The background of the slide features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side and bottom of the slide, creating a modern, dynamic feel.

# VILLAGE OF CASS CITY

## Annual Update on Planning & Zoning

**Presenter: Debbie Powell, Village Manager**  
**December 9, 2020**

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the left and right sides of the frame, creating a modern, dynamic feel. The central area is a plain, light grayish-white, providing a clean backdrop for the text.

# Cass City Master Plan Update

# Cass City Master Plan

## Recommended Actions & Strategies

- ▶ Land Use
- ▶ Transportation
- ▶ Residential
- ▶ Commercial/Business Areas
- ▶ Industrial
- ▶ Public Services and Facilities
- ▶ Recreation
- ▶ Natural Features
- ▶ Future Planning

# Land Use Development

The Village will contain an appropriate mixture of residential, commercial, and industrial uses while maintaining the small-town character that makes Cass City unique and a great place to live.



# Land Use Development

Project	Priority	Timeframe	Update
Review site plans, land use, and zoning changes of proposed development projects to ensure that adjacent land uses of the Village are not adversely affected.	A	1-5 Years	-
Utilize buffer areas to separate incompatible land uses, such as commercial and residential uses, to limit potential land use conflicts.	A	1-5 Years	Buffer zones are evaluated with site plans
Control development densities and locations through updated zoning districts and regulations based on the future land use plan.	A	1-5 Years	Planning Commission updating Zoning Ordinance 2020/2021 to update zoning districts
Establish site and building design guidelines to ensure that new development is of a high quality, both in appearance and function.	A	1-5 Years	Planning Commission updating design guidelines for Downtown Corridor



# Land Use Development

# Land Use Development continued

Project	Priority	Timeframe	Update
Provide an appropriate mix of businesses, including industrial, commercial, and office uses that provide employment opportunities and a sound tax base for the Village.	A	Ongoing	-
Direct intensive development to areas where similar uses exist to ensure that the character of residential neighborhoods and quality of environmental features will not be compromised.	A	Ongoing	-
Promote the development of local businesses that reflect the small-town character of Cass City, meet the daily needs of Village residents, and are of a size that is in scale with other uses in the vicinity.	A	Ongoing	Cass City is preparing a marketing plan to reflect the character and culture of the Village. Marketing Plan estimated completion 2020
Maintain the balance between commercial, industrial, and residential land uses to create distinct and attractive districts, which will serve the needs of each use.	A	Ongoing	-



# Transportation

Cass City will offer a safe, well-managed transportation network that accommodates current and future needs of the community while preserving the character of the Village.





# Transportation

Project	Priority	Timeframe	Update
Require road connections between residential areas to ensure new development supports an integrated road system, avoiding detached clusters of housing along collector routes.	B	As Available	-
Maintain and enhance the existing public pathway that extends from the south boundary of the Village to the medical area. Link the path to the downtown and residential areas and clearly delineate and mark the connections.	A	Ongoing	The 2020 M-81 sidewalk project provides a link to the downtown and residential areas
Encourage alternative modes of transportation (including pedestrian, bicycle, ride sharing), where practical, and design that promotes, rather than prevents, their use.	B	As Available	-
Establish design standards for key entryways into the Village, including attractive signage and landscaping, on Seeger Street and on M-81, to inform and welcome visitors.	A	1-5 Years	The Village has collaborated with the Chamber of Commerce to replace existing Gateway signage on M-81 at the east and west entrances to the Village.

# Transportation

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# Transportation continued

Project	Priority	Timeframe	Update
Continue to plan and implement non-motorized transportation facilities, including sidewalks and an expanded pathway system, that promote Cass City as a walkable community. These facilities should link residents to existing pathways and sidewalks, community facilities, schools, and businesses.	A	Ongoing	The Village has a Sidewalk Plan to extend and improve walkability on sidewalk throughout Cass City neighborhoods. This plan will continue the Safe Routes to School sidewalk installation in place.
Investigate options for public transit for Village residents.	C	6-10 Years	-
Require traffic impact studies, where deemed necessary, as part of the development review process for compliance with accepted standards and to determine improvements needed to offset the direct impact of a development.	C	As Available	-

# Residential

Cass City will have a proud community that promotes responsible residential growth and maintains and enhances the small-town character of the Village.





The image is a horizontal collage of two photographs of residential streets during autumn. The left photograph shows a paved road lined with trees displaying vibrant yellow and red foliage. A white diamond-shaped graphic is superimposed over the center of the collage, containing the word 'Residential' in a black, sans-serif font. The right photograph shows a similar street scene with trees in shades of orange and red under a clear blue sky with some clouds. The overall composition suggests a focus on residential environments in the fall.

Residential



# Residential

Project	Priority	Timeframe	Update
Where viable, preserve natural features and open space within residential developments through innovative planning and zoning techniques.	A	As Available	The last subdivision developed in the Village did preserve natural features. Any future planned developments would also take into consideration preservation of natural elements.
Encourage a mixture of housing types to provide opportunities for all segments of Cass City's present and future population at density levels consistent with the plan recommendations.	A	Ongoing	Mixed use housing is allowed in our Zoning Ordinance, with future consideration for varied housing types.
Promote improvement and maintenance of existing housing units through Village tax incentives and reward programs.	A	Ongoing	-



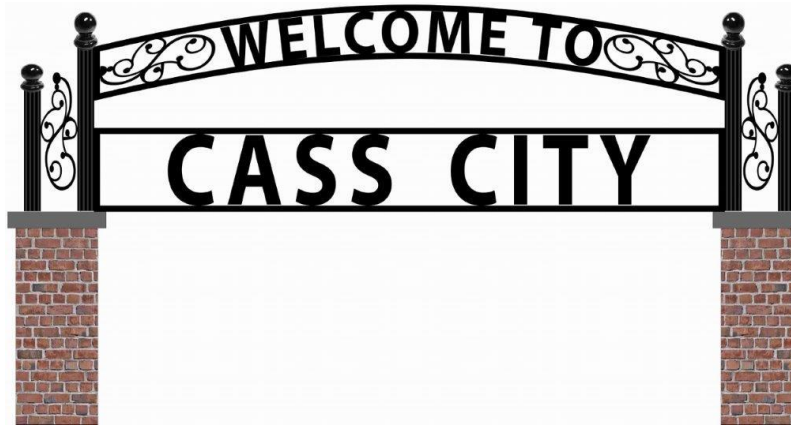
# Commercial & Business Areas

Cass City will have a stable downtown business area that is complemented by a small highway commercial node to serve the needs and desires of Village residents in a safe, pleasant, and harmonious environment.



# Commercial & Business Areas

Project	Priority	Timeframe	Update
Create a lively downtown environment that has a good variety of businesses and maintains the historical character and aesthetics of the Village.	A	1-5 Years	-
Promote the Cass City downtown business area as a vital center for the Village offering necessary goods and services and providing a public gathering place.	A	Ongoing	The Village is working with the Hospital to be an economic driver and to draw visitors to the downtown
Encourage the attraction of new businesses to Cass City to provide the proper variety and mix that will attract customers.	A	Ongoing	-



# Commercial & Business Areas

# Commercial & Business Areas continued

Project	Priority	Timeframe	Update
Work cooperatively with the business community and the Downtown Development Authority to establish a business recruitment program and actively solicit new retailers.	A	1-5 Years	-
Prepare a market-void analysis to determine which businesses are needed in the community.	-	-	-
Continue to provide assistance to businesses to improve and restore the facades and signage of buildings in the downtown area.	A	Ongoing	The DDA is working on a Downtown Vibrancy project.

# Commercial & Business Areas continued

Project	Priority	Timeframe	Update
Prevent the sprawl of commercial development along M-81 to protect the existing commercial areas and to avoid dilution of the market for new commercial investment.	B	Ongoing	-
Provide proper access management for commercial sites at all locations.	B	Ongoing	-
Institute a sign program that reflects the historic character of downtown.	A	1-5 Years	The Village is in the process of updating its sign ordinance in the Zoning Code of Ordinances.
Provide guidance to developers and property owners with regard to site landscaping design and incorporate appropriate landscaping standards in the Zoning Ordinance for site plan review.	B	1-5 Years	-



# Commercial & Business Areas continued

Project	Priority	Timeframe	Update
Support the efforts of the Cass City DDA to implement streetscape improvements that contribute toward a pedestrian-friendly downtown business area.	A	Ongoing	The DDA has budgeted for streetscape in the downtown. DDA purchased an informational kiosk for installation in 2020. In 2021 the DDA plans to purchase bench seating also.
Screen parking, display, and loading/unloading area with attractive landscaping and decorative features such as fencing and walls.	A	1-5 Years	-
Encourage the redevelopment of vacant and underutilized properties within the Village.	A	1-5 Years	-

# Commercial & Business Areas continued

Project	Priority	Timeframe	Update
Accommodate the needs of the area's Amish community to easily access businesses in the Village and provide facilities that assist in this regard (e.g. signage for buggy parking spaces, hitching posts, etc.).	B	As Available	Hitching posts for horses are located throughout the downtown
Provide retail and service facilities that are of a limited size and range of uses to ensure compatibility with the character of the Village.	A	1-5 Years	Downtown Cass City has a variety of facilities available for use.

# Industrial

Cass City will provide for a suitable amount of industrial development that will offer increased employment opportunities and a suitable tax base to support the desired facilities and services.





# Industrial

Project	Priority	Timeframe	Update
Ensure that there are enough commercial areas to prevent commercial uses from locating on industrially zoned land.	B	Ongoing	-
Cluster industries to minimize impacts on less intensive uses, minimize need for utility expansions, and provide for more efficient use of land.	B	As Available	-
Utilize the renaissance zones as a key incentive to attract industrial business to the Village.	A	1-5 Years	The Village Council has approved several Renaissance Zones in the Industrial Park, including DFA. In 2020 the Village will consider a new Plant Rehabilitation District.



# Industrial

# Industrial continued

Project	Priority	Timeframe	Update
Encourage the type and amount of industrial operations proved by market analysis, historical performance, consumer desires, and those deemed as overall assets to the community.	A	1-5 Years	The Village owns 6.7 acres of land in the Industrial Park for development. The rest of the Industrial Park is privately owned. The Village seeks investor for its property.
Rehabilitate or replace obsolete industrial buildings and sites with viable business establishments or other appropriate uses.	A	1-5 Years	The Village has improved Plant Rehabilitation Districts to encourage development in our Industrial Park, with many tax abatements to incentivize development.
Link parking to provide shared access points to reduce the potential for crashes, promote more efficient traffic flows, improve the aesthetics of the streetscape, and promote safe travel between different uses.	B	As Available	-
Partner with DTE to provide reliable energy service.	A	1-5 Years	When DTE became aware of the power outages in the village, they put a plan of action together to correct the problems. The Village now has a reliable energy service.

# Public Services & Facilities

To continue to provide the quality of life that residents have come to expect by offering public services and facilities to meet current and future demands.



# Public Services & Facilities

Project	Priority	Timeframe	Update
Provide public and encourage private community facilities in size, character, function, and location suitable to their users.	B	Ongoing	-
Assist and guide community organizations and citizen groups in their efforts to provide needed community facilities and services that benefit the community.	A	Ongoing	-
Provide public park and library facilities that correspond to the needs of residents.	A	1-5 Years	The Rawson Memorial Library is an exceptional public library in Cass City. The Village also has a Capital Improvement Plan that budgets for annual projects in the Municipal Park.
Maintain quality fire and police protection and acceptable response times.	A	Ongoing	-



# Public Services & Facilities



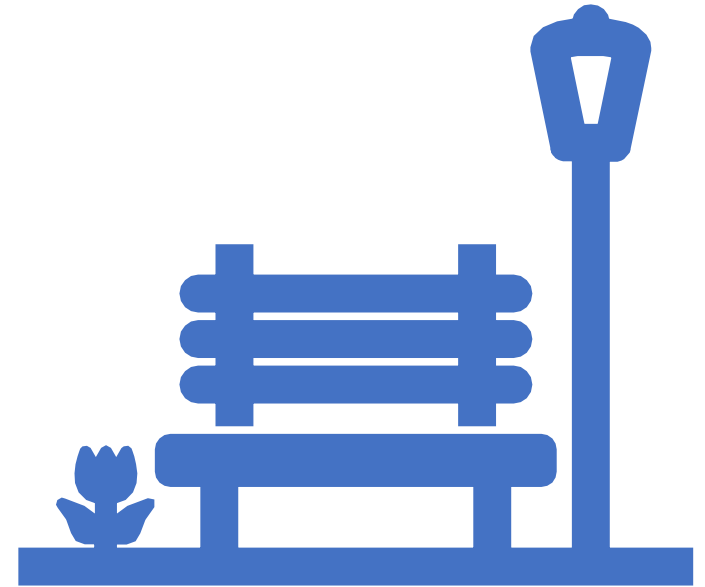
# Public Services & Facilities continued

Project	Priority	Timeframe	Update
Recognize the importance of the Hills and Dales General Hospital as a regional medical facility and accommodate the future expansion of the hospital and other medical care activities in the vicinity.	B	Ongoing	The Village recognizes the importance of Hills & Dales General Hospital and has invested in repairing Hill St. Plans for additional sidewalk on Hill St. is planned for 2021.
Require on-site stormwater detention and retention systems amongst developments to reduce environmental impacts and maintenance issues.	A	1-5 Years	The Village does require on-site stormwater detention or retention systems among developments. Most recently we have worked with DTE on their call center expansion in Cass City.



# Recreation

Cass City recognizes the important role that recreation plays in the quality of life offered to its residents and will continue to provide first-rate quality recreation facilities and services.



# Recreation

Project	Priority	Timeframe	Update
Work with other communities, Tuscola County, and the state to help reduce the Village's financial responsibility for funding parks and recreation facilities and services that benefit the region.	A	1-5 Years	The Village collaborates with other communities, foundations, service organizations, volunteers, and donors to fund improvements .
Provide public park facilities that correspond to the needs of residents.	A	6-10 Years	The Village conducts public meetings and surveys to obtain feedback on the types of facilities best suited for park.
Ensure adequate provisions for the on-going maintenance of existing and future pathways.	A	Ongoing	The Village has established Water Recreation Fund for the ongoing maintenance of the Splash Park and Pool



Recreation

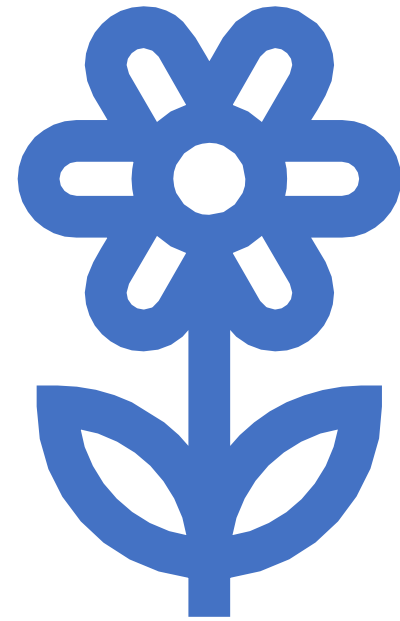
# Recreation continued

Project	Priority	Timeframe	Update
Continue to explore opportunities to provide for the passive and active recreational needs of residents.	A	Ongoing	-
Promote the development of recreation facilities by private sources, nonprofit organizations, clubs, and schools.	A	Ongoing	The Village collaborates with other communities, foundations, service organizations, volunteers, school, and donors to development recreational facilities.
Utilize zoning, subdivision, and site plan review to protect the character of lands less suitable for development and to encourage residential developers to provide usable open space for property owners or tenants.	B	As Available	-
Keep Recreation Plan updated.	B	6-10 Years	The Parks and Recreation Plan is in the process of being updated for the next five years. Our current plan expires December 31, 2020.



# Natural Features

Natural features such as water bodies, wetlands, mature trees, and natural ecosystems in Cass City will be promoted as an important asset to the quality of life in the community and preserved to the extent possible.





Natural Features



# Natural Features continued

Project	Priority	Timeframe	Update
Require setbacks from natural features to limit encroachment and impact of site development.	A	1-5 Years	-
Control the impact of development on woodlands and wetlands through ordinance regulations.	A	1-5 Years	-
Development within the Village should be directed to areas that could best sustain the physical changes to the landscape without negatively impacting the community's natural features.	A	As Available	Proposed development in the village is compared to our Land Use Map in the Master Plan



# Future Planning

Cass City will maintain the integrity of its Master Plan and other planning documents to ensure it is a usable and effective document in preserving the character of the community and protecting the aspirations of its residents.

# Future Planning

Project	Priority	Timeframe	Update
Review the Master Plan on a 5-year basis and revise it as necessary to keep up with changing conditions.	B	-	-
Prepare and adopt an up-to-date Zoning Ordinance and zoning map consistent with the Master Plan.	A	-	The Village is in the process of updating the Zoning Ordinance in a Clear zoning format
Establish administrative processes for applications and enforcement that are straightforward and consistently followed.	A	-	The Police Dept is responsible for Code enforcement and has a designated officer to enforce
Support strict administration and enforcement of zoning and code regulations.	A	-	The Village enforces codes and regulations; and funds training for ZBA & Planning Comm. members
Inform and involve the public in the planning process.	B	-	The Village has a Public Participation Plan for civic engagement.



Future Planning

# Future Planning continued

Project	Priority	Timeframe	Update
Allocate funding for on-going training of Planning Commission, Zoning Board of Appeals, and Village board members to keep them linked with current planning and zoning issues.	A	-	The 2021 budget for the Village includes training funds.
Cooperate with adjacent communities through exchange of information on development and redevelopment issues.	A	-	The Village maintains a cooperative relationship with adjacent townships, and the Tuscola County Board of Commissioners, and our District Commissioner.
Communicate information of interest to Village residents through the establishment of a Village web page and newsletters.	A	-	The Village has two websites and a bi-annual newsletter which is mailed to every resident. See <a href="http://casscity.org">casscity.org</a> and <a href="http://casscityfun.org">casscityfun.org</a>
Prepare plans for specific issues or areas of concern such as an M-81 corridor plan and/or a pathways and open space plan.	B	-	-

# ZONING ORDINANCE

- ▶ The Planning Commission and Village Council has been working with Giffels Webster on the update of our current Zoning Ordinance (2002).
- ▶ The Zoning Ordinance should support the plans, goals, and best practices of the Master Plan.
- ▶ The revised ordinance was introduced at the November 30, 2020 Village Council Meeting.
- ▶ A public hearing and proposed adoption of the Zoning Ordinance is scheduled for the January 25, 2021 Village Council meeting.

# Future Planning Projects

- ▶ Public Transportation
- ▶ Michigan Department of Natural Resources Grants
- ▶ Property Maintenance Code Enforcement
- ▶ Encourage redevelopment of underutilized or vacant properties
- ▶ Partner with Hills and Dales as a driver for our local economy



Questions ???