


Suggestions made during Open House sessions: Cross Village Township, Pellston, Mackinaw City, Bear Creek Township, and Little Traverse Township				
	Page #	Comment	Suggestions	Action Taken 9/10/08
1	Ch 1 P 6	Confusing	These include: current development activity, <b>character of development (i.e. how a development fits within the community)</b> , viewshed analysis, <b>development of character type</b> , and transportation framework.	Changed as suggested.
2	Ch 1 P 11	Alarming statistics showing a 30% drop in the population living in cities of Petoskey and Harbor Springs. I'd like to see limits on LDR & MDR development – our open spaces are some of our richest resources, and developing in those areas encourages sprawl and lack of economic stimulation downtown!		Accomplished by FLUM. Concentrating growth close to urbanized areas. – No change.
3	Ch 2 P 30	Add Mackinaw Historic Village and McGulpin Point as Cultural Resources	<u>Mackinaw Historic Village</u> In 2004 the Mackinaw Area Historical Society (MAHS) created a partnership with the Village of Mackinaw City to create a Historic Village at 501 Wilderness Park Drive. The Village of Mackinaw City owns the 43 acres of land and buildings. The MAHS provides the energy for the restoration work and programming. The MAHS also collects, catalogues, and owns the artifacts used in the buildings. Eleven structures, a baseball field, a road, and a parking lot are all planned for the site over the next five years. The structures will include a pest house, ice house, storage building, school, church, privy, maple sugar shack, lumber mill, clothes pin factory, depot, and pavilion.	All three changed as suggested.
4		<u>McGulpin's Point</u> In 2008, the Emmet County Board of Commissioners purchased the McGulpin's Point Lighthouse, a historically significant feature and property in northern Emmet County. The lighthouse is located on just over 9 acres 2 miles west of Old Mackinac Point Lighthouse near the Mackinaw City village limit. Constructed in 1869, the lighthouse served as a beacon for 37 years before being decommissioned and sold to a private land owner. Acquiring the property for public ownership will ensure the preservation of the lighthouse for everyone. Emmet County intends to replace the original light and lantern room, and return the current residence into a museum dedicated to the history of McGulpin's Point Light and the surrounding McGulpin family land claim. The McGulpin Point Light will shine across the Straits for the first time since 1906.		
4a	Ch 2 P 30	Recommendation made during the CPAC Meeting of 9/10/08.	<u>Harbor Springs Area Historical Society</u> Since its inception in 1990, the Harbor Springs Area Historical Society's mission has been to preserve this area's history for future generations. In 2003, HSAHS embarked upon the renovation of the original City Hall, built in 1886 as the Emmet County seat. This Victorian-era building, located in close proximity to other historically significant buildings on Main Street, was adapted to house a history museum and opened in the Fall of 2008. The museum features exhibits, hands-on activities, and a research library.	
5	Ch 2 P 34 & Ch 5 P 66	Septic systems around lakes are faulty – add language to protect the lakes.		P 66 #8 & 9; P 34 Goal #1, Objective #3, St. #4 – no change.
6	Ch 2, P 29	Suggest sentence to provide rationale for dune protection.	After 2 <sup>nd</sup> sentence: "Dunes are characteristically unstable, fragile, and prone to erosion by wind, water, and human activity."	Changed as suggested.
7	Ch 2, P 30	Suggest adding Walloon Lake & Mackinaw City to list of destinations for trains	– Para 3, Sentence 3	Changed as suggested..
8	Ch 2, P 30	Sec 2.3.2 recommend adding "literary, historical" to 1 <sup>st</sup> sentence.		Changed as suggested.
9	Ch 2, P 31	Suggest removing the words "Arts Council" – name has changed	To Board of CTA Center – Suggest changing title to "Crooked Tree Arts Center", then "The Crooked Tree Arts Center is a 25,000 square foot restored former Methodist Church. There are two art galleries, a sales shop, a 235 seat theater, classrooms, and studio facilities. The Crooked Tree Arts Council..."	Changed as suggested.
10	Ch 2, P 32	Suggest adding scientific name of Petoskey Stone " <i>Hexagonaria percarinata</i> "	Place in parenthesis after 1 <sup>st</sup> occurrence of "Petoskey Stone"	Changed as suggested.
11	Ch 2, P 32	Suggest keeping spelling of Petosega uniform throughout document	Petosegay shown next to photo of Petoskey Stones (derived from)	No change.

12	Ch 2, P 32	Section 2.3.2 – “Other Cultural Resources” Add: Inland Water Route Historical Society	“The IWRHS was established in the summer of 2004, with a mission to maintain and preserve the history of the Inland Water Route of Northern Michigan. In 2006, the society purchased the old Alanson City Hall, originally built in 1926 and newly renovated. The historic building houses a museum that features an extensive collection of historic photographs as well as books and artifacts pertaining to the fishing, boating, and tourism culture that sprang up along the inland route. The inland waterway connects Crooked Lake to Lake Huron via a series of lakes and rivers, and since the time of the first people, has been an important trade and transportation route.”	Changed as suggested.
13	Ch 2, P33	Agricultural Goal #3 – suggested addition at the end of the sentence	“...and potential for production”	Changed as suggested.
14	Ch 2, P34	Natural Resources Goal #3 – suggest addition at the end of the sentence	“...with emphasis on lands that allow public access to lakes and rivers.	No change made – each potential land purchase may have significance – no emphasis desired.
15	Ch 2, P 34	Possible Agricultural strategy addition	Encourage establishment of facilities to process, package, and distribute local food products.	No change made – potentially not an agricultural facility – addressed with Ag. Strategies #2 & 7.
16	Ch 2 P 34	Agricultural – in line with Objective #1, I’d like to see some Farm-to-School connections (as modeled in the Traverse City area through Taste the Local Difference).		No change made – addressed with Ag. Strategies #2 & 6
17	Ch 2 P 34	Natural Resources Strategy #4 is essential! Our open spaces and our fresh water are why people love this area. As these assets become rarer nationally, they become economically as well as culturally valuable. I’m concerned about proposals for development near Crooked Lake, but I like that the Master Plan seems to focus on preserving aspects of Emmet County that make it unique (strategies #7 & 8 are great).	No changes proposed.	Comment only. No change made.
18	Ch 2, P 35	Cultural Resources Strategy # 2 - Possible addition	“history and literary organizations”	Changed as suggested.
19	Ch 2, P 35	Add “literary” to the mix of strategies. The Michigan Hemingway Society is based in Petoskey and works with the history museum to preserve his legacy. Annually MHS brings 100 people to Petoskey for a weekend of tours and programs that focus on literature and local history as it regards Hemmingway. Also do Elderhostel and other programs with CMU.	Add “Literary” where appropriate in Strategies 2-6	Changed as suggested.
20	Ch 3, P38	3.3.8 Golf – written for economic contribution	Re-write to address recreational impact. Change “economical” to “recreational”	Changed as suggested.
21	Ch 3, P 36	No explanation of Safe Routes to Schools 	Safe Routes to School This federally funded program, administered by the State of Michigan is offered to schools from Kindergarten through Middle School (grades K-8). The program offers funding to provide safe access for students to bike or walk to school. The State of Michigan administers the program and indicates that Safe Routes to School (SR2S) is an international movement to make it safe, convenient and fun for children to bike and walk to school. Safe Routes to School initiatives help ease traffic jams and air pollution, unite neighborhoods, and contribute to students' health and readiness to learn in school.	Changed as suggested.

22	Ch 3, P 38	Section 3.3.10 – Discrepancy in interpretation	Suggested review of statute. Suggest: “Legislation has passed (PA 240 of 2008) allowing the legal use of county roads for ATVs and ORVs. The new legislation allows the County Board of Commissioners to adopt an ordinance authorizing the use of ATVs and ORVs on the maintained portion of one or more roads within the County. If an ordinance is adopted by the County Board of Commissioners, the County Road Commission may close a road to the operation of ATVs and ORVs citing environmental or public safety issues; however, they may not close more than 30% of the total linear miles of roads located within the County. Townships may close all roads within their township to the use of ATVs and ORVs. Also, within one year from the active date of this legislation, township boards may adopt an ordinance to open roads within their township to the operation of ATVs and ORVs. Presently there are no public lands designated for ATV and ORV use in Emmet County. Due to the overlap of authority, it is recommended that entities work together in the spirit of intergovernmental cooperation.”	Revised content reviewed by Brian Gutowski Changed as suggested.
23	Ch 4, P 47	4.8.6 – suggest eliminating “vast assortment”	Re-write: “...offers nearly a dozen programs and incentives to help Emmet County residents find the work they need.”	Changed as suggested.
24	Ch 4, P 52	Objectives #7, 8 & 9 – address utilities, housing & transportation – not addressed in the chapter	Move to appropriate chapter or add supporting sections as rationale. Suggest removal, as these strategies are covered in the appropriate chapters.	Changed as suggested.
25	Ch 4, P 52	Section 4.11.7 Economic Development/Boating Top O’ Michigan Marathon. This event is unique and has tourism as well as historical/cultural value. Emmet County gets good publicity from this event.	“For 60 years, Emmet County has been the turn-around point in the Top O’ Michigan Marathon Nationals, the longest-running stock outboard boat marathon in the nation. The 85-mile course covers waters from Mullet Lake to Crooked Lake via the Crooked River. Initially, the race took place on a single day, but today the event – billed as the “world’s toughest outboard race” – covers two days. Racers flock to the marathon in part because it has become one of the last remaining long-mileage races in the country. It is the only race still held on a natural waterway; this adds a degree of difficulty that requires drivers to maneuver their craft around winding curves, through rough lake chop, over sand bars and submerged trees. Nearly 120 competitors, their families, and countless spectators visit Emmet County each year to attend the marathon.	This is an “event” – staff recommendation not to add events to the Plan. Too many events to cover them all, and they’re ever changing. No change made.
26	Ch 4, P 52	Add to Section 4.11.7 – Economic Development/Boating – Little Traverse Yacht Club Regatta. This event is unique and has tourism as well as historic/cultural value.	Little Traverse Yacht Club Regatta: “For 97 years, the Chicago Yacht Club Race to Mackinac has been one of three major regattas to turn the sailing world’s eye toward northern Michigan. The second event is the 84-year old Bay View Yacht Club Port Huron to Mackinac race. The third is the 48-year old Little Traverse Yacht Club Regatta, which gathers sailors from the two previous races for a weekend of competition sailing on Little Traverse Bay. The LTYC regatta is also a thrilling spectator sport; find a viewing spot from the bluff in Harbor Springs or Petoskey State Park and watch the colorful spinnakers unfurl on a downwind run across the bay. Or, just stroll the docks in Harbor Springs for an up-close and personal look at some of the finest sailboats in the world.”  Little Traverse Sailors: “Little Traverse Bay is a sailing magnet, drawing world-class skippers to enjoy the clear blue water, relatively consistent winds, and sailing camaraderie that has become part of the culture of Emmet County. Little Traverse Yacht Club is the anchor of the sailing tradition here. Their Little Traverse Sailors program has been a leader in teaching youth and adults how to sail for 53 years, providing the opportunity to develop the skills and confidence necessary to enjoy the sport of sailing. All Little Traverse Sailors programs operate from the shoreside facilities of the Little Traverse Yacht Club in Harbor Springs. Students work through a ranked sequence of skills and knowledge which take them from Seaman Third Class through Skipper and Junior Leader. This program emphasizes safety, fun, and learning. Graduates of Little Traverse Sailors may grow up to compete on the world stage that every summer, puts a spotlight on Harbor Springs.”	This is an “event” – staff recommendation not to add events to the Plan. Too many events to cover them all, and they’re ever changing. No change made.
27	Ch 4, P 52	Pellston Regional airport provides a great economic benefit to Emmet County.	4.12 Airports	Staff recommends adding paragraph. Harbor

			Two airports exist within Emmet County, one is the Pellston Regional Airport and the second is Harbor Springs Municipal Airport; both are outlined in further detail in the Transportation chapter of this Master Plan. Contributing to the region's quality of life, these airports give the residents, seasonal residents, and vacationers of Emmet County the ability to travel anywhere in the world quickly and safely. The economic impacts of these two airports are felt throughout the region as plainly identified in the information supplied by the Michigan Department of Transportation - Bureau of Aeronautics. A report dated August 19, 2008 by the Bureau of Aeronautics looked at the economic impact of the Pellston Regional Airport for 2007, recognizing that the total local impact from airport activities is the creation of 251 local jobs and \$27.5 million to the region's economy.	Springs airport statistics have been requested. Changed as suggested.
28	Ch 4, P 53	Strategies #8, 9, 10, 11, 14, 17 – address issues not covered in the chapter	Move to appropriate chapter or add supporting sections as rationale.	Suggest removal of #17 and add the attached new Section 4.12 Changed as suggested.
29	Ch 5, P 56	Section 5.2.2 – Village of Alanson does not have their own sewage system – (2 <sup>nd</sup> paragraph).	Suggest revision	Addressed with comment #30. Changed as suggested.
30	Ch 5, P56	Section 5.2.2 – 2 <sup>nd</sup> paragraph – confusing	Remove the phrase after the colon in the 2 <sup>nd</sup> sentence.	Changed as suggested.
31	Ch 5, P 64	5.4.12 Fire Departments – suggest adding the fact that rescue services (EMS) interact with fire departments. Those services are offered by several fire departments within Emmet County.		Addressed in last sentence P 64; 5.4.12. No change made.
32	Ch 5, P 64	Section 5.4.14 Questions: What did the transfer station consist of when it was first built? Was the transfer station built on a former township landfill? Which township? Did county purchase the land or did township donate it? Where is it located?	Possibly answer the questions and expand the section.	Changed as suggested.
33	Ch 5, P 65	Of the waste stream, what portion is recyclables being recycled?	Of the waste stream in Emmet County, during the second quarter of 2008, it is estimated that 34% was recycled.	Changed as suggested.
34	Ch 5, P 65	What percent of the recyclable waste stream is actually being recycled? (that we have the ability to recycle)	Based on the EPA report "Characterization of Municipal Solid Waste in the United States, 1997 Update" roughly 46% by weight of the solid waste stream is recyclables currently accepted. By volume, most residents of Emmet County can recycle 50-75% of their household waste stream.	Changed as suggested.
35	Ch 5, P 66	Utilities Strategy #9 add "wetlands"	"Prevent and control pollution of surface, wetlands and subsurface waters by regulating the location, construction, installation and alteration of public and private sewage systems."	Changed as suggested. Suggest including the terms "surface water" and "subsurface water" to glossary.
36	Ch 5, P 66	Utilities Add a strategy ...be ready to implement safe and efficient strategies as quickly as possible to reduce our dependence on traditional power sources:	"Continue to amend our utility code, as new developments occur in alternative energy development for solar, wind, fuel cells, bio fuels and other energy sources that will be economical and resource friendly for Emmet County residents and commercial operations."	Addressed by Ch 5, Strategy #13, suggest adding "...generators, and other alternative "resource friendly"..." Changed as suggested.
37	Ch 6, P 68 & 78	Transportation – is access management addressed – study being conducted by MDOT	Suggest adding at the bottom of pg 68 (middle column) – "...congestion, including identifying the need for an access management study along US-31, US-131, and M-119. Information from the 2007 study..." P 78 Sec 6.20 – last paragraph, add: "...operations, and developing an Access Management Study for US-31, US-131, and M-119." Add a strategy: "Support efforts to create an Access Management Study along US-31, US-131, and M-119."	Changed as suggested.
38	Ch 6, P69	6.4.4 Last sentence confusing	If the cities are main traffic generators; then US-31 provides access to them. If not, define "generators". Suggest: "US-31 also provides direct access to the City of Petoskey, Villages of Alanson, Pellston, and Mackinaw City."	Changed as suggested.
39	Ch 6, P69	6.4.5 suggestions made	End of 1 <sup>st</sup> paragraph add "..., Mancelona and Kalkaska."	No change made.
40	Ch 6, P69	6.4.5 – 2 <sup>nd</sup> paragraph – suggest replacing the words after serves with:	"...as the gateway to local businesses, tourist destinations, and residential areas."	Changed as suggested.
41	Ch 6 P 73	6.10.1 – Northwest AirlinK does not offer service to Minneapolis.	Confirmed with airport manager. Remove sentence.	Changed as suggested.
42	Ch 6, P73	6.10.1 – repeated information – not transportation related – see notes on page	Remove duplicate paragraph.	Changed as suggested.

43	Ch 6, P 72	Indian Trails Bus line – does not go to Charlevoix.	Verified – suggest removal of sentence. Eliminate middle sentence. Add “numerous” after “between”	Changed as suggested.
44	Ch 6, P 75	Recommend to the Friendship Center, Living Room and Straits Regional Ride that they combine their transportation resources so that they do not duplicate routes and efforts.	Suggest: “Identify existing transportation services and consolidate resources in order to eliminate duplicate routes.” Recommend adding a strategy. Also addressed on P 82, Strategy #10.	Changed as suggested.
45	Ch 6, P 81	Add an objective to allow for dependable maintenance of the Crooked River lock for this busy water way; and allow for erosion control on the lakes, streams and wetlands that are controlled by the lock.	“Continue to maintain and improve the water travel system in Emmet County.” Followed by strategy: “Seek Emmet County control over the Crooked River Lock.”	Addressed through Intergovernmental Cooperation, Goal #1, Strategy # 2 & 8. No change made.
46	Ch 7, P88	Add strategy.	“Encourage local municipalities to engage in joint purchase of equipment, especially fire fighting equipment, to achieve greater purchasing power, standardization, and interchangeability.”	Addressed in Ch 7, Strategy #2 & 4 – Add Local Fire Departments to community partners – Ch 10 No change made, except addition to Ch 10.
47	Ch 9, P93-95	Purposes should all begin with action words	To create..., To recognize..., To provide..., To protect..., To preserve..., etc.	Changed as suggested.
48	Ch 9, P 93	9-4 – 2 <sup>nd</sup> to last sentence - Noun-verb confusion – suggest removing sentence	Sentence was added to clarify table – may need to modify sentence. Suggest removal of “Because the map crosses jurisdictional boundaries, it considers County wide land uses to help establish a coordinated and sustainable development pattern. Each residential category reflects a range of density represented by type on the Future Land Use Map. Because a density is not assigned to commercial/industry categories, they are not identified in Table 9-2.” Replace with: “The Future Land Use Map crosses jurisdictional boundaries and because of this, county-wide land uses are considered to help establish a coordinated and sustainable development pattern. An example of this is the residential categories, which were chosen to reflect the range of densities within multiple zoning jurisdictions. These residential ranges are represented by type on Table 9-2.”	Changed as suggested.  Also, add densities to Future Land Use Map.
49	Ch 2 or 9	Master Plan should express a “stronger” position for future planners regarding the protection and conservation of all water resources.	Strategy: A. “Identify, map and protect all water resources – surface, ground and wetlands.” B. Identify, correct and strengthen deficiencies in our ordinances regarding all water resources. C. Study and educate ourselves in water protection ordinances in neighboring counties, states and federal regulations. Implement strategies in our code that are based on current, proven methods or policies that conserve and protect our water resources.	Addressed in Ch 2, Natural Resources Strategy 4 –deficiencies will be addressed in the Zoning Ordinance revision to follow. No changes made.
50	Ch 9	Strategies 11 & 16 are very important.		Agreed. No changes made.
51	Ch 10 P101	Broadband – high speed internet – needed in outlying areas	Change to priority 1 – Discussion needed.	Changed as suggested.
52	Ch 10	Add Boy Scouts, Girl Scouts, Youth groups, Friendship Center	Friendship Center included in the Council on Aging - others too broad.	No changes made.
53	Appendix A	Wolverine Stages Zoning “Mixed Use” narrow strip need more land for aviation related businesses – zoning was turned down before (by Del Road), land site prices high, seasonal business survival, mixed use N of airport – light industrial zoning needed – no off-air car rentals because of land cost.	Suggest changing mixed use to industrial east of Pellston Regional Airport on US-31 and extending north, doubling the length of the zone. Either change Mixed Use to Commercial and make no other changes or change to Mixed Use ½ mile N of current mixed-use and change Mixed use to Industrial.	Discussed – many vacant industrial sites – no need to change. No change made.
54	Appendix A	Public Lands Legend – Commercial Forest is not “public land” – should Conservancy owned/controlled lands be included – perhaps overlay map is where these should be identified	<b>9.4.10 Public/Quasi-Public (P)</b> The Public/Quasi-Public category includes state forests and publicly owned lands other than parks. It also includes privately owned properties open to the public, i.e. Commercial Forest and Little Traverse Conservancy owned properties. Uses may include schools, cemeteries, libraries, utility services, airports, and other facilities owned by public entities.  Purpose: To provide a variety of recreational lands and services to residents and visitors. This land use category does not include privately owned recreational facilities, such as churches, golf courses, or similar uses.	Changed as suggested.

55	Appendix A	North side of Crooked & Pickerel Lakes – prefer med density to high density shown – follow-up comment – perhaps stronger protection from run-off or overbuilt environments should be incorporated rather than lower the density.		Changes made to FLUM – also to address in Zoning Ordinance.
56	Appendix A	Little Traverse Township – see Memorandum dated August 26, 2008 – 6 suggestions		Changed FLUM as suggested.
57	Appendix A	West Traverse Township – see Memorandum dated August 26, 2008 – 8 suggestions		Changed FLUM as suggested.
58	Appendix B	Add the word “Overlay” on the map title		Consider during Zoning Ordinance updates.
59	Appendix B	Separate types of Viewsheds: View corridor, View sites, View sheds	Different levels of protection or regulation needed for different types of views. Perhaps change title to “View Overlay”.	To be addressed in Zoning Ordinance.
60	Appendix B	Add arrows indicating the direction of the view.	Done.	Changes made to overlay map.
61	Comment	Should be able to use on-street parking in calculating parking requirements (Cross Village)	Review parking standards – minimize impact on environment while providing adequate accommodations for parking	Review during Zoning Ordinance revision.
62	Comment	Golf Courses should be a “Special Use” in the Zoning Ordinance, rather than a “Permitted Use”	Will evaluate this suggestion during review of the Zoning Ordinance.	Review during Zoning Ordinance revision.
63	Comment	Regarding big box development – I’d like to see more investment in revitalizing boarded up shops downtown than in building additional big box stores. The big boxes won’t feed our community economy...and the more they sprawl, the more the residences sprawl too.		Addressed by encouraging in-fill development; mixed use; brownfield redevelopment. No changes made.
64	Comment	Add Pickerel/Crooked Lake Association as a community partner.	Example: Priority 2, #5	Requested input from PCLA.
65	Comments	Make all comments received during open house sessions available on-line	Done.	Placed on-line 9/2/08. Updated 9/11/08.
66	Comment	Consider the implication of large scale agri-business uses on natural resources, land use and economic development in Emmet County.		Right to Farm Act – may be able to be addressed in Zoning Ordinance. No changes made.
67	Comment	Scenic views seem to have little mention in goals, objectives and strategies throughout the draft document despite the fact that 97% of residents support its value. Certainly the natural topography of Emmet County is unique to the lower peninsula of Michigan and a “key” asset to recreation, natural resources, economic development and land use. Scenic views should be considered from all perspectives, including the views from water to the land as well as land to water and land to land.	Difficult to clearly identify – difficult to protect – protection of natural resources identified throughout the plan.	Needs further discussion. Also see #59 above.
68	Comment	Recreation – as we rush to develop and built trail systems throughout Emmet County, all trail uses should be considered and trails designated by compatible uses. Obviously some trail uses (including water trails) such as walking, running, hiking, bicycles, motorized trail bikes, ATVs, snowmobiles, cross country skiers, snowshoeing, horseback riding; and water uses for kayaks, canoes and boats do not always mix with one another and require unique and differing physical characteristics.		Understood. No changes made.
69	Comment	Future transportation studies should consider the MSU Seasonal Tourism Survey data when planning for transportation needs – they more accurately reflect the influx of traffic during peak times.	Provide a copy of the study to MDOT and ECRC with a cover letter stating the recommendation.	Staff to execute.
70	Comment	Should HARBOR, Inc. “Build-out Analysis” be used in the Master Plan?		Numbers are not realistic for planning purposes on a regional scale.
71	Comment	Board of Commissioners should, at a minimum, explore the possibility of public transportation.	Addressed in Strategy #4, 9 & 10 and Objective #6 – Chapter 6	No changes made.