader goals of the community. Opportunities for waterside public access, open space, and the expansion of public use of the waterfront include improvements such as viewing platforms, piers, street ends, and non-motorized trails where feasible, or other physical improvements to improve the character and utilization of the waterfront should be explored. Develop form-based zoning standards that support waterfront redevelopment due to the irregular property line layouts.</p>			<p>Some progress on re-development of Old Jail/Waterfront project.</p> <p>No progress on form-based zoning standards.</p>	
Action E2	<p>North Shore Property Acquisition - Should property within the near north shore zone within the downtown area become available, and the should the City have an opportunity to acquire it, steps should be taken to purchase or acquire the property and work with the community and the private sector on a development and infrastructure plan which will meet the needs of maritime and recreational water dependent activities that has the potential to increase the overall economic value of the community with new investment that will stimulate the revitalization of the waterfront, provide new jobs, revenues, public amenities and other benefits to the community.</p>			No progress	
Action E3	<p>Relocate Civic Buildings - The evolution of the waterfront from its beginning to the present reflects Escanaba's colorful history. The waterfront will always serve as a repository for memories of past events, but it must also continue to evolve so that a balance is maintained between continued maritime activities, public activities, and the unique history of the area. Over time, the Delta County Jail and Chamber of Commerce have become less than desirable uses on valuable downtown waterfront property. These facilities should be relocated to a site better suited to these uses and the two (2) properties should be repurposed for private development opportunities and new investment which has the potential to positively impact the revitalization of the downtown area, preserve the maritime water-dependent activities, provide new jobs, increase property values, and provide public amenities and other benefits to the City.</p>			<p>Jail & Chamber of Commerce moved from downtown in 2019.</p> <p>Re-development of the properties into mixed use hotel/condo/retail has been approved in concept and contract negotiations are in progress.</p>	
Objective 1.2	<p>Vibrant Public Spaces - Develop and maintain places for the community to live, work, and play. Investing in public spaces to encourage greater interaction between residents and promote a healthier and more vibrant community is an approach to build communities around places which inspire people to collectively reimagine and reinvent the public spaces they share.</p>	<p>Planning Commission DDA Business owners Community Groups MEDC</p>	Immediate		

Action E4	"Placemaking" Asset Inventory and Assessment - The community should establish placemaking concepts and standards that promote the positive use of public space which has the potential to attract a knowledge-based industry and a talented younger workforce. In recent years the placemaking strategy has been shown to be an effective tool that and catalyst for economic development. Develop an inventory of existing public spaces and assets that capitalizes on community assets, inspiration, and potential for expansion opportunities and improvement opportunities which will contribute to the people's health, happiness, and well-being.			No progress	
Action E5	Community Festivals and Events - Throughout the year, the City and Downtown Development Authority hold public events and festivals that attract residents and visitors into the downtown and waterfront area. Festivals are important because they can help the community to remember important events, bring family and friends together and educate the youth about the history and culture of the community. Continued community events which utilize City's parks, including the Municipal Dock area, should be encouraged and built upon.			WATERFRONT: Rock the Dock (since 2014) 906 Day (since 2018) New Year's Eve Fireworks (since 2012) Fourth of July Celebration Labor Day Parade & Celebration (NEW starting in 2020) DOWNTOWN: Farmers Market (Wed. & Sat. from Memorial Day to Halloween. Started 1877. Fun Run Parade - First Friday in June Sidewalk Sales - Last Sat. in July. Started in 1950s Trunk or Treat - Moved downtown 2 years ago. Christmas Tree Lighting - Since 1980s. Black Friday on Tuesday - Tuesday before Thanksgiving Christmas Parade - Last 50 years.	ONGOING
Objective 1.3	Downtown/Waterfront Linkage - Create strong visual and physical connections between downtown and the waterfront. The Downtown Waterfront area has the strongest potential for mixed use redevelopment which can work in harmony with a working waterfront. The working waterfront along with the public waterfront need to be better connected to the downtown area and surrounding neighborhoods. Development standards are needed which encourage more people to stay longer and visit more often in order to grow and thrive. New development in this area should be integrated into the character of the existing downtown and attractive to the community using "form-based" zoning standards. This would include pedestrian and non-motorized connectors and water uses that rely on the waterfront such retail development, outdoor sporting activities such as fishing and boating or similar uses.	Planning Commission DDA Business Owners	Medium		
Action E6	Public Access - Explore opportunities for constructing a public multi-use facility including viewing area of harbor activities as recommended in the North Shore Master Plan. Connect the viewing platform to non-motorized network. Should the Delta County Jail property be relocated to a different location, that parcel should be developed under this concept.			In progress with the Jail Site Redevelopment Project	
Objective 1.4	Expand Use of the UP State Fairgrounds - Maximize use of the fairgrounds year-round. Collaborate with U.P. State Fair Authority Board to develop a shared vision for the future of the fairgrounds and the surrounding properties.	Delta County Planning Commission	Short		
Action E7	Fairgrounds Expansion and Redevelopment - Develop uses which are designed to keep activity at the fairgrounds on a year-round basis. Efforts to maximize the use of the fairgrounds and their property to a year-round use would be beneficial to not only the City of Escanaba but the Upper Peninsula members which make up the Fairground Board Authority. Work with the U.P. State Fairground Authority Board to establish property uses along the commercial frontage area of the U.P. State Fairgrounds that targets developments and uses, which complement fairground activities such as restaurants, entertainment venues, museums, travel related information centers and specialty small scale, auto dependent retail uses. Work with the Delta County Chamber of Commerce on possibly relocating to this area which is a better suited site for their organizational needs.			Chamber of Commerce/Museum Multi-Use Complex constructed on fairgrounds property in 2019. Events at fairgrounds throughout the year such as RV shows, craft shows, Craft Beer Festival, UP Steam and Gas Engine Show, UPIR races, horse shows, Gun & Knife Show, and more. Planning Commission recommended to City Council the re-zoning of North Lincoln Road to commercial. (Large sections were designation Light Manufacturing previously).	COMPLETED
Objective 1.5	An Attractive and Thriving Downtown - Downtown will be a thriving, vibrant commercial district. Residents have expressed a strong desire for more investment and activity in the downtown.	DDA Business Owners MEDC	Medium		

Action E8	Downtown Organization - The downtown should continue to be organized into functional zones in order to create a critical mass, for not only retail businesses, but for professional offices and services that support downtown living. The encouragement of retail and entertainment anchors in the downtown ties into the reorganization of the downtown in definable districts. Downtowns such as Escanaba have a difficult time competing with regional and franchise stores, but often times excel in specialty retail, restaurants, and entertainment type uses. A modification to the Zoning Ordinance encouraging the reorganization of the downtown from Ludington Park to Lincoln Road into definable districts is recommended. Zoning Ordinances should be revised to enhance street traffic by limiting non-retail first floor uses where practical. Additionally, form-based zoning standards should be adopted to reinforce desired use patterns within the downtown district. The ground floor of downtown buildings should be limited to retail uses and professional services with a retail element when located within the Central Retail District. Where possible, upper floors should be utilized for professional offices and residential units.			Zoning Ordinance Audit in Dec. 2019 confirmed the need to work on this in the near future.	Zoning Ordinance Amendments to expand E3 Central Retail Commercial District, include Mixed Use District, establish front build-to line, and incorporate form-based code elements.
Action E9	Attract Anchor Businesses to Downtown - In order to encourage foot traffic and expand hours, the City in partnership with the Downtown Development Authority should encourage the development of uses and businesses that will attract people into the downtown. This could include retail, entertainment, hotel lodging, owner occupied residential uses such as condominiums and townhomes, convention center, or similar businesses that compliment and support the existing uses in downtown.			-- RaceDriven expanded into downtown location -- Approval of re-development of old jail/waterfront property into mixed use hotel/condos/retail -- Approval of Flats on Ludington multi-family residential	ONGOING
Action E10	Business Incentives - Partner with the State of Michigan in the development and creation of new incentives, such as a point-of-sale tax exemption from sales tax throughout the Downtown Development Central Retail District to encourage and attract new retail businesses to the downtown.			No progress	
Action E11	Re-purpose Signature Building Space -Downtown Escanaba has building designs which are and have been a central and functional part of people's lives for many years after they are built. Should "Signature" properties within the Downtown District become vacant and available, the City in partnership with the Downtown Development Authority, the Delta County Economic Development Alliance and the State of Michigan, should identify opportunities to reclaim and reuse the signature building to increase the overall economic value of the downtown to stimulate and revitalize the downtown.			1 Redevelopment Priority Site Identified & marketing package created (House of Ludington)	Identify at least 2 more Priority Sites for marketing packages
Action E12	Evening Activity - Partner with the Downtown Development Authority on an initiative which encourages businesses to extend hours of operation to meet the needs of residents who work during the day or live in downtown Escanaba. Encourage and recruit new entertainment downtown that will draw people to the area into evening hours utilizing such structures as the former Delft Theater (907 Ludington Street), the former Michigan Theater (811 Ludington Street), the former Northern Michigan Bank (723 Ludington Street), the former Remax Building (623 Ludington Street) and the Caron property (630 1st Avenue South).			Michigan Theater has new owners putting together business plan to access MEDC funding for historical restoration into movie theater/arcade.	Process other listed properties as Redevelopment Priority Sites.
Action E13	Aesthetic Improvements - Continue to pursue opportunities to enhance the downtown streetscape including the side streets from Ludington Street to 1st Avenues North and South from 5th Street to Stephenson Avenue to reflect the vibrant heritage of this Great Lakes City. Improve safety on these local and major streets for pedestrians, bicyclists and motorists; improve movement efficiency for pedestrians, bicyclists and motorists; substantially enhance the aesthetic appeal of the streets for residents, as well as travelers and first-time visitors to the area; improve sidewalks, crosswalks and other structures for pedestrians and bicyclists; including landscaping, lighting, and signage improvements which are in line with the Escanaba's downtown historical designation.			No progress	Apply for CDBG IR project funding by Feb. 14, 2020.
Action E14	Maintain Historic Character - Utilize grants and incentive programs to encourage the maintenance and adaptive reuse of historic structures.			Lofts on Ludington Redevelopment (completed) Flats on Ludington Redevelopment Project (in process) Continued utilization of Façade Program - 6 completed in 2018 - 3 currently in progress Numerous OPRA districts approved (27)	
Action E15	Non-Motorized Infrastructure - Provide safe pedestrian crossings across Ludington Street and implement traffic calming strategies.			No progress	

Action E16	Attract and Retain Young Professionals and Entrepreneurs - Market the City's assets, such as educational system, affordability, cost of living and access to major outdoor recreational opportunities in order to attract and retain people in their prime working years. Expanding the non-motorized network and becoming a greener walkable community would also help to attract a younger workforce.			No progress ???	
Action E17	Escanaba Heritage Walking Tour - Develop a heritage walking tour of the historic downtown area and parts of the City of Escanaba which showcase historic buildings, homes, events and landmarks that make Escanaba special.			No progress	
Objective 1.6	Grow the Tourism and Recreation Sectors - Capitalize on natural resources and local character to attract tourists year-round. Expand tourism resources, grow complementary businesses, and promote the community to attract more visitors to the community throughout the year.	Delta County EDA Business Owners MEDC	Medium		
Action E18	Community Marketing - Promote the City's cultural, historical and natural outdoor recreational resources. Tie marketing to programs such as the State of Michigan's Pure Michigan campaign where possible.			CGI Videos created	ONGOING
Action E19	Community Ambassador Programs - Recruit and train staff and volunteers at tourism related businesses to be ambassadors for the community in order to direct people to local recreational resources, outdoor activities and tourism related uses. Additionally, partner with the Delta County Chamber of Commerce, Delta County Economic Development Alliance and the Escanaba Downtown Development Authority in training local business leaders to be community ambassadors in the promotion of the City when traveling.			No progress	
Objective 1.7	Retrofit Outdated or Underutilized Properties - Encourage alternative uses for outdated, underutilized, or vacant structures. Underutilized commercial spaces could be revitalized through the development of new uses that would bring people and activity into commercial zones.	Planning Commission	?		
Action E20	Reuse Vacant Structures - Revise the Zoning Ordinance to encourage creative reuses for underutilized commercial spaces that have the potential to increase the overall economic value of the community with new investment that will stimulate the revitalization of the City, provide new jobs, revenues, public amenities, and other benefits to the community. This could include increasing density guidelines and pedestrian and green infrastructure development standards.			-- Several vacant storefronts at the mall have been filled (Hobby Lobby, Marshall's, Harbor Freight) -- New Dialysis Center at old Family Dollar --Race Driven in old dealership downtown --Uhaul in old Kmart --PC approved multi-family housing at 1601 Ludington	Inventory all vacant structures (downtown and Lincoln Road Corridor). Decide which to include in Redevelopment Priority Site marketing packages.
Objective 1.8	Brownfield Redevelopment - Utilize tax incentives to promote brownfield redevelopment. Use the incentives associated with the brownfield redevelopment program as a method to redevelop environmentally distressed sites. Use this program in conjunction with the Obsolete Property Rehabilitation Act (OPRA) to increase taxable valuation and job creation opportunities in the City. Because Escanaba is a (core) community, it should continue to use the tax abatement incentives offered through OPRA.	Brownfield Authority	Medium		
Action E21	Brownfield Plan Implementation - Continue to implement the City's brownfield redevelopment plan. Seek grant funding for brownfield redevelopment as needed.			There have been 9 Brownfield plans submitted in recent years, 7 of which have been completed.	ONGOING
Objective 1.9	Support Local Manufacturing Industry - Manufacturing business are a key component of the local economy and provide many jobs to area residents.	Delta County EDA Dept. of Commerce EDA MEDC MTEC Bay College Michigan Works	Immediate		
Action E22	Technical Assistance - Partner with the Delta County Economic Development Alliance, the Downtown Development Authority, Michigan Economic Development Corporation, Central Upper Peninsula Planning and Development organization and the Next Michigan Superior Trade Zone in providing technical assistance and support to businesses and activities that has the potential to increase the overall economic value of the community with new investment that will stimulate and revitalize the local manufacturing base.			EMP & HJR (19th Ave N) have both received Industrial Property Tax Abatements	ONGOING

Action E23	Workforce Development - Promote partnerships between local industry and educational institutions such as Bay College, MTECH and Escanaba Area Public Schools to ensure an adequate workforce pipeline is trained and available to support businesses and activities that have the potential to increase the overall economic value of the community, stimulate and revitalize the local manufacturing base..			No progress	
Action E24	Industry Recruitment - Partner with the Delta County Economic Development Alliance, the Downtown Development Authority, Bay College, MTECH, Michigan Economic Development Corporation, Central Upper Peninsula Planning and Development organization and the Next Michigan Superior Trade Zone to recruit new industry to the community.			No progress	
Objective 1.10	Secondary Business District Development - Enhance business districts throughout the community in order to provide for a wide array of retail, office, and other commercial uses in the city.	Delta County MDOT	Long		
Action E25	Regional Retail - Accommodate big box retail development in the area west of Lincoln Road between 3rd Ave and 9th Ave North.			Meijer & Aldi	Work on street expansion/infrastructure for 9th Avenue North west of North Lincoln Road and North 26th Street between 3rd & 9th Avenues North
Action E26	Next Michigan Superior Trade Zone Business Park at the Delta County Airport – The Industrial Park located at the Delta County Airport should be developed as a Next Michigan Superior Trade Zone Industrial Park which encourages a multi-model mix of uses for private develop opportunities and new investment which has the potential to positively impact the manufacturing base within the community, provide new jobs, increase property values and provide public amenities and other benefits to the City of Escanaba and Delta County. A specialized form- base zoning district should be created for the purpose of accommodating multi-modal transportation, light manufacturing, research and development plants, warehousing, and similar clean industries.			No progress	
Action E27	Northtown Business District Improvements - This neighborhood has an ethnic heritage that should be capitalized on. The area has a defined business district and well-maintained homes. Efforts to improve and enhance the business district should be implemented. Improvements should include the construction of an off-street public parking areas, facade updates, and standardized signage regulations.			No progress	

2 - HOUSING		PARTNERS	TIMELINE	PROGRESS COMMENTS	NEXT STEPS
Background	The City's historic and affordable housing make home ownership in the City attainable for young families. Traditional neighborhood design makes the eastern portion of the City highly walkable. Citizens have expressed concern about the growing number of rental properties and their condition. Additionally, while there is ample supply of rental housing, much of it is unattractive for young professionals. The majority of housing in the City is detached single family housing. There is a growing market for additional types of housing including townhomes and condos.				
GOAL	ENCOURAGE THE PROVISION OF AN ADEQUATE SUPPLY OF AFFORDABLE, WELL-MAINTAINED, SAFE HOUSING THAT IS CONSISTENT WITH THE NEEDS OF THE LOCAL POPULATION.				
Objective 2.1	Expand Housing Variety. Attract new housing development that will meet the needs of a changing housing market. More housing choices will attract new residents as well as accommodate an aging population.	MSHDA CUPPAD UPCAP	Immediate		
Action H1	Housing Variety Modifications - New Development - Housing variety modifications to the City's Zoning Ordinance should be made which encourages the development of a variety of housing types such as owner-occupied townhomes, owner-occupied condominiums and mixed uses. A variety in the housing styles will allow all age groups to find housing based on lifestyle conditions and remain in the City. The 2016 Target Market Analysis done for Delta County by Land Use USA indicates the market for single-family homes in Escanaba is saturated and that there is an unmet demand for owner-occupied townhomes, condominiums and mixed use housing units.			No progress	PC goal for 2020 includes discussion on adding mixed use district. Other potential PC discussion for: - Accessory Dwelling Unit expansion - Townhouse/condominium placement
Objective 2.2	Protect the Character of Historic Neighborhoods. The City's historic housing stock is an asset that should be protected. The historic stock of residential structures is an asset to the community and sets it apart from the surrounding townships. Maintaining the quality and unique character of historic homes adds to Escanaba's unique sense of place and should be protected. Include schools in home tours to educate young residents about local history. Efforts to manage this unique resource should be a priority for the community.	Historic District Commission Planning Commission DDA Delta County Historic Society	Short		
Action H2	Asset Inventory - The City's Historic Commission should undertake a formal inventory of historic homes and structures in the community to support the development of various historic districts within the community.			No progress	HDC to undertake inventory & recommend establishment of additional historic districts. HDC is applying in early 2020 for technical assistance in surveying for a residential historic district between Lake Shore Drive, South 7th Street, and 1st Avenue South
Action H3	Neighborhood Historic Overlay - The area between 1st Avenue South, South 7th Street, and Lake Shore Drive should be designated as an historic overlay district, which means it poses a high concentration of historic structures deserving to be preserved for the community. The City's Historic Commission should undertake the task of creating a neighborhood historic overlay district in this area which would provide a basis for the City to manage the appearance of the exterior of new structures and significant additions to structures within this area. The overlay district would not be a local historic district, but a zoning tool used to preserve the architectural and historic integrity of the neighborhoods.			No progress	PC goal for 2020 includes discussion on creating a historic overlay district.
Objective 2.3	Neighborhood Enhancement - Address blight and maintain the quality and stability of residential neighborhoods. Through the public survey, residents expressed a strong desire to see the consistent enforcement of property maintenance codes to reduce blight in residential neighborhoods. In particular, the properties in the first three blocks off of Ludington Street between Ludington Street and 3rd Avenues North and South and between North and South 9th Streets to Lincoln Road are a concern and in need of enhanced code enforcement efforts and infrastructure improvements along with the development of home ownership programs designed to increase the property values and stabilize the older traditional neighborhoods of the community.	City Code Enforcement UPCAP	Short		
Action H4	Neighborhood Code Enforcement - The uniform application of code enforcement activities focused on blight control and exterior maintenance of property has long term benefits for neighborhoods and the community. The key to neighborhood stability is home ownership. The application of a proactive code enforcement program will dampen the trend to convert owner occupied properties to rental properties, which tend to degrade the stability of a neighborhood.			Code Enforcement moved under the umbrella of the Public Safety Department in July 2019. Separation of Code Enforcement from Planning & Zoning allows for more directed blight control efforts.	ONGOING

Action H5	<p>State and Federal Programs - The City should pursue funding and regulatory tools to address blight in the community. The HUD Neighborhood Stabilization Program exists to help stabilize communities that are struggling to maintain high levels of home ownership. Additionally, the State of Michigan also offers grants to address blight and improve the quality. Programs to improve the energy efficiency of local housing could also be a useful strategy to reduce utility consumption costs and thus improve housing affordability for low income residents.</p>			No progress	
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3 - NATURAL RESOURCES AND FEATURES		PARTNERS	TIMELINE	PROGRESS COMMENTS	NEXT STEPS
Background	The natural features and beauty of the area contributes to the quality of life enjoyed by local residents. Additionally, the health of the local ecosystems creates benefits enjoyed by area residents, such as a thriving walleye fishery and wildlife populations, clean beaches, clean air and beautiful scenery. The quality of the natural resources of the area also draws recreational tourists to the community.				
GOAL	SUSTAIN THE QUALITY OF THE CITY'S NATURAL RESOURCES FOR THE ENJOYMENT OF FUTURE GENERATIONS				
Objective 3.1	Protect the Quality of Little Bay de Noc - Proactively manage resources to protect the quality of the Bay. The Bay is a vital asset to the region that sustains the economy and quality of life for residents. Expanding the use of green infrastructure to mitigate run-off will sustain the quality of this resource into the future.	Community Groups Planning Commission Public Works	Medium		
Action N1	Green Infrastructure - Revise site development guidelines to improve stormwater management practices. Although development standards already require stormwater management, additional guidelines that encourage impervious surfaces and low-impact development practices would improve environmental sustainability.			No progress	
Objective 3.2	Sustain Healthy Ecosystems. Manage natural systems to promote environmental quality and sustainable economic development.	Planning Commission Community Groups	Medium		
Action N2	Wetland Management - A 2008 study of wetlands in the City identified wetland areas and assessed their quality. The City should develop a formal wetland management plan to guide wetland banking and mitigation.			No progress	
Action N3	Sustainable Resource Management - The integrity of forested areas owned by the City are assets that should be preserved for the enjoyment of future residents.			Westside Recreation Area Natural Resource and Recreation Report completed January 2019	
Action N4	Invasive Species Mitigation and Management - The City should develop a formal plan to manage invasive species in the community.			Currently treating for emerald ash borer. Treatment has been done in the past for phragmites and Eurasian milfoil. Need to develop a formalized plan.	
Action N5	Environmental Education - The City should partner with Bay College to develop educational resources, lectures, and events to increase public awareness of environmental and sustainability issues in the community. In the long term, this could tie into Bay College's development of a sustainability education center.			Bay College offers a certificate in sustainability. City Assessor has certification.	

4 - LAND USE & ZONING		PARTNERS	TIMELINE	PROGRESS COMMENTS	NEXT STEPS
Background	Previous plans and regulations for the City have resulted in separated land uses and auto-centric development. Due to the inertia of land use, changing the existing pattern of development to foster pedestrian scale development and economic diversity is a long term goal that will be achieved incrementally.				
GOAL	LAND USE REGULATIONS WILL SUPPORT A WIDE RANGE OF DEVELOPMENT THAT ENCOURAGES A MORE VIBRANT, SUSTAINABLE, AND HEALTHY COMMUNITY				
Objective 4.1	Strengthen Development Standards to Promote High Quality, Sustainable Development . Community residents have expressed a desire to see the City become greener, more walkable, safer, economically diversified, and a bustling, attractive downtown commercial district.	Planning Commission	Short		
Action L1	Zoning Revisions - Include form based or performance standards in the zoning ordinance for some of the City's land-use districts to drive development that is aligned with community goals. This could include the reduction of parking standards and lot setbacks and increasing density around downtown.			PC had Form-Based Code training in June 2019. No actions taken yet to make specific changes to zoning ordinance.	Undertake a major revision of Zoning Ordinance as a result of the Zoning Audit done in 2019

5 - COMMUNITY FACILITIES AND SERVICES		PARTNERS	TIMELINE	PROGRESS COMMENTS	NEXT STEPS
Background	The City provides vital services that support both businesses and residents. Although the City has thus far been able to provide efficient, reliable, and safe services, investments into aging infrastructure systems are needed to ensure future use.				
GOAL	THE CITY WILL CONTINUE TO PROVIDE QUALITY AND AFFORDABLE SERVICES THAT SUPPORT ECONOMIC DEVELOPMENT, PUBLIC HEALTH, EDUCATION, AND WELL-BEING.				
Objective 5.1	Ensure the Reliability, Efficiency, and Sustainability of Municipal Utilities.	Public Works Community Partners	?		
Action C1	Infrastructure Funding - Continue to aggressively pursue state and federal funds to maintain the aging water, sanitary and storm water systems. Use results of SAW funded study to guide future investments.			(No updates received)	Applying for CDBG-IR funding for Ludington Street project in 2020
Objective 5.2	A More Engaged Community. Encourage citizens to become more involved in community and economic development.	Community Groups City Boards/Commissions City Council	Immediate		
Action C2	Utilize Person to Person Communication - Ask people who plan on coming to public meetings to reach out and bring others along. Community leaders could hold cottage meetings to talk about a particular issue or opportunity.			Held town hall meetings to help public understand the need to increase water rates.	ONGOING
Action C3	Social Media - Continue to use social media as a tool to communicate with a broad audience.			Planning & Zoning Department starting to use Facebook more to inform public of P&Z-related issues and to collect feedback in surveys.	ONGOING
Action C4	Public Participation Plan – Educate civic leaders, business leaders and community members on the "Escanaba Community Participation Plan."			Currently in the process of being updated.	After adoption, distribute as indicated and implement intentionally

6 - RECREATION		PARTNERS	TIMELINE	PROGRESS COMMENTS	NEXT STEPS
Background	The City's parks and recreation are highly valued by residents and contribute greatly to the quality of life in the City. Additionally, the recreation system and community events attract visitors to the City and support recreation based tourism. Continuing to invest in parks and recreation is vital to the future of the community.				
GOAL	ESCANABA'S RECREATION SYSTEM WILL ENHANCE THE ENJOYMENT AND HEALTH OF RESIDENTS AND CONTRIBUTE TO THE UNIQUE CHARACTER OF THE COMMUNITY				
Objective 6.1	Recreation Facilities will Meet Community Needs. Pursue opportunities to expand the uses of recreational facilities to more ages and abilities.	DNR Recreation Advisory Board Planning Commission	Medium		
Action R1	Universal Access - improve the accessibility of recreation sites and facilities in order to meet the needs of an aging community.			Continuing efforts to improve accessibility to West Side Recreation Area (Natural Resource & Recreation Report - January 2019)	Received \$3,000 from Hannahville 2% and will be working on submitting a permit to the DEQ for culverts, boardwalks and bridge work. Permit will be good for 5 years.
Action R2	Regional Resource Coordination - Coordinate the development of recreational facilities and non-motorized paths with other communities and institutions in Delta County.			CUPPAD is working on a Delta County wide non-motorized pathway plan.	Several meetings took place. Grant award of \$3,840 from Hannahville 2% funding - waiting on CUPPAD to complete
Action R3	Placemaking - As stated in Objective 1.2 Vibrant Public Spaces, Action E4 and E5. Utilize recreational and cultural resources to strengthen the City's unique sense of place. Recruit more events in existing parks throughout the year.			Worked with the Chamber of Commerce, Visit Escanaba, DDA and Bonifas Art Center to come up with projects when funding is made available	Continue to work with various groups when funding becomes available.
Action R4	Utilize the Bay - Continue to use Little Bay de Noc and Lake Michigan as bountiful recreation resources. In addition to watersports and fishing, this also includes migratory bird fly-way viewing opportunities.			Commoncoast continues to work with the migratory bird initiative. A kayak lift is listed in the Five Year Recreation Plan.	The marina should also be involved in this project and we will work with them to ensure coordination of efforts.
Action R5	Embrace Winter - Promote winter sports activities along the lakeshore and on the lake. Seek opportunities for winter events.			We tried winter events in the past and the success is always based on the weather.	
Action R6	Youth Activities - Create more recreation opportunities for both young children and teenagers. Develop indoor winter activities for pre-school age children.			The Civic Center is for ages 4th - 12th grades.	
Action R7	Water Access for Non-Motorized Watercraft - Provide non-motorized boat launch access for canoes, kayaks, sailboats, and other non-motorized watercraft.			A kayak lift is listed in the Five Year Recreation Plan. The marina should be involved with this project.	
Action R8	Dog Park - There is a continued popularity and routine requests to have an outside, fenced in area for a dog park that is safe and secure. A dog park should be developed in partnership with K-9 interested community members which will allow secure areas for both small and large dogs and would include features as benches, picnic tables, garbage receptacles, animal waste dispensers and potable water.			Completed in 2019.	COMPLETED
Action R9	Danforth Hill Ski Area - The Danforth Hill Ski area off of 19th Avenue North is being utilized as a temporary parking lot to gain access to the snowshoe trail and cross country ski trail loops. This area should be developed into a more permanent access point with permanent parking which includes amenities such as seating and signage. The access on North 30th Street to the snowshoe trail and loops #1 and #2 of the ski trail should be eliminated due to topographical property restraints (wetlands) and vehicle traffic safety concerns.			The North 30th Street trail access has been terminated. Two trailheads are available at the Comfort Suites parking lot on Ludington Street and the 19th Avenue North access. Grant funds continue to be sought to expand upon this area, along with seeking volunteers for the work. A DEQ permit will be submitted in the near future for trail work.	Ongoing to expand upon the area.

Action R10	<p>Trail Connections - The community would benefit from connections to motorized and non-motorized trail networks in the region. These types of trails are shown to have many benefits, including economic development. A trail to connect central Escanaba to Bay College and to nearby communities would be an asset that would be valued by residents and tourists. Additionally, amenities, such as better signage and parking at trailheads where appropriate, would improve the use of the trail network.</p> <p>As part of the City of Escanaba Non-Motorized Pathway System Master Plan, a 10' wide pathway system should be designed and engineered to include project costs for the following "missing" links:</p> <ol style="list-style-type: none"> 1. Willow Creek Road between 8th Avenue South to 3rd Avenue North approximately 5,200 feet. 2. Municipal Dock to North 4th Street approximately 1,400 feet. 3. North 10th Street from 1st Avenue North to 3rd Avenue North approximately 1,400 feet. 4. 3rd Avenue North from North 10th Street to Stephenson Avenue approximately 2,700 feet. 5. Stephenson Avenue to Sheridan Road, 3rd Avenue North to 8th Avenue North approximately 2,600 feet. 6. Sheridan Road to City limit approximately 7,200 feet. 7. North 26th Street and 16th Avenue North to North 26th Street to Danforth Road approximately 1,500 feet. 8. 5th Avenue South from South Lincoln Road to Ludington Park approximately 6,200 feet. 9. Lake Shore Drive from Ludington Park to M35 approximately 11,000 feet. 			A \$1.1 million project will be completed in 2020 which will tie the entire north side of the City limits together, along with incorporating Bay College. Items number 8 and 9 are complete through a CUPPAD Placemaking grant in 2018.	Sections will continue to be worked upon once grant funding is made available.
Objective 6.2	<p>Pursue Additional Funding to Support the Development and Maintenance of Recreation Sites. Utilize grants, crowdfunding, and other alternative funding sources to support the recreation system.</p>	MDOT DOT MEDC DNR Community Sponsors	Short		
Action R11	<p>Recreation Plan - The City should maintain an up-to-date DNR approved recreation plan in order to remain eligible for state funding sources.</p>			The current Five Year Recreation Plan expires in 2021. Work will be conducted in 2020 to ensure the plan is in place prior to the deadline.	Will be working with CUPPAD to engage the public and finalize the Five Year Recreation Plan.
Action R12	<p>Community Funding - The City should explore opportunities for crowdfunding to support capital projects and a sponsorship program to help support the parks and recreation system.</p>			Consideration of crowdfunding was done with regards to the Ludington Park tennis courts to make them universal use with tennis and pickleball.	Continue to explore.

7 - TRANSPORTATION		PARTNERS	TIMELINE	PROGRESS COMMENTS	NEXT STEPS
Background	Escanaba is a major transportation hub for rail, road, air, and shipping networks. Reduced funding for road maintenance has affected local road quality. Community members have expressed concerns about the safety and connectivity of non-motorized networks.				
GOAL	ESCANABA WILL HAVE A SAFE, EFFICIENT, AND SUSTAINABLE TRANSPORTATION NETWORK THAT MEETS THE NEEDS OF RESIDENTS AND BUSINESSES				
Objective 7.1	Transportation Networks Will Support Efficient Travel and Sustainable Land Use Patterns. Make improvements to the transportation system that promote safety, non-motorized connectivity, transit development, and efficient land use.	MDOT DOT DATA	Long		
Action T1	U.S. 2/41 Plan Implementation - Continue to implement the recommendations identified in the 2009 U.S. 2/41/M-35 Access Management Plan to improve safety and pedestrian connectivity as well as the aesthetic character of the corridor. The plan U.S. 2/41 plan prioritized actions that should be taken along the corridor to improve safety for pedestrians and bicyclists including the installation of pedestrian traffic devices, connections to non-motorized transit network, and the development of commercial clusters that are easily accessible to these types of users.			Ongoing	
Action T2	Expand the Traditional Street Grid - When new development occurs along the fringe areas of the community, the City should take the appropriate measures to extend the traditional street grid pattern into these areas. This pattern has been shown to be the most advantageous means of evenly distributing traffic within a neighborhood and community.			Ongoing	
Action T3	Washington and Lincoln Intersection - Redesign the intersection at Washington and Lincoln Streets as a gateway to Downtown Escanaba. The project could be partially financed through MDOT.			No progress	
Action T4	Danforth and Lincoln Intersection Reconfiguration - Make a geometric change in the intersection configuration at US-2 and Danforth Road to accommodate truck-turning radii, and enhance the intersection to serve as major gateway into the Escanaba community and US-2 regional business district and improve safety for pedestrians, bicyclists and motorists and improve movement efficiency for pedestrians, bicyclists and motorists.			No progress	
Action T5	Railroad Viaducts - Seek funding and permission to redesign railroad viaducts along Lincoln Road to safely accommodate non-motorized users.			Ongoing	
Action T6	Sidewalks - Expand existing sidewalk network. Create pedestrian connections between parks and recreation facilities as well different land use types.			PC & CC met in 2019. PC Sidewalk Committee & Eng. Dept. completed a sidewalk inventory and are forming a plan to present to CC.	Submit Sidewalk Plan to CC
Action T7	Pedestrian Access to Bay College - Create a safe non-motorized connection to the YMCA and Bay College Campus.			Large northside bike path project in 2020	
Action T8	Visual Enhancements: The 2003 U.S. 2 Corridor Visual Enhancement Plan should continue to be implemented to address safety and aesthetic issues along the route. Many of the issues and strategy in the plan are still issues of concern for area residents. The plan includes recommendations to improve the corridor, including reducing curb cuts, providing continuous sidewalks, limiting new billboards, installing distinctive streetlights and banner mounts, planting street trees, developing pocket parks at available parcels, and remove frontage parking where possible. Image 13-7 illustrates a conceptual image of what these improvements would look like.			Ongoing	

Action T9	Construction of 9th Avenue North Connection (Between Lincoln Road and North 30th Street) – The City continues to grow to the west and very developable commercial property needs to be opened up for future larger scale commercial developments. Expansion is needed so that additional property can be developed which adequately and safely can handle increased traffic and traffic congestion away from North Lincoln Road. This is a continuation of a phased approach to construction in developing a grid of streets and utilities for future economic growth in the area. Capital improvement funds, special assessments, grant funds and State of Michigan Act 51 funds should be pursued to achieve this goal.			Insufficient ROW to construct. Would be funded by special assessments/grants	
Action T10	Construction of North 26th Street Connection (Between 6th Avenue North and 9th Avenue North) – The City continues to grow to the west and very developable commercial property needs to be opened up for future larger scale commercial developments. Expansion is needed so that additional property can be developed which adequately and safely can handle increased traffic and traffic congestion away from North Lincoln Road. This is a continuation of a phased approach to construction in developing a grid of streets and utilities for future economic growth in the area. Capital improvement funds, special assessments, grant funds and State of Michigan Act 51 funds should be pursued to achieve this goal.			Waiting on construction of 9th Avenue North first	
Objective 7.2	Seek Alternative Funding Sources. Pursue grants and other non-traditional sources to maintain or enhance roads and non-motorized networks.	MDOT DOT	Short		
Action T11	Street Maintenance Funding - Investigate alternative methods to fund street maintenance programs. Collaborate with other municipalities to seek funds for developing a regional non-motorized trail network.			Ongoing	
Action T12	Corridor Improvement Authority - Institute a corridor improvement authority along U.S. 2/41 , which would function similarly to a DDA to improve the functionality and business climate along the highway.			No progress	