



Planning Commission
Annual Report
2020

I. MEMBERSHIP

| Planning Commission Members | | Term Expiration | Attendance | Training Hours Logged (4 required) |
|-----------------------------|--------------------|-----------------|------------|---------------------------------------|
| Chair | Christine Williams | 06/01/22 | 7/8 = 88% | 30 |
| Vice Chair | James Hellermann | 06/01/21 | 5/8 – 63% | 2 |
| Secretary | Paul Caswell | 06/01/23 | 7/8 = 88% | 20 |
| Deputy Secretary | Brian Black | 06/01/21 | 7/8 = 88% | 0 |
| Commissioner | Dominic Benetti | 06/01/23 | 8/8 = 100% | 4 |
| Commissioner | Mark Hannemann | 06/01/23 | 5/5 = 100% | 2 |
| Commissioner | Richard Clark | 06/01/22 | 6/8 = 75% | 13 |

Due to several resignations from the Planning Commission in 2020, and difficulty in filling the vacant seats, the City Council chose to reduce the number of members from nine to seven on 8/6/20.

II. MEETING SCHEDULE

| Meeting Type | Jan. 9 | Feb. 13 | Mar. 12 | Apr. 9 | May 14 | Jun. 11 | Jul. 9 | Aug. 13 | Sep. 10 | Oct. 8 | Nov. 12 | Dec. 10 | Total |
|------------------------|-----------|------------|------------|-----------|-----------|------------|-----------|------------|------------|-----------|------------|------------|----------|
| Quorum | Q | Q | Q | | | | | Q | Q | Q | Q | Q | 8 |
| No Quorum | | | | | | | NQ | | | | | | 1 |
| Cancelled | | | | C | C | C | | | | | | | 3 |
| Special Meeting | | | | | | | | | | | | | 0 |

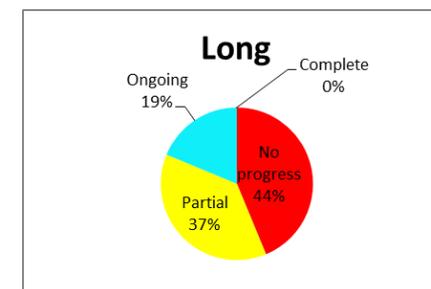
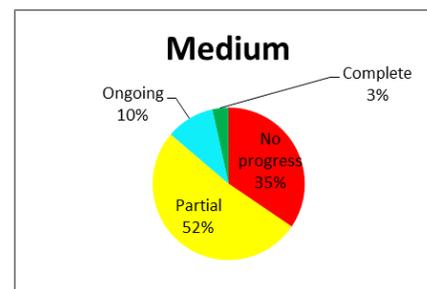
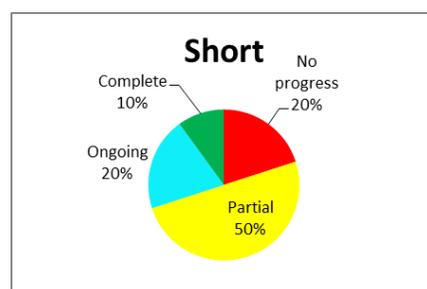
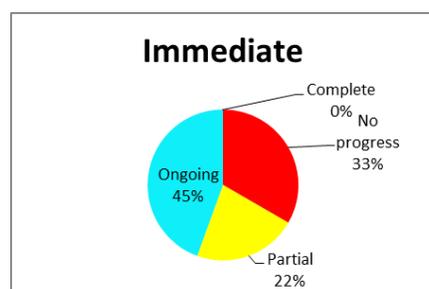
Several meetings were cancelled due to COVID-19, and then resumed in a virtual format for the remainder of the year.

III. MASTER PLAN REVIEW

The current Master Plan was adopted in 2016, but until 2020 there had been little effort to implement the recommended action items within the plan. One of the goals of the Planning Commission for 2020 was to develop a work plan to systematically work toward achieving Master Plan goals. However, the onset of the pandemic caused the cancellation of multiple meetings and required dealing with other urgent issues with its remaining time during the year. As a result, a strategic work has not yet been developed. It is intended that this goal will be moved forward to take place during 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 | Transport | Total | % | Change from previous year |
|-------|---|-----------|----------|-------------------|----------|-----------------------|------------|-----------|-----------|-------------|---------------------------|
| | No Progress | 11 | 1 | 3 | 0 | 0 | 1 | 6 | 22 | 33% | ↓ (5%) |
| | Partial Completion | 10 | 3 | 2 | 1 | 1 | 10 | 2 | 29 | 44% | ↑ (4%) |
| | Complete | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 3% | None |
| | Ongoing (no definable completion point) | 5 | 1 | 0 | 0 | 3 | 0 | 4 | 13 | 20% | None |
| | 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 | <p>2019 – 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.</p> <p>2020 – Proposed budget request to overhaul Zoning Ordinance was denied, but will be requested again for 20/21 budget.</p> |

| | | |
|---|---|---|
| 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); Ongoing upgrades to water lines with Lead Pipe Replacement project. 2020 – No significant changes noted. |
| Have there been instances when the Planning Commission or elected body has departed from the plan? | X | 2020 - Yes – City Council denied re-zoning and approval of a large multi-family housing development. |
| Are the goals and priorities of the plan in sync with the goals and priorities of appointed and elected officials? | X | 2020 – Multi-family housing project that would have support the goal to increase housing variety was rejected by the City Council. |
| Does the plan address the location and types of land uses frequently requested? | X | 2019 - Added self-storage units as permitted uses in Light & Heavy Manufacturing districts. |
| Have there been other studies completed that change the relevancy of the plan? | X | The Recreation Master Plan will begin the revision process in early 2021. |

The COVID-19 pandemic resulted in the cancellation of some Planning Commission and other city board/commission meetings so that there continues to be limited progress toward reaching the goals, objectives, and actions of the Master Plan. It is recommended that the 5-year review of the Master Plan be undertaken at some point in 2021.

IV. CAPITAL IMPROVEMENT PLAN REVIEW

| STATUS UPDATES ON CIP PROJECTS BUDGETED IN 2020/2021 | | | |
|--|---|----------------|------------------------------------|
| Department | Project Description | Budgeted 20/21 | Status |
| Water/Wastewater | Water Main & Service Replacements Replace water main and services as needed due to age, integrity, and state mandated rules and regulations. | \$1,500,000 | In Progress. |
| Water/Wastewater | Sewer Main, Manhole, and Lateral Rehab Replace or repair sewer main, repair or replace manhole structures, remove inflow and intrusion of the collection system as needed due to age and integrity, according to federal & state mandated rules and regulations. Focusing on highway crossing & maintenance on manholes that are identified with the AMP to reduce I&I. | \$500,000 | In planning stage, but in process. |

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|-------------------|--|----------|---|
| Water/Wastewater | Effluent/Bypass/De-Watering Pump Purchase a pump capable of providing capacity (~1.2 MGD) requirements to avoid spending \$800,000.00 on the required "fixed" effluent pumping station at the outfall of the Wastewater Plant; in accordance to the needs of the upcoming WWTP Improvement project. Pump will also double as a by-pass pump in times of sewer repairs, and triple as a de-watering pump for City construction projects in areas of ground water. | \$90,000 | In process. |
| Water/Wastewater | Fire Hydrant Painting Paint existing fire hydrants throughout the city. | \$80,000 | No action this year as a means of reducing costs. |
| Water/Wastewater | 23rd Avenue Lift Station Automatic Generator Purchase and install an on-site automatic emergency back up generator to power the lift station at times of power failures. | \$65,000 | In process. |
| Water/Wastewater | Replace Ludington Street Lift Station Automatic Generator Purchase and replace an existing on-site automatic emergency back-up generator to power the lift station at times of power failures. | \$65,000 | In process. |
| Water/Wastewater | Distribution Service Vehicle Purchase an additional distribution service vehicle to support additional staffing due to Lead Service Line Replacement activities. | \$60,000 | Purchased; procuring tools and equipment. |
| Water/Wastewater | Lake Shore Drive Lift Station Improvements Replace existing lift station structure and install new pumps with a rail-style mounting system. | \$50,000 | In process. |
| Water/ Wastewater | Turbidity Meter Replacement Replace existing turbidity meters at water plant, and integrate with SCADA as per EPA & state rules and regulations. | \$35,000 | In process. |
| Water/ Wastewater | Replace & Upgrade Chlorine Distribution Panel Purchase and replace roto-meters and plumbing on the distribution panel in the chlorine room in conjunction with construction of the WWTP Improvement Project. | \$30,000 | In process. |
| Water/ Wastewater | Chlorine Scale Replacement Replace existing Chlorine Scales at Water Plant. | \$30,000 | In process. |
| Water/ Wastewater | Water Plant Mag Meter Replacements Replace existing water meters (4" & 16") at Water Plant, and integrate with the current SCADA program. | \$25,000 | In process. |
| Water/ Wastewater | Automatic Flushing Stations Purchase and install automatic flushing stations on the distribution system on dead-end water mains in order to improve water quality and lower disinfection by products within the distribution system. | \$20,000 | In process. |

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| Water/ Wastewater | Replace & Upgrade Chemical Feed Pumps Purchase and replace existing Ferric Chloride chemical feed pumps. | \$15,000 | In process. |
| Water/ Wastewater | Tools for Distribution Van An additional distribution service vehicle will need to be stocked with an assortment of tools to allow separate crews to work independently of each other. | \$4,500 | In process. |
| Water/ Wastewater | Water Meters Current Water Meters throughout the City have exceeded their life expectancy and require replacement. | \$220,000 | Delayed due to COVID. |
| Water/ Wastewater | Sanitary Sewer Repair - CIPPL - 2nd Ave South (S. 14th Street to S 16th Street) The sanitary sewer line at 2nd Avenue South from South 4th Street to South 16th Street (which is 4,187 linear feet of pipe) will be relined by using a cured in place pipe lining. | \$203,250 | Completed, cleaning up loose ends. |
| Water/ Wastewater | Sanitary Sewer Repair - CIPPL - South 22nd Street (LSD to 23rd Ave. S.) The sanitary sewer line at South 22nd Street from Lake Shore Drive to 23rd Avenue South (which is 3,085 linear feet of pipe) will be relined by using a cured in place pipe lining. | \$186,600 | Completed, cleaning up loose ends. |
| Water/ Wastewater | Phase I Garage Addition @ WWTP Additional storage space is required to shelter the equipment of both Departments. | \$180,000 | Completed, cleaning up loose ends. |
| Water/ Wastewater | Sanitary Sewer Repair - CIPPL - 22nd Street (1st Ave N. to 3rd Ave. S.) The sanitary sewer line at 22nd Street from 1st Avenue North to 3rd Avenue South (which is 2,808 linear feet of pipe) will be relined by using a cured in place pipe lining. | \$137,200 | Completed, cleaning up loose ends. |
| 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 on 1st Ave South between South 7th Street and South 8th Street 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 | Completed. |
| 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 | Removed. This section was able to be lined instead of being replaced during the CIPP work. |
| | | | |
| Recreation | Tennis Court Replacement - Ludington Park Replacement of the Ludington Park Tennis Courts (four courts total). Proposal would be reconstruction to have universal courts with pickleball and tennis. | \$100,000 | Completion in Spring 2021. Additional funds are also being sought. |

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|--------------|--|-------------|--|
| Recreation | Non-Motorized Pathway Improvements As part of the City of Escanaba Non-Motorized Pathway System and also will be included in the Delta County Non-Motorized Master Plan, connecting gaps in the City's current non-motorized pathway system include the following: - Bike path on the north side | \$50,000 | Completion in Summer 2021 |
| Recreation | Splash Park A grant is being sought for a splash park to replace the Webster Wading Pool. The Webster Wading Pool continues to have great maintenance concerns and a splash park at this site will provide a great opportunity for something new and fresh. The splash pa | \$0 | The City and the School just approved a land swap at property located at Webster Park. Administration will be applying for a DNR Grant for funds for a splash park in Spring 2021. |
| Recreation | Civic Center - Window & Kitchen Upgrades The west side of the Civic Center is in need of window replacement (\$25,000). The current kitchen is State of Michigan certified, however, upgrades need to be made to replace appliances (\$36,000). | \$0 | Civic Center windows are in need. However, a kitchen remodel was recently completed in Fall 2020. |
| Public Works | Ludington Street Reconstruction - Phase 1 & 2 Designed streetscape and upgrade all utilities of the East Ludington Street Corridor from Stephenson Avenue to 2nd Street - Phase 1 in 20/21. | \$2,500,000 | No action; IR Grant application was unsuccessful. |
| Public Works | Resurfacing & Curb Repair - Major Streets Routine resurfacing and curbing repairs as required on major streets. (Separate project for local streets.) | \$775,000 | Ongoing |
| Public Works | Resurfacing and Curb Repair City Wide – Local Streets Routine resurfacing and curbing repairs as required on local streets. (Separate project for major streets.) | \$400,000 | Ongoing |
| Public Works | Sidewalk Repair & Maintenance Routine repair and maintenance of existing sidewalks. | \$12,000 | Ongoing |
| Public Works | Roundabout - 3rd Avenue North & North 30th Street & Passing Lane With increased development in this area, traffic has also increased. Construction of a roundabout will ease congestion at this intersection. Additionally, a passing lane will be added on North 30th Street (at 6th Avenue North). | \$0 | Category F Grant application pending. |

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| Electric | Advanced Metering Infrastructure An Advanced Metering Infrastructure (AMI) system would allow the Water Department and Electric Department to conduct meter reading in a seamless and unified manner within the city. It will also allow better monitoring of the system, including outage response, voltage monitoring, load management, and automated meter reading. | \$1,500,000 | Information gathering. Purchase likely in 2021. |
| Electric | West Side Substation The underground cables leaving the West Side Sub are nearing the end of their useful life and they need to be replaced. Additionally, we need to upgrade the relays and replace the circuit switcher with a breaker. | \$900,000 | In process. |
| Electric | Bucket Truck 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. | \$250,000 | In process. |
| Electric | Power 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 | Replaced 80+ poles in 2020. |
| Electric | URD Replacement There are a number of runs of underground primary cables on the system that are at or have exceeded their expected life. These cables need to be replaced before they fail. | \$200,000 | In process. |
| Electric | Light Pole Replacement - Ludington Street 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.. | \$80,000 | In process. |
| Electric | Street Light Replacement Now that LED technology has proven itself to be reliable and is affordable, we are changing all City-owned lights to LED. | \$80,000 | Replaced 100+ lights in 2020. |
| Electric | Solar Generation Phase 2 This addition would increase the energy and capacity we produce, thus lowering the amount we would have to buy. Our first solar generating facility has been successful, so it is worthwhile to add more generation. | \$0 | Completed in May 2020. |
| Electric | Ford River Underground 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. | \$140,000 | In process. |

| | | | |
|----------|---|----------|--|
| Electric | Electric Department Security System The existing security system has had numerous issues the past few years and a new system is needed. | \$5,000 | In process. |
| DDA | Market Place Commercial Kitchen Upgrade the Marketplace kitchen so it can be utilized as a commercial kitchen by vendors and possible incubator projects. | \$65,000 | In progress, estimated completion May 31, 2021. |
| 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 | On hold pending coordination with Public Works Department. |
| 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 | Completed. |

Departments will begin the submission of project requests for the 2021 Capital Improvement Plan in January, with the anticipation of Planning Commission preliminary review in February/March.

V. ZONING ORDINANCE AMENDMENTS

| Ordinance Description | Planning Commission Action | Date |
|---|---|----------|
| Chapter 20 – Signs | Recommended to City Council a variety of amendments to the sign ordinance. | 3/12/20 |
| Marijuana Zoning Ordinance | Recommended to City Council proposed zoning ordinance regulations for marijuana establishments. | 3/12/20 |
| Chapter 18 – Site Plan & Sketch Plan Standards | Recommended to City Council to NOT remove this Section 1803.2. of the Zoning Ordinance regarding public hearing requirement for all site plans (including those with permitted uses). | 8/13/20 |
| Chapter 15 – Heavy Manufacturing District (“G”) | Recommended to City Council to allow the sale of heavy equipment and trailers as a permitted use by right under Section 1502.1. | 8/13/20 |
| Chapter 2 – Administration, Enforcement, and Penalty (Nonconformities sections) | Recommended to City Council to remove Sections 206-209 and replace with a new section on nonconformities. | 10/08/20 |

VI. DEVELOPMENT APPLICATION REVIEWS

| Project type | Location | Description | Status | Date of Action |
|---------------------------------------|-----------------------------------|--|--|----------------|
| Preliminary R-PUD Concept Review | 500 North 26 th Street | Bay de Noc Apartments | Approved preliminary plan and recommended re-zoning to City Council. | 2/13/20 |
| Site Plan Review & Final R-PUD Review | 500 North 26 th Street | Bay de Noc Apartments | Approved with Conditions: Final plan review and recommendation to City Council for approval. | 3/12/20 |
| Use Approval | 3205 Danforth Road | Use approval for sale of heavy equipment and trailers in G – Heavy Manufacturing district. | Approved | 3/12/20 |
| Site Plan Review | 200 North Lincoln Road | Bay Bank | Approved with Conditions | 10/8/20 |
| Site Plan Review | 1704 Ludington Street | Bobaloon's - Addition | Approved | 10/8/20 |

VII. PERMIT ACTIVITY

| Permit Type | Number Approved | Value | Number Denied | +/- from 2019 (Number Approved) | +/- from 2019 (Value) |
|---------------------|-----------------|--------------------|---------------|---------------------------------|-----------------------|
| Commercial New | 1 | \$2,250,000 | 1 | - 50% | -46% |
| Commercial Remodel | 5 | \$974,000 | - | -61% | -67% |
| Residential New | - | - | - | -100% | -100% |
| Residential Remodel | 28 | \$876,628 | 5 | -24% | -91% |
| Demolition | 4 | \$42,500 | - | -66% | -86% |
| Special Land Use | - | - | - | -100% | -100% |
| Change of Use | 7 | - | - | +600% | - |
| Home Occupation | - | - | - | -100% | - |
| Fence | 81 | - | - | +35% | - |
| Sign | 27 | - | 3 | +4% | - |
| Outdoor Dining | 2 | - | - | -33% | - |
| TOTALS | 155 | \$4,143,128 | 9 | -4% | -81% |

As they are considered a type of building permit, rather than a type of zoning permit, Demo Permit approvals were transferred to the Delta County Building Department in mid-2020.

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

| Action type | Location | Description | Status | Date |
|----------------------|-----------------------------------|---|----------|-----------|
| Interpretation | 2929 3 rd Avenue North | Approved a sign permit for a multi-sided sign based upon ZBA interpretation of sign face area calculations. | Approved | 7/27/2020 |
| Dimensional Variance | 1812 2 nd Avenue North | Request for multiple dimensional variances to accommodate an accessory structure. | Denied | 7/27/2020 |
| Dimensional Variance | 928 North Lincoln Road | Request for variance to allow and Electronic Message Center sign within 300' of a residential district. | Denied | 12/07/20 |

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

| Category | Action | Date |
|------------------------------|--|---------|
| RRC Certification | Approved moving forward with Redevelopment Ready Community (RRC) re-certification. | 2/6/20 |
| Public Participation Plan | Approved the revised Public Participation Plan. | 2/20/20 |
| Zoning Ordinance Amendment | Adopted Ord. #1224 to increase the maximum height allowance under Section 810 of the Zoning Ordinance. | 3/5/20 |
| Zoning Map Amendment | Adopted Ord. #1225 to re-zone multiple parcels along North Lincoln Road corridor and Northtown areas. | 3/5/20 |
| Software Purchase Approval | Approved purchase of software to manage planning and zoning data. | 4/16/20 |
| Re-zoning & Final R-PUD Plan | Denied re-zoning and final project approval of multi-unit apartment complex at 500 North 26 th Street. | 5/7/20 |
| Zoning Ordinance Amendment | Adopted Ord. #1227 to amend Chapter 20 – Signs of the Zoning Ordinance. | 6/4/20 |
| RRC Certification | Approved moving back to the engagement phase of RRC, rather than to re-certification. | 6/18/20 |
| Sidewalk Infill Plan | Held a Public Hearing on the proposed Sidewalk Infill Plan. Postponed action indefinitely. | 7/16/20 |
| Zoning Ordinance Amendment | Adopted Ord. #1235 to reduce the Planning Commission membership to seven. | 8/6/20 |
| Sale of City-Owned Property | Approved sale of city-owned property to BayBank in support of their development project at 200 North Lincoln Road. | 9/3/20 |
| Zoning Ordinance Amendment | Adopted Ord. #1238 to amend Zoning Ordinance Section 1502.1 – Principal Uses Permitted by Right | 10/1/20 |
| Zoning Ordinance Amendment | Adopted Ord. #1239 to amend Zoning Ordinance Section 1803.2 Public Hearing Requirement. | 10/1/20 |
| Zoning Ordinance Amendment | Adopted Ord. #1240 to amend Zoning Ordinance Chapter 2 regarding Nonconformities. | 12/3/20 |

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

- Significant revisions were made to the Zoning Map along the North Lincoln Road corridor and Northtown areas.
- Intentions to review the remainder of the Zoning Map for revisions in 2020 were hindered by the pandemic. New perspectives on potential changes to residential districts to loosen density regulations for housing caused the Planning Commission to delay zoning map revisions until it explores the matter further.

XI. TRAININGS RELATED TO PLANNING, ZONING, AND DEVELOPMENT

| Group | Name | Title | Feb. 6-7, 2020 | March 19, 2020 | April 23, 2020 | May 7, 2020 | May 21, 2007 | May 28, 2020 | June 4, 2020 | June 25, 2020 | July 16, 2020 | August 6, 2020 | August 18, 2020 | August 20, 2020 | September 17, 2020 | September 22 & 24 | November 5, 2020 | November 11, 2020 | November 19, 2020 | N/A | TOTAL TRAINING HOURS |
|---------------------|---------------------|--------------|------------------------------------|---|---------------------------------|----------------------------------|-------------------------------|-------------------------------|--------------------------------|---|--|---|----------------------|----------------------------------|--|-------------------|--|--|--|------------------------|----------------------|
| | | | Zoning Administrator Certification | MSUE "P & Z to Cultivate a Flourishing Food System" | MSUE "Planned Unit Development" | MHPN "Historic Preservation 101" | MSUE "High Water in Michigan" | MHPN "MI Historic Tax Credit" | MSUE "Plan for the Unexpected" | MSUE "Building Trust and Making Better Decisions" | MSUE "The Local Land Division Ordinance" | MHPN "Historic Resources Survey" (Part 1) | "Coastal Resiliency" | MHPN "Community Survey" (Part 2) | MSUE "Land Use Planning for All Generations" | Bicycle Planning | MI Sea Grant Water School "Water Economics & Planning" | "From Exclusive to Inclusive: The Evolving Single-Family Zone" | MI Sea Grant Water School "Water Policy" | Citizen Planner Online | |
| Planning Commission | Williams, Christine | Chair | | | | | | | | | | | | | 6 | 2 | 2 | | 20 | | 30 |
| Planning Commission | Hellermann, James | Vice-Chair | | | | | | | | | | | | | | | | 2 | | | 2 |
| Planning Commission | Hannemann, Mark | Commissioner | | | | | | | | | | | | | | | | 2 | | | 2 |
| Planning Commission | Black, Brian | Deputy Sec. | | | | | | | | | | | | | | | | | | | 0 |
| Planning Commission | Benetti, Dominic | Commissioner | | | | | | | | | | | | | | | 2 | 2 | | | 4 |
| Planning Commission | Caswell, Paul | Commissioner | | | | | | | | | | | | | | | | | | 20 | 20 |
| Planning Commission | Clark, Richard | Commissioner | | | | | | | | | | | | | | | | | | 13 | 13 |
| City Staff | Jordan, Patrick | City Manager | | | | | | | | | | | | | | | | | | | 0 |

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|-------------------------|---------------------|--------------------------|----|---|---|-----|---|-----|---|---|--|-----|---|-----|---|--|---|---|---|--|----|
| City Staff | Spencer, Roxanne | Planning & Zoning Admin. | 20 | 1 | 1 | 1.5 | 1 | 1.5 | 6 | 1 | | 1.5 | | 1.5 | 1 | | 2 | 2 | 2 | | 43 |
| City Staff | Czasak, Scott | DDA Director | | | | | | | | | | | | | | | | | | | 0 |
| City Council | Tall, Marc | Mayor | | | | | | | | | | | 2 | | | | | | | | 2 |
| City Council | O'Connell, Peggy | Mayor Pro-Tem | | | | | | | | | | | | | | | | | | | 0 |
| City Council | Blasier, Ralph | Councilman | | | | | | | | | | | | | | | | | | | 0 |
| City Council | Dubord, Tyler | Councilman | | | | | | | | | | | | | | | | | | | 0 |
| City Council | Moore, Karen | Councilman | | | | | | | | | | | | | | | | | | | 0 |
| Historic District Comm. | Curran, Don | Chair | | | | | | | | | | | | | | | | | | | 0 |
| Historic District Comm. | Fouts, Judith | Vice-Chair | | | | | | | | | | | | | | | | | | | 0 |
| Historic District Comm. | Eisenberger, Suzell | Secretary | | | | | | | | | | | | | | | | | | | 0 |
| Historic District Comm. | Keller, Elizabeth | Commissioner | | | | | | | | | | | | | | | | | | | 0 |
| Historic District Comm. | Lindquist, Karen | Commissioner | | | | | | | | | | | | | | | | | | | 0 |
| Historic District Comm. | Morrison, Monte | Commissioner | | | | | | | | | | | | | | | | | | | 0 |
| Historic District Comm. | O'Donnell, Ellie | Commissioner | | | | | | | | | | | | | | | | | | | 0 |
| ZBA | DeHaan, William | Chair | | | | | | | | | | | | | | | | | | | 0 |
| ZBA | Liss, Jon | Vice-Chair | | | | | | | | | | | | | | | | | | | 0 |
| ZBA | Hannemann, Mark | Member | | | | | | | | | | | | | | | | | | | 0 |
| ZBA | Klem, Joe | Member | | | | | | | | | | | | | | | | | | | 0 |
| ZBA | Renken, Dennis | Member | | | | | | | | | | | | | | | | | | | 0 |
| ZBA | Thorsen, Brian | Member | | | | | | | | | | | | | | | | | | | 0 |

It should be noted that the Zoning Board of Appeals changed their Rules of Procedure at the end of 2020 to include an annual 4-hour training requirement. It is planned for these training hours to take place during the 2021 regular quarterly meetings that were also established

XII. JOINT MEETINGS

A Joint Meeting with City Council, Planning Commission, Downtown Development Authority, and Historic District Commission took place on January 9, 2020. Christopher Germain of the MEDC presented his findings on the City's Redevelopment Ready Community re-certification status.

XIII. PLANNING COMMISSION WORK PLAN FOR 2021

| 2020 Goals | Status |
|--|---|
| 1. Form an implementation plan for adopting Form-Based Code components. | Will be incorporated into discussions in 2021 regarding the possible combination of residential districts to allow a greater variety of housing options throughout the city, focusing more on form-based regulations and less and density restrictions. |
| 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. | A formalized work plan was not developed due to pandemic. Goal will be moved forward to 2021. |
| 3. Revision of the Sign Ordinance. | Phase 1 completed in early 2020. Phase 2 in progress with intent to be completed in early 2021. |
| 4. Complete the Zoning Map revision process for the entire city. | On hold. To be resumed in conjunction with #1 above. |
| 5. Review Chapters 5-9 of the Zoning Ordinance. | Not completed due to pandemic, but is on hold be tied in with #1 above. |
| 6. Submission of the Sidewalk Plan to City Council. | Completed. |
| 7. 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. | Funding removed from 20/21 budget. Will be requested in 21/22 budget. |

2021 Goals/Work Plan

- 1. Determine course of action for loosening restrictions on housing options by possibly combining residential districts, incorporating form-based rather than density-based regulations.**
- 2. Overhaul Zoning Ordinance and Zoning Map based on outcome of #1 and the results of the 2019 Zoning Audit.**
- 3. Perform an in-depth 5-year review of the Master Plan to determine if either minor or significant updates are needed in 2022.**

MASTER PLAN GOALS UPDATE

| 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> | <p>Long</p> | | |
| 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-base zoning standards that support waterfront redevelopment due to the irregular property line layouts.</p> | | | <p>2019: Some progress on re-development of Old Jail/Waterfront project. No progress on form-based zoning standards.</p> <p>2020: Approved Brownfield plan for old jail site on North Shore Waterfront. Awaiting MEDC approval. Purchase, sale, and development agreement has been approved.</p> | <p>Amend Zoning Ord. to incorporate waterfront lines and development 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> | | | <p>2020: City purchased bottomlands on northshore property near jail and from Chamber to Municipal Dock.</p> | |
| 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>2019: Jail & Chamber of Commerce moved from downtown. Re-development of the properties into mixed use hotel/condo/retail has been approved in concept and contract negotiations are in progress.</p> <p>2020: Approved Brownfield plan for old jail site on North Shore Waterfront. Awaiting MEDC approval. Purchase, sale, and development agreement has been approved.</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> | <p>Immediate</p> | | |

MASTER PLAN GOALS UPDATE

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| Action E4 | <p>“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.</p> | | | No progress | |
| Action E5 | <p>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.</p> | | | <p>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)</p> <p>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.</p> | ONGOING |
| Objective 1.3 | <p>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.</p> | Planning Commission DDA Business Owners | Medium | | |
| Action E6 | <p>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.</p> | | | 2020: Development of jail site includes public access to waterfron and continuation of bike path. | |
| Objective 1.4 | <p>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.</p> | Delta County Planning Commission | Short | | |
| Action E7 | <p>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.</p> | | | <p>Chamber of Commerce/Museum Multi-Use Complex constructed on fairgrounds property in 2019.</p> <p>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.</p> <p>Planning Commission recommended to City Council the re-zoning of North Lincoln Road to commercial. (Large sections were desination Light Manufacturing previously).</p> | COMPLETED |
| Objective 1.5 | <p>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.</p> | DDA Business Owners MEDC | Medium | | |

MASTER PLAN GOALS UPDATE

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| Action E8 | <p>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.</p> | | | <p>Zoning Ordinance Audit in Dec. 2019 confirmed the need to work on this in the near future.</p> | <p>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.</p> |
| Action E9 | <p>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.</p> | | | <p>2019:-- 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</p> <p>2020: Additional progress on jail site redevelopment. OPRA approved for Flats on Ludington project.</p> | <p>ONGOING</p> |
| Action E10 | <p>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.</p> | | | <p>No progress</p> | |
| Action E11 | <p>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.</p> | | | <p>2019: 1 Redevelopment Priority Site Identified & marketing package created (House of Ludington)</p> <p>2020: Due to mvoing back to engaged (rather than certified status for RRC, the Redevelopment Priority Site tool is no longer available to the city.</p> | |
| Action E12 | <p>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).</p> | | | <p>2019: Michigan Theater has new owners putting together business plan to access MEDC funding for historical restoration into movie theater/arcade.</p> <p>2020: In preliminary discussions for tax incentives for Michigan Theater.</p> | |
| Action E13 | <p>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.</p> | | | <p>No progress</p> <p>2020 - Applied for, but did not receive CDBG IR funding for streetscape project.</p> | |

MASTER PLAN GOALS UPDATE

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| 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 - 2 currently in progress (2020) Numerous OPRA districts approved (27) 2020: HDC applied for and was approved for assistance with a survey project of the Ogden Triangle residential district, with intentions of creating a local historic district. Project delayed to COVID-19. | Complete Ogden Triangle Survey with assistance from SHPO, then establish a local historic district. |
| 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. | | | 2019 - 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. | | | 2019: 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 2020: Brownfield plan approved for old Super One site. Old Family Dollar building on Ludington Street redeveloped as medical facility. Old Elmer's Restaurant on NLR demolished and re-built as BayBank. Planning Commission has begun serious discussions on housing density standards. | Inventory all vacant structures (downtown and Lincoln Road Corridor). Decide which to include in redevelopment marketing packages. Revise Zoning Ordinance to increase housing density standards. |
| 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 | | |

MASTER PLAN GOALS UPDATE

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| Action E21 | Brownfield Plan Implementation - Continue to implement the City's brownfield redevelopment plan. Seek grant funding for brownfield redevelopment as needed. | | | 2020 - There have been 11 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. | | | 2020: Planning Commission began, and is still in progress with housing variety discussions. | 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. | | | 2020 - Applied for and awarded technical assistancesupport from SHPO in surveying for a residential historic district in the Ogden Triangle area. Due to pandemic, actual activities on project delayed until 2021. | HDC to complete Ogden Triangle Survey and begin process of establishing a local historic district. |
| 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. | | | 2020 - Applied for and awarded technical assistancesupport from SHPO in surveying for a residential historic district in the Ogden Triangle area. Due to pandemic, actual activities on project delayed until 2021. | HDC to complete Ogden Triangle Survey and begin process of establishing a local historic 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. | | | 2020: Two condemnations have been pursued to remove blighted properties. 117 Notices of Violation sent. | ONGOING |

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| 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 | |
|-----------|---|--|--|-------------|--|

| 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. 2020 - Request for budget allocation to do complete Zoning Ordinance revision was denied. | 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. | | | Ongoing process pursued whenever possible funds are made available. 2020: Applying for a SAW grant for water infrastructure. | ONGOING |
| 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. | | | | ONGOING |
| Action C3 | Social Media - Continue to use social media as a tool to communicate with a broad audience. | | | 2020: With the onset of COVID-19, public meetings were conducted via virtual platform with mechanisms for residents to participate virtually via computer or phone. City Council meetings were streamed live on Facebook as well. | ONGOING |
| Action C4 | Public Participation Plan – Educate civic leaders, business leaders and community members on the "Escanaba Community Participation Plan." | | | Updated Plan in February 2020, with another revision in progress to compensate for the removal of the Public Hearing requirement for site plans with permitted uses. | |

MASTER PLAN GOALS UPDATES

| 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. | | | 2019: Continuing efforts to improve accessibility to West Side Recreation Area (Natural Resource & Recreation Report - January 2019) 2020: West Side Recreation Area received \$10,000 from Rotary and \$6,500 from Hannahville 2% to create boardwalks and culverts along the cross country ski trail to allow for all season use. Visit Escanaba, Community Foundation for Delta County and Delta County Non-Motorized Trails contributed funds to purchase a gas powered driver to help with the construction of the boardwalks easier. Volunteers, along with city help have completed Phase I of this project. An EGLE permit was approved and is good for five years. | |
| Action R2 | Regional Resource Coordination - Coordinate the development of recreational facilities and non-motorized paths with other communities and institutions in Delta County. | | | 2019: CUPPAD is working on a Delta County wide non-motorized pathway plan. 2020: CUPPAD has completed an interactive trail worksheet and the grant is considered closed. | |
| 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. | | | 2019: Worked with the Chamber of Commerce, Visit Escanaba, DDA and Bonifas Art Center to come up with projects when funding is made available. 2020: Bonifas Arts Center is working with the City to provide an art structure within Ludington Park. | |
| 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. | |
| Action R5 | Embrace Winter - Promote winter sports activities along the lakeshore and on the lake. Seek opportunities for winter events. | | | 2019: We tried winter events in the past and the success is always based on the weather. 2020: Additional footage is being created for snow shoe trails at the West Side Recreation Area. Boardwalks were also recently installed to promote walking/hiking during winter months at the West Side Recreation Area. | |
| 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 |

MASTER PLAN GOALS UPDATES

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|---------------|--|---|--------------|--|---|
| Action R9 | <p>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.</p> | | | <p>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.</p> | |
| 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. | | | <p>2019: 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.</p> <p>2020: The North City Limits Non-Motorized Pathway will be completed in Spring 2021 (after being pushed back due to COVID-19)</p> | |
| 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> | <p>MDOT DOT MEDC DNR Community Sponsors</p> | <p>Short</p> | | |
| 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> | | | <p>2019: 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.</p> <p>2020: The Recreation Plan will be updated beginning January 2021 with Public Hearings and Recreation Advisory Board meetings. CUPPAD will help facilitate the update.</p> | <p>Will be working with CUPPAD to engage the public and finalize the Five Year Recreation Plan.</p> |
| 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> | | | <p>Consideration of crowdfunding was done with regards to the Ludington Park tennis courts to make them universal use with tennis and pickleball.</p> | <p>Continue to explore.</p> |

| 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. | | | No progress | |
| 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. 2020 - Presented Sidewalk Plan to City Council, who postponed any action due to the pandemic. | City Council to resume consideration of Sidewalk Plan when pandemic concerns subside. |
| 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 | |

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|----------------------|--|-------------|-------|--|---------|
| 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. | | | 2020: Applied for Category F Grant for construction of a roundabout at 3rd Avenue North and North 30th Street. | 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. | | | | |