



# Manistee County Master Plan

Adopted [...], 2025







**HOLD FOR RESOLUTION OF ADOPTION**







# Acknowledgments

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Thank you to Margaret Batzer, Planning Commissioner  
during the 2024 planning process

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## **Chapter 3**

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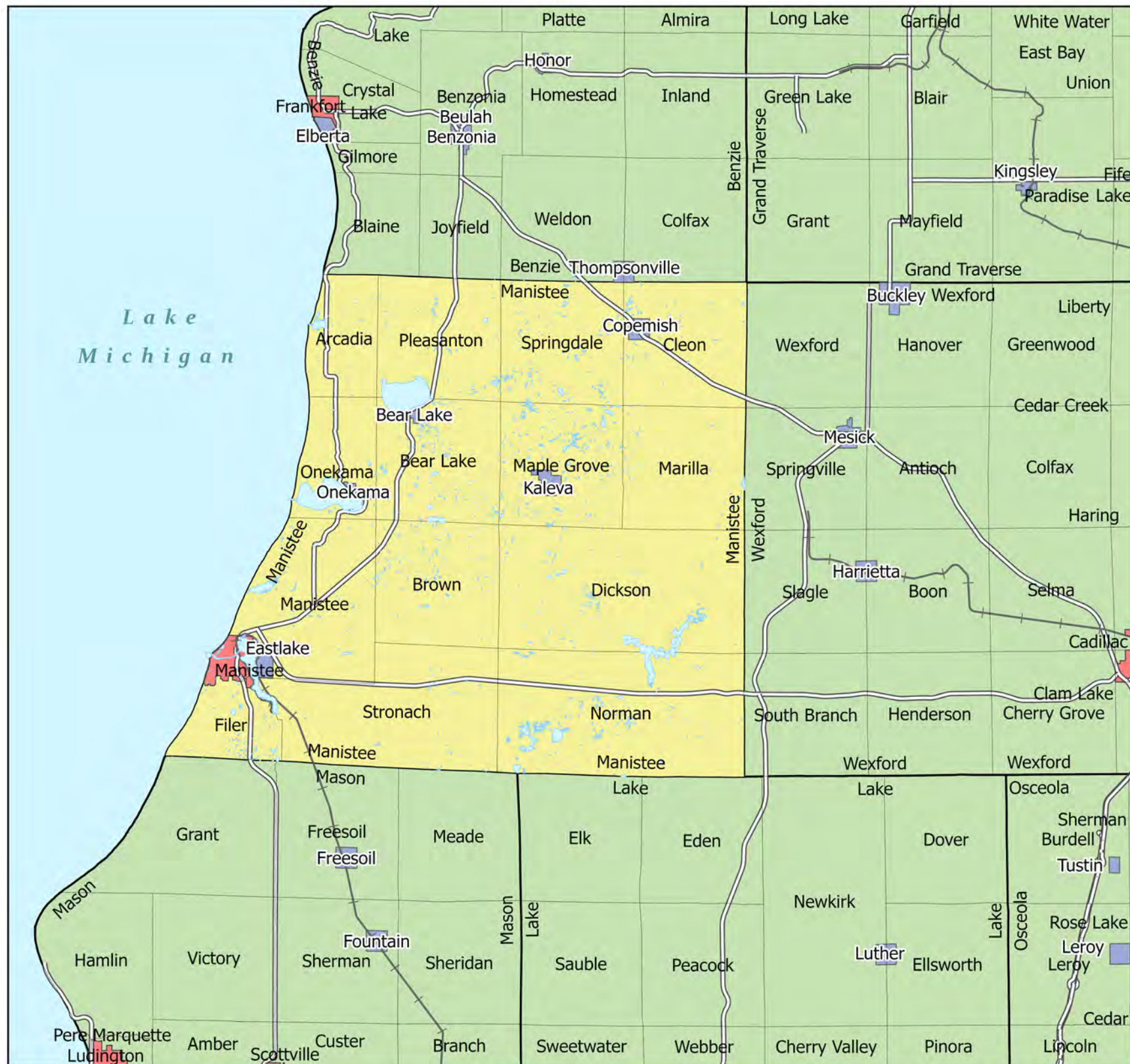
## **Chapter 8**

Vision & Goals

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### Notes:

- The Future Land Use Map found in Chapter 7 is available in a larger size to view on Manistee County's website.
- Throughout this plan you will see "county" sometimes capitalized and sometimes lower case. When capitalized, we are referring to the municipal government. When lower case, we are referring to the geographic area.





## REGIONAL SETTING

Manistee County is located in Northwest Lower Michigan, sited along the picturesque Lake Michigan shoreline. Along with the shoreline and its bluffs, the county also hosts swaths of the Huron-Manistee National Forest. As such, the area is largely defined by its natural wonders, including the vast beaches, forest lands and rivers. Manistee's geographic location plays a crucial role in its local economy, as well as its identity. In addition to its rich history in manufacturing, Manistee's service and hospitality industries have grown in response to its growing attractiveness as a vacation destination.

Residents and visitors know Manistee for its natural assets, peaceful villages, rolling rural landscapes and the historic City of Manistee. With these assets, also comes a variety of challenges. Manistee, like many communities across Michigan, has an aging population. Additionally, the demand for housing is falling behind the supply. Childcare continues to put a strain on families. But with each challenge comes an opportunity for this unique Lake Michigan community to adapt, while building on what it's done so well over the decades. In other words, this plan focuses on maintaining Manistee and the various reasons people have chosen to call it home, while understanding that to thrive in the future some change is necessary.

## MASTER PLAN EXPLAINED

The Master Plan is essentially a detailed book report about a community; in this case Manistee County. This plan covers a wide range of important topics including demographics, the local economy, housing, nature, infrastructure, services, transportation and land use. The topics are considered in two ways. The first is through data collection using sources such as the US Census Bureau and Business Analyst Online. The second is through a public input process, which was conducted during 2024.

While most Master Plans in Michigan are written to the exact standards of the Michigan Planning Enabling Act (2008), because Manistee County does not have county-wide zoning, there are some elements that are not included. For example, the County does not make exact bulk requirement recommendations for individual municipalities (setbacks, building height, etc.) as these are regulated at the local level.

The main impetus of this plan is to 1) cite comprehensive data and public input on the current state of the county, and 2) to have a broad framework in place to facilitate more collaborative zoning efforts across Manistee. This is discussed in detail in Chapter 7.

## MUNICIPALITIES WITHIN THE COUNTY

Arcadia Township

Bear Lake Township

Village of Bear Lake

Brown Township

Cleon Township

Village of Copemish

Dickson Township

Village of Eastlake

Charter Township of Filer

Village of Kaleva

City of Manistee

Manistee Township

Maple Grove Township

Marilla Township

Norman Township

Onokama Township

Village of Onokama

Pleasanton Township

Stronach Township

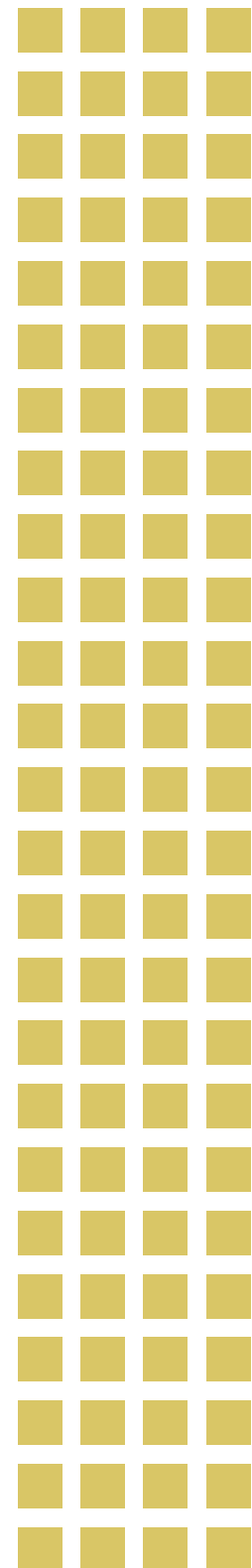
Springdale Township

# MANISTEE COUNTY AND THE LITTLE RIVER BAND OF OTTAWA INDIANS

Manistee County's Planning Commission believe they would be remiss to not describe the important role that the Little River Band of Ottawa Indians (LRBOI) plays in the community. There are a number of services intertwined between the County and the LRBOI, including emergency services, conservation, economic development and infrastructure. It is the intent of the County Planning Commission, for the purposes of the Master Plan, to note this important relationship and state an ongoing effort to collaborate with the LRBOI on land use matters.

As of this writing in 2025, Manistee County and the LRBOI coordinate on the following:

- Tribal land extends into Lake Michigan. While this most often affects initiatives between the Tribe and the State of Michigan, it is an important regulatory factor that is worth noting.
- While much of the public safety provided in Manistee is undertaken by the Sheriff's Department, the Tribe will often be the first on the scene to assist.
- The LRBOI maintains a Board seat on Central Dispatch 911.
- The LRBOI maintains a seat on the local Economic Development Corporation Board.
- While Tribal land held in the Public Trust is not subject to local zoning regulation, the LRBOI often works to honor local land use controls.
- The LRBOI and Manistee Township have worked together on a sewer and water agreement along a portion of the US-31 corridor.
- The Manistee County Board Chair has ongoing communication with the Tribe's Ogema (Executive Officer).
- LRBOI owns and is planning to develop a mixed use development on River Street and US-31 (Cypress St) a remediated brownfield site.





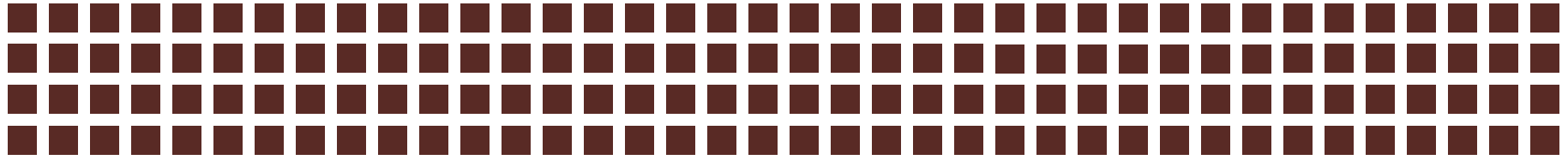






# Chapter 1 Public Input





## WHY INPUT MATTERS

Throughout this plan, you will find data cited for a range of planning topics including demographics, the local economy, land use and transportation. Descriptive statistics are helpful when making decisions for the future as they provide measurements of key indicators at different points in time. However, data can only be one component in making sound decisions for the future. The other half of the puzzle is the public input process.

Where data is the quantitative side of telling Manistee's story, public input is anecdotal. Together, local leaders and stakeholders have a more complete depiction of the community's strengths, weaknesses, its change over time and how most people want to respond to these changes. For example, the data may say that Michigan's population is aging. This information can help make predictions for health care needs, retirements, housing and the local economy. However, public input tells us what an aging population wants in terms of recreation, housing types and transportation. Because of the important connection between numbers and anecdotes, all Master Plans must include a public input process.

## 2024 PUBLIC INPUT PROCESS

The Manistee County Planning Commission and planners from Networks Northwest provided various outlets for Manistee's community members, business owners and visitors to describe their preferences for a better future in the county. This process included 6 main opportunities:

- Notice of the Master Planning process and an invitation to attend County Planning Commission meetings during the Master Planning process;
- An online survey promoted using a project webpage, a paper flyer, the County website and through the local newspaper;
- 2 drop-in sessions. These were held at the Maple Grove Community Center (Kaleva) and the Pleasanton Township Hall;
- A larger in-person facilitated discussion held at West Shore Community College; and
- At the Master Plan public hearing, as required by the Michigan Planning Enabling Act.

This chapter describes what questions were specifically asked for each of these input opportunities, as well as the key findings that came out of the process. These key findings are organized by input opportunity and survey responses are presented by planning theme.

# DROP-IN SESSIONS

The County hosted 2 drop-in sessions: the first was held on April 27, 2024 at the Maple Grove Community Center in Kaleva, and the second took place on May 15, 2024 at Pleasanton Township Hall. Both sessions were open for 2 hours, with most of the input coming from open-ended sticky note responses to prompts.

Participants were asked to, “Give us ideas or thoughts on the following features in Manistee County using a word or phrase.” The community features included:

- Transportation
- Recreation & Facilities
- Public Services (police, fire, health, emergency medical)
- Youth Programming, Activities & Education
- Businesses and the Local Economy
- Anything else you think would be helpful to know.

Following, meeting attendees were asked to respond to a series of questions using 1 word or phrase. The following questions were included:

- What is working well in Manistee County?
- What could be improved in Manistee County?
- What does Manistee County look like in 20 years if everything goes perfectly?

Lastly, participants were shown design renderings from the 2017 US-31 Corridor Management Plan. This plan makes recommendations for the county’s main thoroughfare (US-31) pertaining to site design features such as parking, landscaping, setbacks, signage, land use, access management and buffers. While this corridor plan included a robust public input process, 7 years later the County Planning Commission sought to reaffirm the findings.

Despite low attendance at these sessions (less than 15 at each), the results aligned well with the County Planning Commission’s sentiments, as well as what was heard from the survey. Namely, that the corridor should: support parking in the rear of buildings, include landscaping, avoid distracting signage, have larger setbacks in rural areas to preserve views and promote shared drive access to reduce curb cuts.

## RESULTS

The following is a summary of the drop-in sessions’ results. For a full set of responses, see Appendix A.

**Transportation.** The County should develop more non-motorized trail connections, especially from parks and population centers.

**Recreation & Facilities.** Preserve the natural environment and improve access to it with more trails and water access points. Look for opportunities to provide indoor recreation facilities.

**Public Services.** Concerns about response times and the distribution of services across the geography.

**Youth.** More public places, indoor and outdoor, for middle/high schoolers.

See Appendix A for Local Economy and ‘Anything Else’ responses.

**What is Working Well.** Protection of nature, strength of civic participation and business growth.

**What Could be Improved.** See Appendix A

**In 20 years...** Natural areas are preserved and the county can accommodate both permanent residents and visitors alike.

Responses to the US-31 Corridor designs can be found in Appendix A. Respondents tended to favor corridor designs that showed large setbacks and the preservation of views in rural areas, as well as downtowns with boulevards and safe pedestrian crossings.





## FACILITATED DISCUSSION

Planners from Networks Northwest facilitated a 2-hour discussion with members of the community on June 10, 2024 at West Shore Community College. The meeting was primarily attended by individuals highly involved civically in Manistee. This included participation in non-profits, local government and volunteer groups. Around 20 people attended the meeting, whose purpose was to ask deeper questions about Manistee and what the future could hold. This was accomplished through three activities, described below.

### LOCAL CELEBRATION

The first facilitated activity sought to identify what makes Manistee special. What would outsiders be surprised to know? What makes Manistee different from other places? What should the County be leveraging as a unique asset? To answer these questions, meeting attendees were given the task of creating a local celebration. They were asked to describe a theme, as well as who would want to attend, where would it be located and which organizations would help organize the event.

For a full set of responses to this activity, see Appendix B. Respondents' local celebrations fell into 3 overarching categories.

- **Getting people downtown through cultural attractions.** Attract people to the City and Villages' commercial districts through art, music or food experiences.
- **Gathering around recreation and activity.** Organize events that are centered around an activity such as hiking, boating or biking. This would be a way to promote health in the community and to feature some of Manistee's various recreation opportunities.
- **Highlighting the forests, water and agriculture of Manistee.** This category included celebrating the area's unique nature and agriculture, such as its strawberries or its forest lands. This category would include celebrating the county's rural identity, a large reason many choose to live in Manistee (see survey results later in this chapter).



Community members writing their ideas (above).  
Example activity worksheet (below).

#### Local Celebration – Activity 1

You have been tasked with creating a new celebration in Manistee County. This is in an effort to 1) bring residents together to build a sense of community and 2) to attract visitors into Manistee to help sustain the local economy with year-round activity.

Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is Manistee County Passport Program  
Celebrating Natural Beauty of Home

My celebration is located Rivers, Beaches, Natural Areas, Forest Areas, Schools, Libraries  
year round

This celebration will attract the following people or stakeholder groups  
children, families who live in Manistee County, seniors, people who live  
in different townships + villages, community groups

People will attend my celebration because  
transportation around the county to learn + see new things  
meet neighbors, experts

My celebration is called Manistee County Passport Program Adventure  
at Home

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

Dial A Ride, School Busses, organizations to open doors,  
municipal leaders

hike  
bike  
bus  
drive  
ski

# FACILITATED DISCUSSION (CONTINUED)

## LETTER FROM MANISTEE

Next, participants were asked to write a letter to a friend as if they were a tourist in Manistee County. This activity was meant to help attendees visualize the area from an outsider perspective, thinking about what is great and what could be improved.

Many of the letters described the natural beauty of Manistee, including the beaches, trails, forest land and seasonality. Others noted the historic architecture in the city, as well as how much the villages have to offer.

Primarily, though, nearly everyone saw the county from a connectivity perspective<sup>1</sup>. A common theme was that the county has an abundance of natural and cultural sites, but that trail connections between these activities are lacking. In addition, some described the positive experience of walking around downtown Manistee (city) and that the public transportation is good considering the rural character.

See Appendix B to view all of the letters and brainstorming ideas.

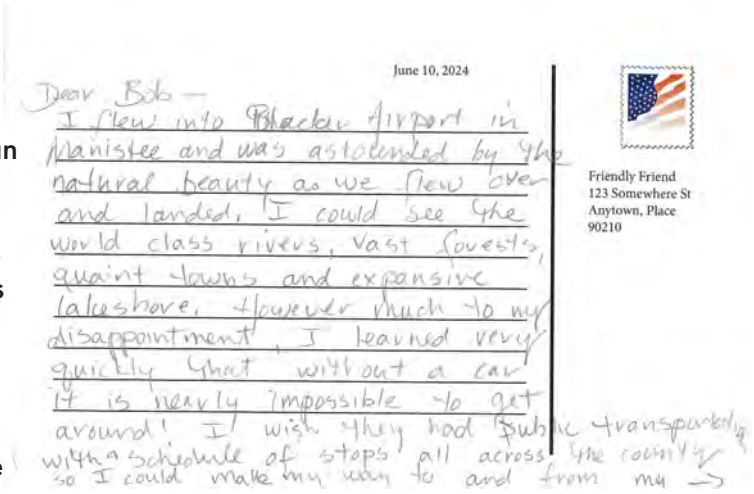


## BRAINSTORMING

The facilitation concluded with a brainstorming session. Given 2 minutes for each question, attendees were tasked to:

- “Write down as many ideas as you can to help make Manistee County a better place for our youth” and
- “Write down as many ideas as you can to help make Manistee County a better place for retirement age people.”

Individuals were asked to share their ideas with the rest of their table. Following, each table reported out consensus responses and good ideas that they heard from the others in their group.



Example “Letter from Manistee.”

## Key Findings from Brainstorming Session

**YOUTH KEY WORDS** - MORE CHILD CARE, GOOD SCHOOLS & FACILITIES, GOOD PARKS, MORE HOUSING (QUANTITY, PRICE POINTS AND TYPES), JOBS TRAINING, BETTER INTERNET

**RETIREMENT AGE KEY WORDS** - IMPROVED PHYSICAL ACCESS TO GROCERIES, MEDICINE, ETC., EXPAND TRANSPORTATION OPTIONS, ACCESSIBLE AND SMALLER FOOTPRINT HOUSING, FITNESS PROGRAMMING, WALKABILITY AND COMMUNITY CENTERS, HIRED SERVICES FOR HOME MAINTENANCE.

1 - It is worth noting that many of the facilitated discussion attendance was made up of individuals who participate with the SMARTrails 501(c)(3) non-profit trail organization, an organization that supports trail development throughout Manistee County.

## COMMUNITY SURVEY

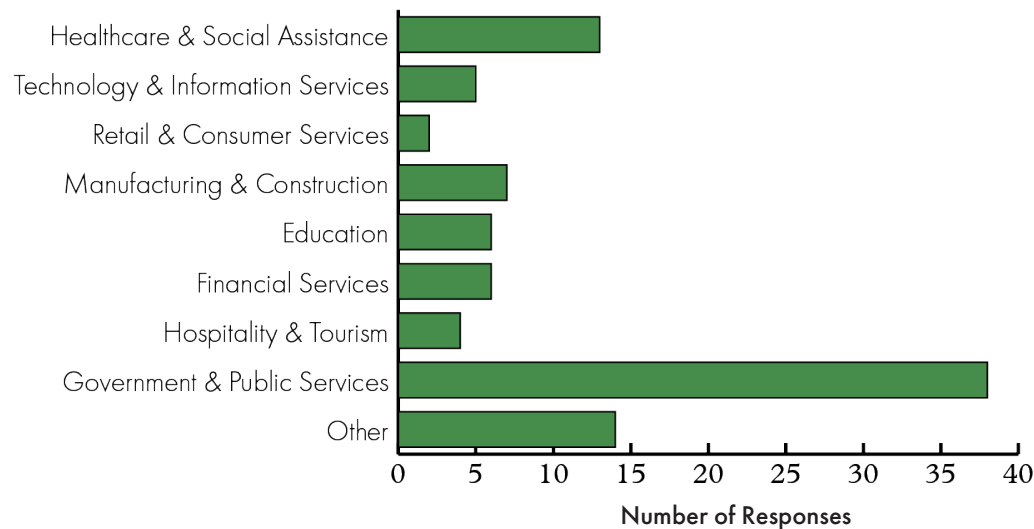
In addition to the in-person events, the 2024 planning process included an online survey. Drafted by the County Planning Commission, the survey was available from February to December, 2024. It received a total of 107 responses. While this response rate isn't high enough to make certain statements about sentiments, some helpful conclusions could be drawn and many of the survey results aligned with sentiments heard at the in-person events as well as from the Planning Commission itself.

### DEMOGRAPHIC OF RESPONDENTS

At least one person from every local municipality answered the survey. Forty-one percent were represented by the City of Manistee. Around half of respondents were age 55+, while just 13 participants were less than 35 years of age. Two-thirds of those who answered the survey reported that they have at least a Bachelor's degree or higher in education. Around half of respondents were currently employed full-time (at least 35 hours per week). Twenty-seven percent were retired. Shown in Figure 1-1 (below), 38 out of 95 people said they currently or used to work in Government & Public Services.

The following pages organize key responses by topic area.

Figure 1-1. Survey Respondent Career Fields



MANISTEE COUNTY WILL STRIVE TO PROVIDE PUBLIC ENGAGEMENT AFTER THE 2024 PLANNING PROCESS. THE FOLLOWING ARE SOME OPPORTUNITIES TO BUILD ON WHAT WAS HEARD IN 2024:

- TALK TO SCHOOL CLASSROOMS TO GET A YOUNGER PERSPECTIVE
- GATHER IDEAS AT COMMUNITY EVENTS THROUGHOUT THE COUNTY
- TARGET A SURVEY TO SERVICE INDUSTRY EMPLOYEES TO GET THEIR PERSPECTIVES ON TOPICS SUCH AS HOUSING, CHILDCARE, RECREATION, ETC.

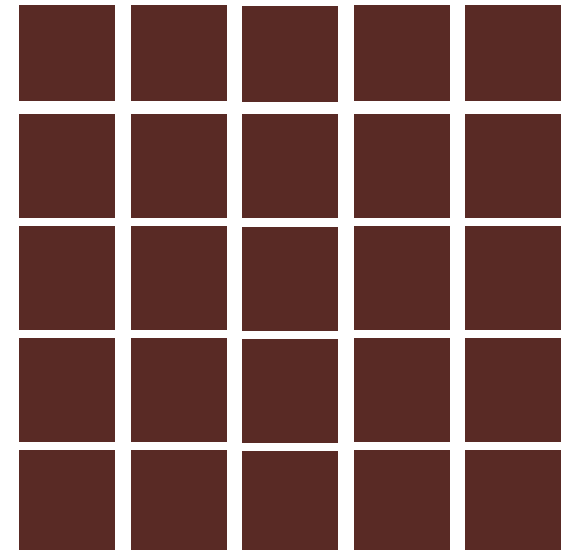
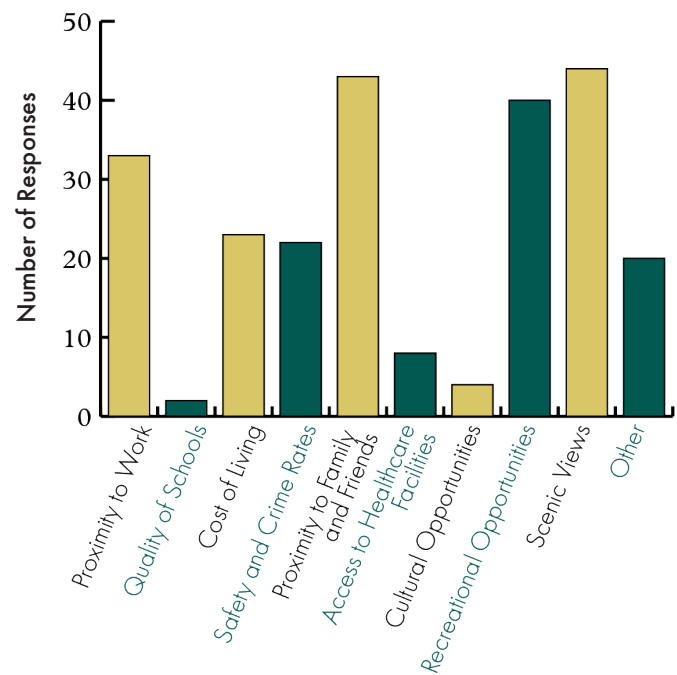


Figure 1-2. Why did you choose to live in Manistee County? (choose all that apply)



## LOCAL ECONOMY SURVEY RESPONSES

The top 5 reasons respondents said they choose to live in Manistee County were: Scenic views, Proximity to family and friends, Recreational opportunities, Proximity to work and Cost of living.

The survey asked why people chose to live in the city, village or township that they do. Those living in the City of Manistee said that they liked being close to work and local businesses. They commented on the walkability of the city, as well as its close proximity to Lake Michigan.

Those in the various rural villages and townships said that they preferred a natural setting on larger parcels. Many noted that their geographic location in the county depended on the location of their job, or where they were able to obtain housing.

Seventeen survey participants were business owners. When asked, “To what degree do the following affect your ability to hire and retain employees in Manistee County?”, housing affordability and childcare had ‘high effects’. Additionally, health care facilities and transportation had ‘some effect’. Twelve out of 17 said that they had difficulty hiring or retaining employees in the last 24 months.

Figure 1-3. To what degree do the following affect your ability to hire and retain employees in Manistee County?

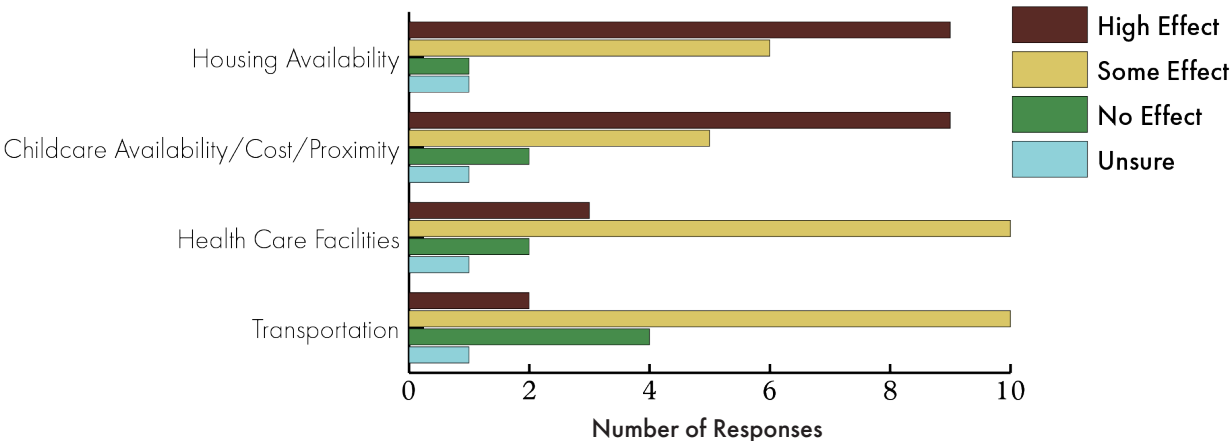
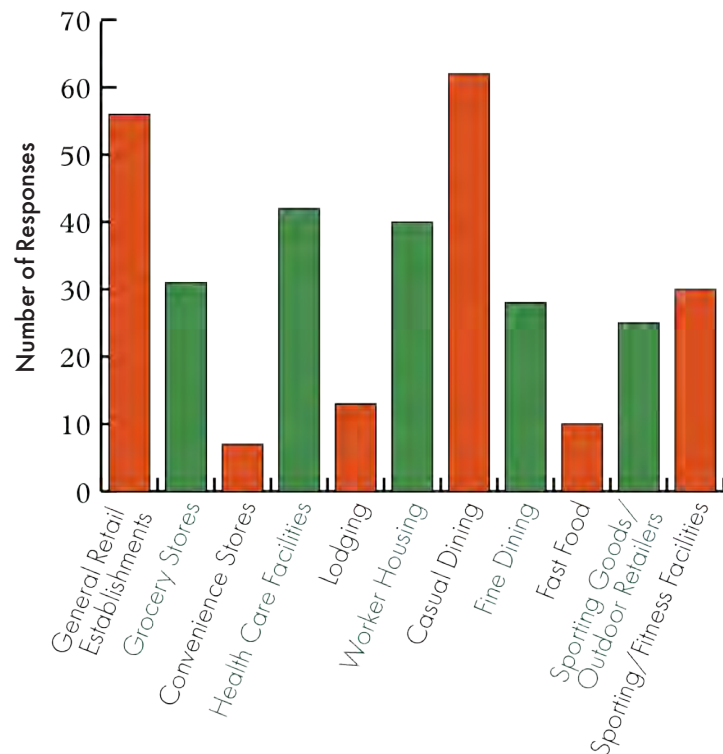


Figure 1-4. What type(s) of business or service would you like to see introduced or expanded in Manistee County? (choose all that apply)



## LOCAL ECONOMY SURVEY RESPONSES

In terms of businesses people said they want more of in Manistee County (Figure 1-4), Casual dining and General retail establishments topped the list. Health care facilities and Worker housing were third and fourth.

Respondents are feeling most burdened by the cost of Childcare and Food prices (Figure 1-5).

Of the 27 retirees who answered the survey, 15 still work in some fashion (Figure 1-6). When asked why, nearly all said "to stay active."

Figure 1-5. Which of the following home expenditures do you feel most burdened by? (choose 2)

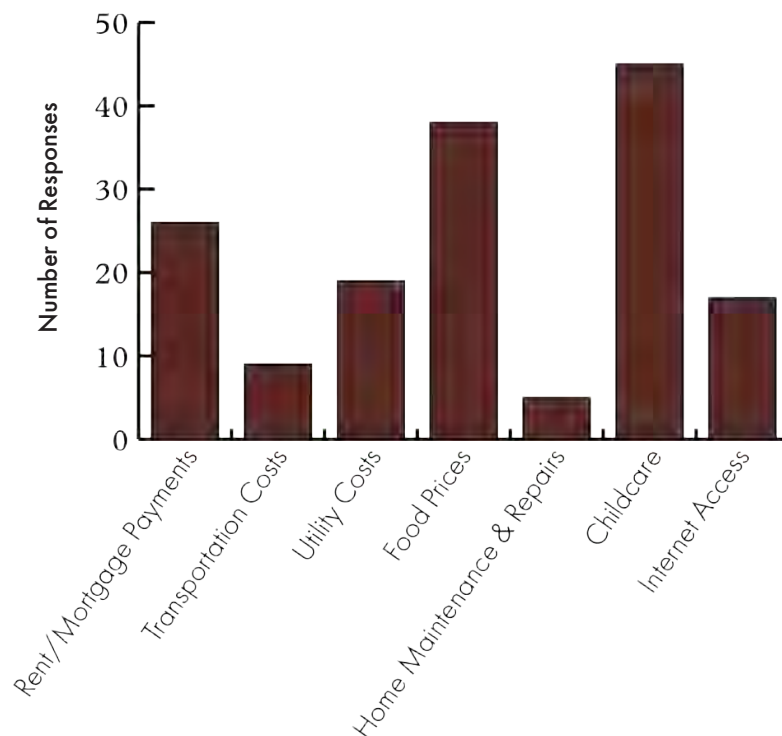


Figure 1-6. Even though you're retired, do you still work or have a job in some regard?

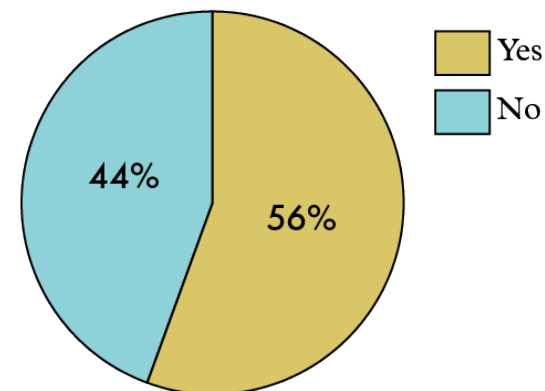




Figure 1-7. How would you rate the following public services in Manistee County?

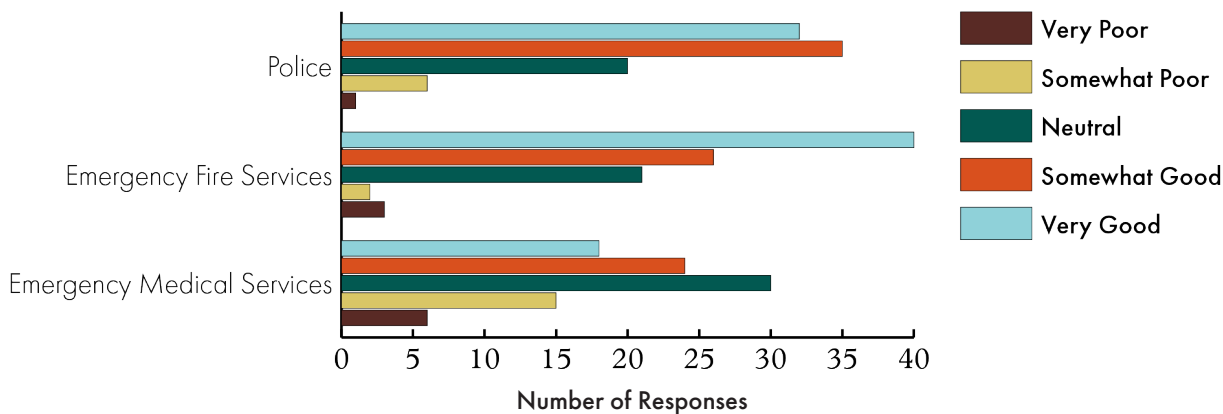
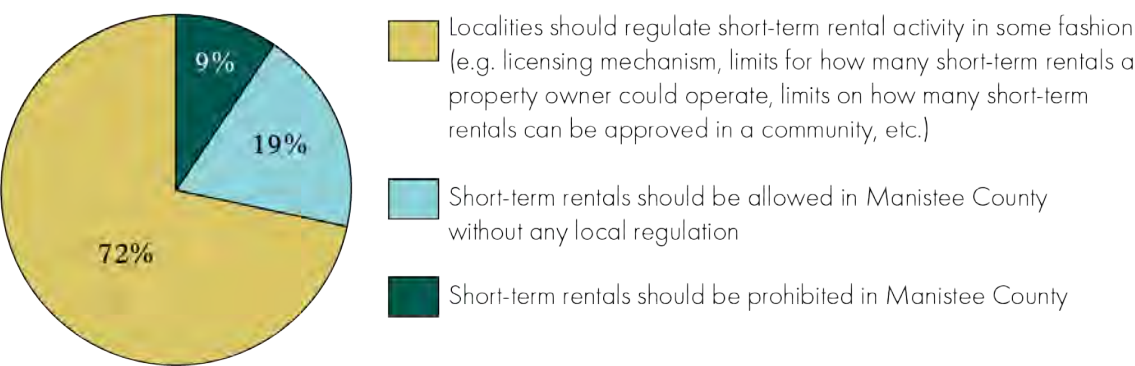


Figure 1-8. Opinion on Short-Term Rental Regulation in Manistee County



# PUBLIC SERVICES AND SHORT-TERM RENTALS

## HOME INTERNET

Sixty-nine out of 98 respondents rated their Internet connection as Very good or Somewhat good. Remember, however, that most respondents lived in the city where broadband connectivity is more prevalent than other rural parts of the county.

When asked what they rely on their Internet connection for, the top responses were Entertainment (90%), Work (72%) and Socializing (69%). It is clear that communities with broadband connections are more attractive to new and current residents than those without. This has raised the importance of providing greater connectivity throughout the county.

## EMERGENCY SERVICES

Police and Emergency Fire services in Manistee County rated very high (Figure 1-7). Emergency medical services was the only category to receive a majority 'neutral' rating from the survey participants.

## COMMUNITY SAFETY

Sixty-eight out of 96 respondents said that they feel safe in Manistee County. Only 6 noted they felt unsafe in the community.

## SHORT-TERM RENTALS

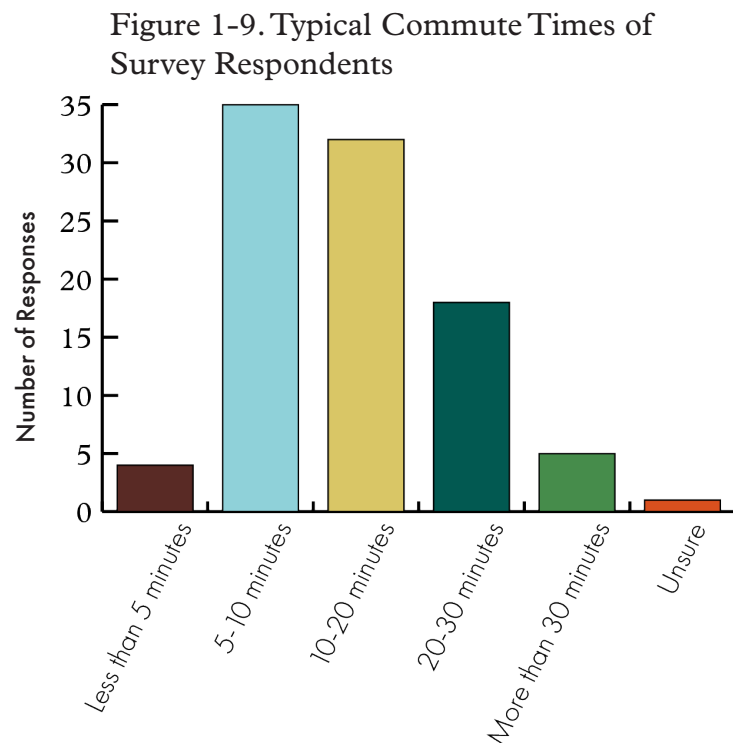
Most (72%) of survey participants agreed that short term rentals (STR's) should be allowed but regulated in some fashion (Figure 1-8). Nine percent preferred they be banned outright, while another 19 percent said they should be allowed with no regulatory controls. Four respondents were STR owners.

## YOUTH & EDUCATION

Although most respondents were age 55+, the survey did not get a unanimous sense of how local parents are feeling. Of the 20 percent of respondents with at least one child under the age of 18 in their household, over half (12) had their children in public school. There were at least 2 respondents representing students in private school, homeschool, early college and children under school age. Nearly all said their child was in their preferred option for education.

Asking an open ended question about child care, respondents said that it was nearly impossible to find a facility. Many stated that they were accommodating this gap in child care by getting help from nearby family members, or by having older generations move in with them to assist. Others had 1 parent who was able to stay home full-time and did not need to rely on external assistance.

Eighty-two out of 99 respondents said that they are aware of West Shore Community College's educational offerings. This question was asked in order to help understand the degree to which the County could help its adult population to further their knowledge and skill-sets by connecting more of the working age population to the community college's offerings.



## TRANSPORTATION

### ROADS

When asked about Manistee County's main thoroughfares, the largest proportion (39 of 95) said they were 'somewhat good.' Twenty percent said 'very poor' and just 9 percent said 'very good.'

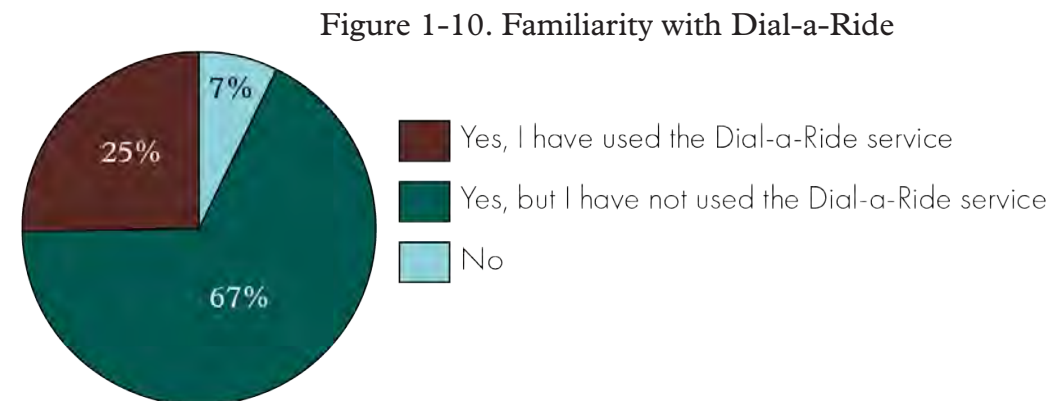
### COMMUTES

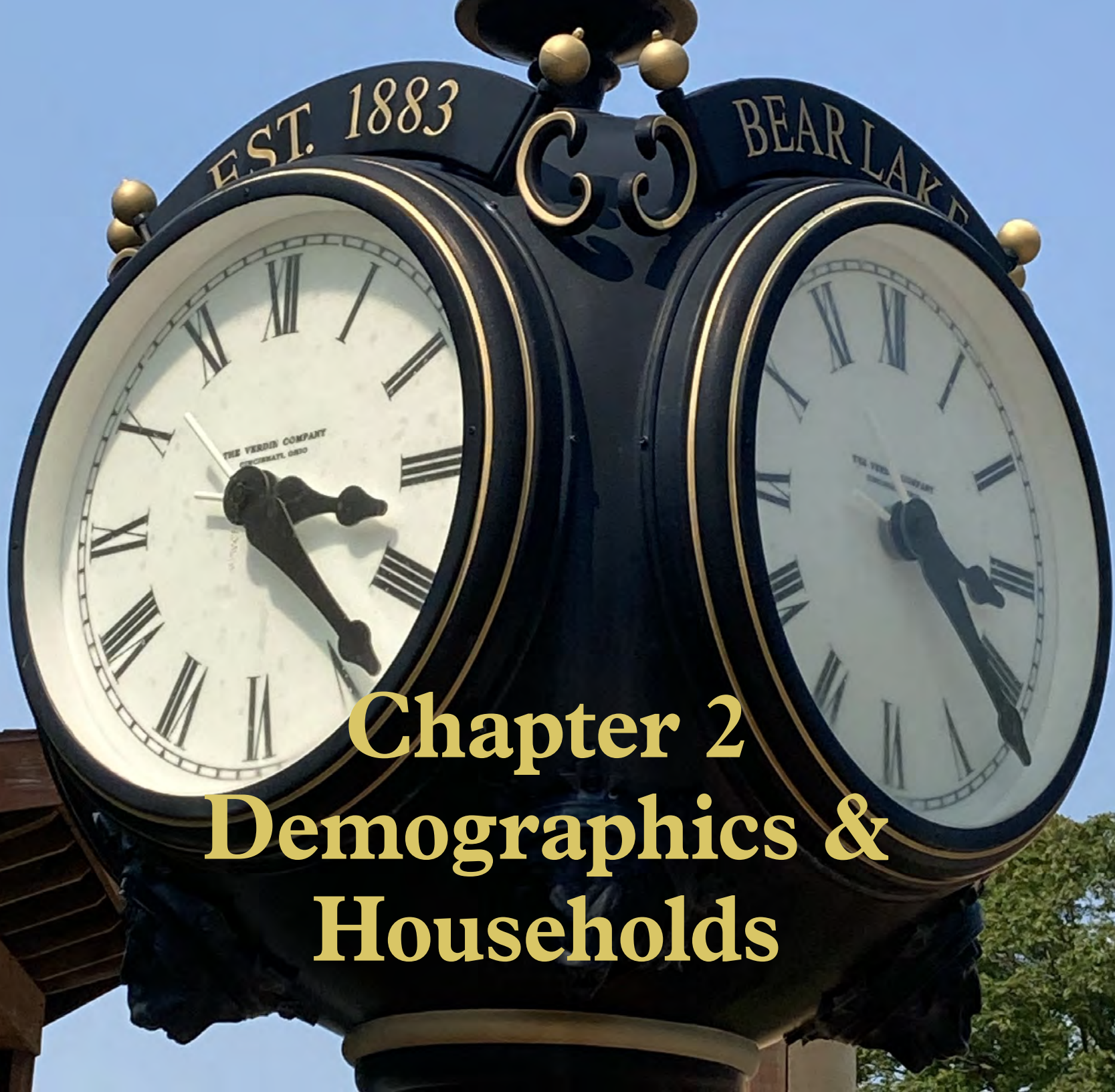
Most survey respondents (75%) said their typical commute time is 20 minutes or less (Figure 1-9).

### PUBLIC TRANSPORTATION

Various questions asked for improvements to public transportation in Manistee. Although many people know about Dial-a-Ride, most people have not used the service (Figure 1-10). When asked what would encourage people to use the service more, most said 'The ability to know when bus will arrive via text or app service' (32 of 58), 'More frequent service' (25 of 58) and 'Expanded routes to cover more areas' (21 of 58).

Another question, "What factors would motivate you to use non-motorized transportation (such as walking, cycling, skateboarding) more frequently?", yielded a unanimous response. Sixty-two of 85 respondents answered 'Safer pathways and bike lanes.'





## Chapter 2 Demographics & Households





**PLANNING FOR  
GENERATIONAL SHIFTS**

This chapter covers perhaps the most important aspect of planning for a community’s future: the people. Descriptive statistics such as median age, population, household makeup, school enrollment and education levels all have implications for local needs. For example, aging populations need to think critically about the importance of accessibility features, health care and transportation. In contrast, places with a growing number of young families are influenced by needs related to schools, recreation and good paying jobs.

There are aspects of Manistee County that have stayed relatively the same over the past decade, and others that have changed significantly. This chapter, in addition to Chapter 3 (Local Economy), tells Manistee’s story from an aerial view, whereas the Public Input chapter described local wants from the personal view. These chapters’ narratives, taken together, helped to inform the County’s goals and objectives for the future.

TABLE 2-1 SHOWS SOME OF THE DEMOGRAPHIC SHIFTS THAT HAVE OCCURRED IN THE COUNTY SINCE THE YEAR 2010. SIMILAR TO THE POPULATION OF MICHIGAN AS A WHOLE, MANISTEE COUNTY’S POPULATION HAS REMAINED LARGELY THE SAME OVER THE PAST 10 YEARS, INCREASING BY ONLY 1.15 PERCENT FROM 2010 TO 2020.

THE MEDIAN AGE, HOWEVER, HAS INCREASED. THIS TREND IS DISCUSSED IN MORE DETAIL ON THE NEXT PAGE.

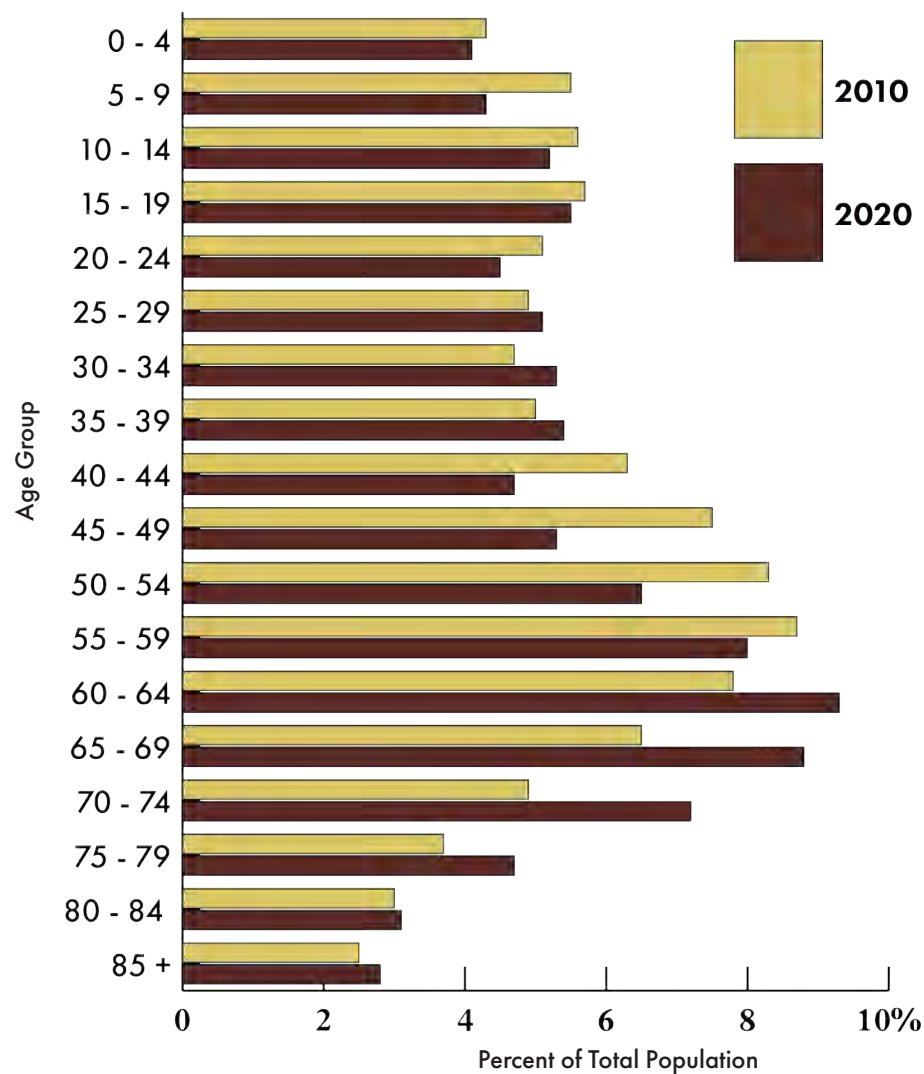
SIMILAR TO THE POPULATION, THE COUNTY’S POPULATION DENSITY HAS ALSO CHANGED VERY LITTLE. THE DENSITY IN 2010 WAS 45.7 PEOPLE PER SQUARE MILE, WHICH HAS GROWN TO 47.0 OVER THE PAST 14 YEARS.

Table 2-1. Population, Median Age, Population Density, Manistee County, 2000-2024

Manistee County	
Population 2010	24,748
Population 2020	25,032
Population 2024	25,464
Population % Change, 2010-2020	1.15%
Median Age, 2010	47.0
Median Age, 2020	50.4
Median Age 2024	50.5
Population Density 2010	45.7
Population Density 2020	46.2
Population Density 2024	47.0

Source: Business Analyst Online Census Report, Community Profile

Figure 2-2. Population by Age, Manistee County, 2010-2020



Source: U.S. Census, 2010 & 2020

AGE COHORTS

A population pyramid is used to show how different age cohorts make up the overall population and how this has changed over a certain period of time. This information can help to determine, more succinctly than looking at overall population change, what demographic shifts are occurring.

A locality is growing in population most often when it has an inverse pyramid. This would mean that the upper third of the age cohorts (0-24) make up the largest proportion of the population. Similarly, senior citizen cohorts (65+) would be the smallest in proportion.

In Manistee, and throughout Michigan, the opposite trend is occurring. People age 65+ are growing proportionally, and younger age groups are shrinking as a percentage of total population.

In Manistee (Figure 2-2), every age group for people age 60+ has grown from 2010 to 2020. In addition, age cohorts for those less than 18 years of age have decreased. The greatest shifts have occurred for people who were 40-59 years of age 10 years ago, who would traditionally be categorized as older Gen X'ers and those in the Baby Boomer generation.

According to the 2020 Census, those age 65+ in Manistee make up 26.6 percent of the population. This relatively large percentage will have many community implications, including access to quality health care, attracting new employees to replace the retiring work force and integrating an aging population into civic participation and certain jobs.

The area's aging population can be explained for various reasons. First, it seems the area has retained much of the Baby Boomer generation that grew up here. Second, Northern Michigan is a popular retirement destination. Third, the service economy and high housing costs can detract young professionals and families from choosing Manistee over area's closer to high paying jobs, specifically near urban population centers.



## MAKEUP OF HOUSEHOLDS

Similar to other data points in this chapter, the makeup of households provides implications for current planning efforts. The makeup of households connects to housing needs, health care and child care. For instance, communities with a low number of householders may call for smaller housing options such as condominiums, cottages or single-family housing with a smaller footprint. In contrast, communities experiencing a steep growth in the number of families may indicate higher demand for larger houses with yards.

In addition, it is important to pay attention to the number of householders living alone, especially those 65 years and over. These populations are more vulnerable during extreme heat and snow events. Single parent households may support a need for more child care in the community.

The average household size in Manistee County has steadily declined from the years 2000 to 2020. Shown in Table 2-1, average household size went from 2.38 to 2.27 to 2.24 each decade. As of the 2020 U.S. Census, 71.7 percent of households consist of 2 or fewer people. This is fairly common throughout Michigan as the statewide median age has increased and the Baby Boomers generation is in retirement age.

Shown in Table 2-2, approximately 17.8 percent of Manistee County's households have a child under the age of 18 living there. Noteworthy, 16.2 percent of Manistee's households consist of a person 65 years of age or older living alone. Nearly half of all households (47.4%) are married couples.

Table 2-2. Household Makeup, Manistee County

Total	10,597	100%
Married Couple Households	5,023	47.4%
With Own Children <18	1,191	11.2%
Without Own Children <18	3,832	36.2%
Cohabiting Couple Households	840	7.9%
With Own Children <18	244	2.3%
Without Own Children <18	596	5.6%
Male Householder, No Spouse/ Partner	2,123	20.0%
Living Alone	1,636	15.4%
65 Years and over	694	6.5%
With Own Children <18	149	1.4%
Without Own Children <18, With Relatives	240	2.3%
No Relatives Present	98	0.9%
Female Householder, No Spouse/ Partner	2,611	24.6%
Living Alone	1,708	16.1%
65 Years and over	1,022	9.6%
With Own Children <18	312	2.9%
Without Own Children <18, With Relatives	487	4.6%
No Relatives Present	104	1.0%

Source: Business Analyst Online 2020 Census Profile

Table 2-1. Average Household Size, Manistee County

	1 Person	2 People	3 People	4 People	5 People	6 People	7+ People	Average Household Size
<b>2000</b>	2,695 (27.3%)	3,844 (39.0%)	1,387 (14.1%)	1,231 (12.5%)	488 (4.9%)	133 (1.3%)	82 (0.8%)	2.38
<b>2010</b>	3,082 (29.9%)	4,178 (40.5%)	1,389 (13.5%)	952 (9.2%)	438 (4.2%)	177 (1.7%)	92 (0.9%)	2.27
<b>2020</b>	3,344 (31.6%)	4,249 (40.1%)	1,305 (12.3%)	873 (8.2%)	425 (4.0%)	239 (2.3%)	162 (1.5%)	2.24

Source: U.S. Decennial Census - 2000, 2010, 2020

## TAPESTRY SEGMENTATIONS

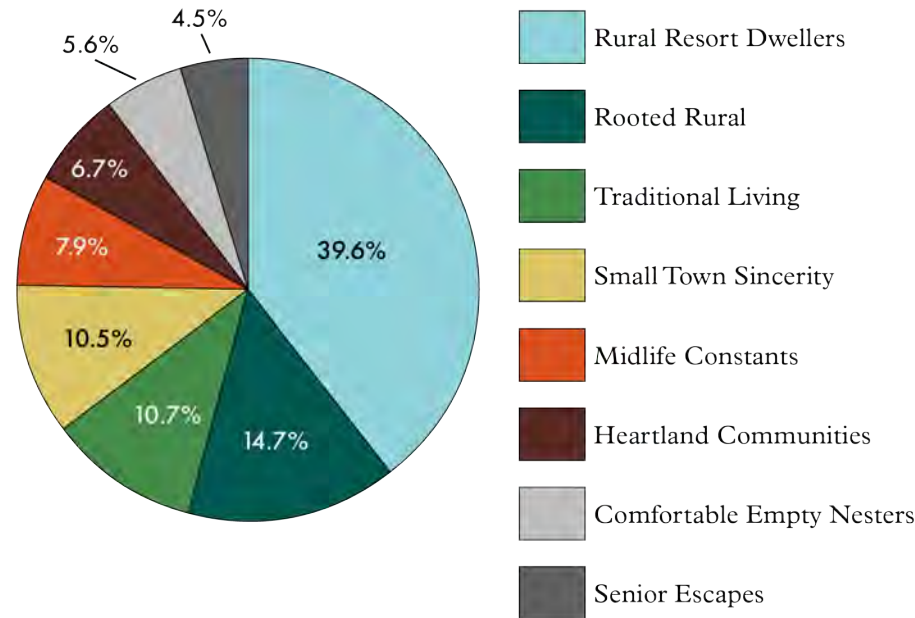
Esri's Business Analyst Online (BAO) uses U.S. Census Data amongst various other public and proprietary data sources to help develop accurate community profiles. These community profiles can help broadly explain the socioeconomic context of various U.S. population groups. Esri calls these population groups "Tapestry Segmentations". According to Esri in explaining the methodology of this analysis:

*"Esri Tapestry Segmentation is a market segmentation system that uses an array of variables to describe the characteristics of diverse communities. Each community classification is called a segment, and segments are aggregated into LifeMode and Urbanization groups. LifeMode groups further classify segments based on shared characteristics relating to lifestyle, life stage, housing, and households, while Urbanization groups further classify segments based on location-based commonalities."*

For Manistee County, this information can help to identify gaps in services, both public and private. For instance, sparsely populated rural areas with an older population will have different needs than those of large cities. There are also implications for factors such as education, jobs, housing needs and leveraging assets. Manistee's largest tapestry segment is Rural Resort Dwellers. From this term alone, one can imagine a community on water, with a seasonal economy and an older median age. This loosely describes Manistee County's populace, though there are certainly a variety of other lifestyle groups as well. Therefore, by reviewing the 9 tapestry segments that make up Manistee, it is possible to draw some understanding of the area's assets, challenges and populace.

TAPESTRY SEGMENTATIONS ARE NOT MEANT TO COMPREHENSIVELY DESCRIBE MANISTEE'S POPULACE. RATHER, THE INFORMATION COLLECTED BY ESRI AT THE NATIONAL LEVEL CAN BE USED TO MAKE BROAD ASSUMPTIONS ABOUT LOCATIONS. THIS IS USEFUL WHEN TRYING TO FIGURE OUT THE SERVICES NEEDED OR DESIRED IN A PARTICULAR AREA. FOR EXAMPLE, AN OUTDOORS SPORTING GOODS STORE WOULD PROBABLY NOT LOCATE IN AN AREA DEFINED BY AN URBANIZED CORE, WHEREAS IN MANISTEE AN OUTDOOR SPORTING GOODS STORE COULD BE VERY SUCCESSFUL BASED ON LOCAL LIFESTYLE PREFERENCES.

Figure 2-3. Tapestry Segments, Manistee County



Source: Esri

FIGURE 2-3 (ABOVE) SHOWS THE BREAKDOWN OF TAPESTRY SEGMENTS IN MANISTEE COUNTY. ONE CAN SEE THAT 'RURAL RESORT DWELLERS' AND 'ROOTED RURAL' MAKE UP OVER HALF (54.3%) OF MANISTEE'S POPULATION.

BOTH OF THESE SEGMENTS ARE DEFINED PRIMARILY AS OLDER BLUE-COLLAR MARRIED COUPLE HOUSEHOLDS WITH CHILDREN HAVING MOVED OUT ALREADY. THESE AREAS HAVE SEASONAL ECONOMIES AND THEREFORE, A VACANT HOUSING STOCK FOR SOME OF THE YEAR. THE CHANGE IN SEASONS ALLOWS FOR A LARGE ARRAY OF OUTDOOR SPORTS OPPORTUNITIES.

THE BULLETED LIST TO THE RIGHT SHOW A DEEP DIVE INTO THE RURAL RESORT DWELLER TAPESTRY SEGMENT DESCRIPTION. FOR A DESCRIPTION OF ALL TAPESTRY SEGMENTS THAT MAKE UP MANISTEE COUNTY, VISIT APPENDIX C AND SEE THE NEXT PAGE FOR AN OVERVIEW OF EACH.

## RURAL RESORT DWELLERS DEEP DIVE AT THE NATIONAL LEVEL

### "Our Neighborhood

- Housing is owner-occupied, single-family homes, with some mobile homes. A strong market for second homes, these rural areas contain homes valued near the US median. Over half of the housing units are vacant due to a high seasonal vacancy rate.
- In this older market, 42% of households consist of married couples with no children at home, while another 28% are single person. Married couples with children at home have older school-age children.
- Set in scenic rural locations with proximity to outdoor activities, two vehicles are essential to get around.

### Socioeconomic Traits

- Rural Resort Dwellers residents are close to retirement. They've accumulated wealth and begun to shift their portfolios to low-risk assets. These active residents continue to work in skilled occupations.
- Simple tastes and modesty characterize these blue-collar residents. They shop for timeless, comfortable clothing but only when something must be replaced. They pay little attention to advertising and usually stick to the brands they know.
- They spend time with their spouses and also maintain a social calendar."

- Esri Business Analyst Online

**THIS PAGE DISPLAYS THE 9 TAPESTRY SEGMENTS THAT MAKE UP MANISTEE COUNTY’S POPULACE. NEXT TO EACH SEGMENT NAME IS THE PERCENT OF MANISTEE COUNTY REPRESENTED BY THIS SEGMENT.**

**RURAL RESORT DWELLERS (39.6%)**

LifeMode Group: Cozy Country Living  
Households Nationally: 1,227,200  
Average Household Size: 2.22  
Median Age: 54.1  
Median Household Income: \$50,400

**ROOTED RURAL (14.7%)**

LifeMode Group: Rustic Outposts  
Households Nationally: 2,430,900  
Average Household Size: 2.48  
Median Age: 45.2  
Median Household Income: \$42,300

**TRADITIONAL LIVING (10.7%)**

LifeMode Group: Hometown  
Households Nationally: 2,395,000  
Average Household Size: 2.51  
Median Age: 35.5  
Median Household Income: \$39,300

**SMALL TOWN SINCERITY (10.5%)**

LifeMode Group: Hometown  
Households Nationally: 2,305,700  
Average Household Size: 2.26  
Median Age: 40.8  
Median Household Income: \$31,500

**MIDLIFE CONSTANTS (7.9%)**

LifeMode Group: GenXurban  
Households Nationally: 3,068,400  
Average Household Size: 2.31  
Median Age: 47.0  
Median Household Income: \$53,200

**HEARTLAND COMMUNITIES (6.7%)**

LifeMode Group: Cozy Country Living  
Households Nationally: 2,850,600  
Average Household Size: 2.39  
Median Age: 42.3  
Median Household Income: \$42,400

**COMFORTABLE EMPTY NESTERS (5.6%)**

LifeMode Group: GenXurban  
Households Nationally: 3,024,200  
Average Household Size: 2.52  
Median Age: 48.0  
Median Household Income: \$75,000

**SENIOR ESCAPES (4.5%)**

LifeMode Group: Senior Styles  
Households Nationally: 1,116,000  
Average Household Size: 2.20  
Median Age: 54.  
Median Household Income: \$50,400

# EDUCATION & SCHOOLS

## SCHOOL ENROLLMENT

Manistee County is represented by various school districts depending on one's location in the county. However, 5 districts make up the majority of Manistee's geography. These include Bear Lake Schools, Casman Alternative Academy, Kaleva Norman Dickson Schools (KND), Manistee Area Public Schools and Onekama Consolidated Schools. As it is the most urbanized, Manistee Area Public Schools have the highest enrollment rates, with 1,222 students K-12 in 2023-2024.

Casman, KND, Bear Lake and Onekama's school district enrollment rates have remained stable over the past 10 years, as shown in Figure 2-4. In contrast, Manistee Area Public Schools have seen enrollment decline by around 20 percent since 2014. This would indicate that the city and areas nearby are not attracting families in the same way that some of the rural areas are, proportionally.

The Manistee Intermediate School District (ISD) also provides educational services by managing student enrollment count audits and special education programs, amongst other roles. The Manistee Intermediate School District includes 4 public school districts, 2 public academies and 2 non-public schools.

## EDUCATION LEVELS

Education levels provide some indication of the economic and social fabric of a community. Education is highly correlated with income, as well as quality of life. Additionally, factors such as low high school graduation rates may tell other stories pertaining to school resources and family life.

Around 56 percent of Manistee County's population over the age of 25 are either a high school graduate or have some college but no degree (Figure 2-5). Around 8.9 percent do not have a high school diploma. Over a third of residents (34.7%) have a college degree ranging from associate to graduate/professional.

Figure 2-4. School Enrollment, 2014 - 2024

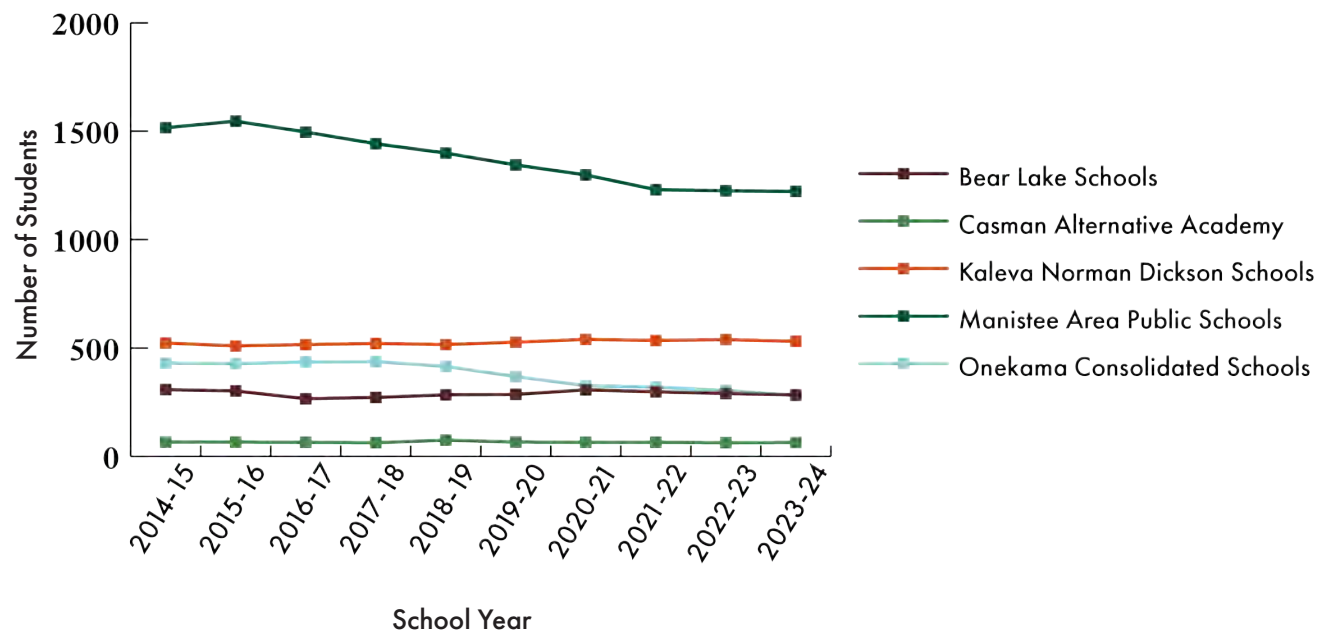
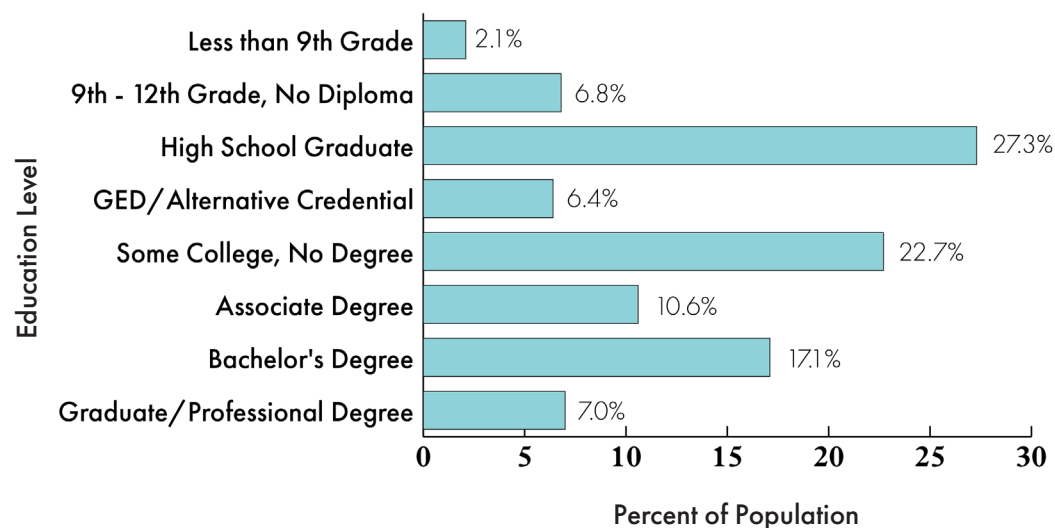


Figure 2-5. Educational Attainment, Population 25+, Manistee County





# Chapter 3

## Local Economy



## MANISTEE'S UNIQUE ECONOMY

An area's economy is defined by a series of factors. These can include the industries in which people work, income levels, the relationship between workplace and residence, as well as imports and exports. These measures are fundamental to understanding why people choose to live in Manistee, in addition to other factors described elsewhere in this plan such as nature, housing and social factors.

Besides the aforementioned factors necessary to describing all economies, this chapter also dives into emerging and unique factors that affect businesses. These include tourism spending, broadband connectivity and child care. Fifty years ago, some of these variables had little effect on Manistee's economy. However, using broadband as an example, a changing world necessitates planning for emerging contributors to economic sustainability. More people than ever rely on broadband connections, as noted in the survey results, for socializing, work and civic participation.

In regard to unique economic factors, Manistee County has a high rate of tourism visitation, as described in the Housing chapter of this plan. The exact economic impact of this tourism activity is described here.

Ultimately, this chapter will help local leadership to conceptualize the local economy so that it can understand what has remained strong and what has changed.



Source: Manistee News Advocate

**EMPLOYMENT BY INDUSTRY**

Perhaps the easiest way to understand a local economy is to know the industries in which people work. Table 3-1 on the next page categorizes the working civilian population by major industries. In Manistee, there are an estimated 10,635 employed people age 16+ in Manistee County, making up around 42 percent of the total population. This relatively low labor participation rate is highly correlated with the median age of 50.5. In short, there are many retirees in the county.

From Table 3-1, one can see that the county’s largest industries are Health Care/Social Assistance (14.4%), Manufacturing (13.3%), Retail Trade (10.8%), Construction (8.4%) and Accommodation/Food Services (7.8%). These counts and percentages are shown in the table’s second and third columns, respectively.

**LOCATION QUOTIENT**

While employment data is useful on its own, one can glean more by comparing local employment to that of the U.S. as a whole. This comparison is known as a Location Quotient, which measures the concentration of an industry locally compared to its concentration nationally. This is calculated by dividing the percentage of the employed labor force in a particular industry locally (Manistee County) by the percentage employed in that industry nationally.

A score higher than 1.0 often indicates that the industry is unique to the area, or that it is an industry that the locality exports. For example, one can see in Table 3-1 that Manistee County has a high Location Quotient in Arts/Entertainment/Food Services (3.35). This industry is 3.35 times more concentrated in Manistee than in the rest of the U.S. labor force. This makes sense as the area is high in tourism visitation. Other relatively high Location Quotients are in Agriculture/Forestry/Fishing, Mining/Quarrying/Oil & Gas and Manufacturing.

The County should strive to 1) build on the industries in which it has a unique presence and 2) try to diversify the local economy by having many industries with a Location Quotient higher than 1.0.

$$\text{LOCATION QUOTIENT} = \frac{(\text{LOCAL INDUSTRY EMPLOYMENT} / \text{TOTAL LOCAL EMPLOYMENT})}{(\text{NATIONAL INDUSTRY EMPLOYMENT} / \text{TOTAL NATIONAL EMPLOYMENT})}$$

Table 3-1. Employment by Industry, Manistee County

Industry	Employed	Percent	US Percent	Location Quotient
<b>Total</b>	<b>10,635</b>	<b>100.0%</b>	<b>100.0%</b>	<b>-</b>
Agriculture/Forestry/Fishing	202	1.9%	1.1%	1.73
Mining/Quarrying/Oil & Gas	47	0.4%	0.3%	1.33
Construction	891	8.4%	6.9%	1.22
Manufacturing	1,414	13.3%	10.0%	1.33
Wholesale Trade	136	1.3%	2.0%	0.65
Retail Trade	1,146	10.8%	10.5%	1.03
Transportation/Warehousing	234	2.2%	5.1%	0.43
Utilities	135	1.3%	0.9%	1.44
Information	86	0.8%	2.0%	0.40
Finance/Insurance	333	3.1%	4.8%	0.65
Real Estate/Rental/Leasing	95	0.9%	1.8%	0.50
Professional/Scientific/Tech	348	3.3%	8.3%	0.40
Management of Companies	0	0.0%	0.1%	0.00
Admin/Support/Waste Management	456	4.3%	4.3%	1.00
Educational Services	681	6.4%	9.1%	0.70
Health Care/Social Assistance	1,535	14.4%	14.1%	1.02
Arts/Entertainment/Recreation	817	7.7%	2.3%	3.35
Accommodation/Food Services	828	7.8%	6.8%	1.15
Others Services (Excluding Public)	508	4.8%	4.6%	1.04
Public Administration	743	7.0%	5.0%	1.40

Source: BAO Civilian Labor Force Profile



LABOR FORCE BY AGE GROUP

Table 3-2 (below) breaks down employment and labor force participation by age. Communities are best served when a high percentage of each age group is contributing to the local economy. This is especially true for those 25-54, often considered the prime working years of individuals. This is the period when people garner the most wealth.

According to the Business Analyst Online report, Manistee County has a fairly low unemployment rate of 3.8 percent. Just 420 people age 16+ are unemployed.

Although unemployment in Manistee County is low, so too is the labor force participation rate. This number is calculated by adding the employed and unemployed population and dividing by the total population. This helps account for those who are choosing to, or unable to, participate in the workforce.

In Michigan, the labor force participation rate is 62.8 percent for those 16+ and 84.4 percent for those age 25-54. In Manistee County, as shown in Table 3-2, the rate is 50.6 percent for those 16+ and 76.3 percent for those 25-54. In fact, Manistee County’s labor force participation rate is lower for all age groups when compared to the state. While some of this can be explained by the high prevalence of retirees, it is worth investigating further why, for instance, those age 25-54 are participating 8.1 percent less even though they have just a 2.4 percent unemployment rate.

Possible factors could include: married couple households where only one person works; incarceration rates; financial ability to not need to work; or a prolonged inability to find work.

Table 3-2. Labor Force Participation by Age Group

Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate
16+	21,864	10,635	420	3.8%	50.6%
16-24	2,289	1,259	101	7.4%	59.4%
25-54	8,194	6,099	149	2.4%	76.3%
55-64	3,964	2,147	140	6.1%	57.7%
65+	7,417	1,130	30	2.6%	15.6%
Male Age 16+	11,491	5,791	227	3.8%	52.4%
Female Age 16+	10,373	4,844	193	3.8%	48.6%

Source: BAO Civilian Labor Force Profile

ECONOMIC DEPENDENCY RATIO

“THE ECONOMIC DEPENDENCY RATIO (EDR) MEASURES THE RELATIONSHIP BETWEEN NON-WORKERS AND THE EMPLOYED POPULATION. NON-WORKERS INCLUDE CHILDREN, THE UNEMPLOYED POPULATION, AND THOSE THAT ARE NOT IN THE LABOR FORCE (I.E., INDIVIDUALS THAT ARE NOT WORKING OR ACTIVELY SEARCHING FOR WORK). CHILDREN ARE DEFINED AS THE POPULATION UNDER 16 YEARS OF AGE.”

“ECONOMIC DEPENDENCY RATIOS CAN BE USED TO MEASURE THE FINANCIAL PRESSURE ON THE WORKING POPULATION OF A COMMUNITY OR THE POTENTIAL FOR MORE INDIVIDUALS TO ENTER THE WORKFORCE AS THEY AGE AND/OR LABOR FORCE DYNAMICS SHIFT. THE HIGHER THE RATIO, THE MORE NON-WORKERS THERE ARE RELATIVE TO THE NUMBER OF WORKERS.”

Quoted Source: Esri Data Development

Table 3-3. Economic Dependency Ratio by Age

	Manistee County	Michigan
Total	129.1	102.7
Child (<16)	33.9	37.2
Working-Age (16-64)	38.2	32.8
Senior (65+)	57.0	32.7

Source: BAO Civilian Labor Force Profile

In Manistee County, there are 129 dependents for every 100 workers. Of these, 57:100 are seniors age 65+. Manistee County has fewer children dependents (as described in Chapter 2). In other words, when compared to the state, Manistee has more working age and senior dependents, as well as fewer children.

While there is no ideal economic dependency ratio, the County may look for opportunities to help seniors find work. In addition, programs such as those at West Shore Community College and Michigan Works! may help encourage more individuals to participate in the labor force.



Photo: Manistee News Advocate

WORKER COMMUTES

Where people work in relationship to a study area, in this case Manistee County, is a useful measure for various reasons. First, one can glean a basic profile of the community. Places with few workplaces and many residences are often referred to as “bedroom communities.” In contrast, communities that are centers of commerce may lack adequate housing to keep up with the number of workers in the area. The difference between where someone works and where they live can be a helpful piece of information to guide housing and commercial development initiatives.

Figure 3-1 and Table 3-4 show the inflow and outflow of wages in Manistee County. Inflow refers to the money earned by residents who work outside of the county. Outflow is the money earned at jobs within the county by people living outside the county. Net Residence Adjustment is the result of subtracting gross earnings outflow from gross earnings inflow.

Manistee County has a well-balanced net flow of earnings, meaning its outflow and inflow of wages are relatively equal. Manistee residents who work outside the county earned roughly \$102.5 million in 2022. Employees from other counties who work in Manistee County earned \$88.2 million. This equals a \$14.3 million adjustment for residence, meaning that Manistee County is not necessarily a “bedroom community”, nor does it see the heavy daily worker commutes that Grand Traverse does. With a \$14.3 million adjustment for residence, this indicates that more people are either commuting from Manistee to another county for work at a higher rate, or that people who are traveling from Manistee for work are earning higher wages than people who travel to Manistee for their jobs.

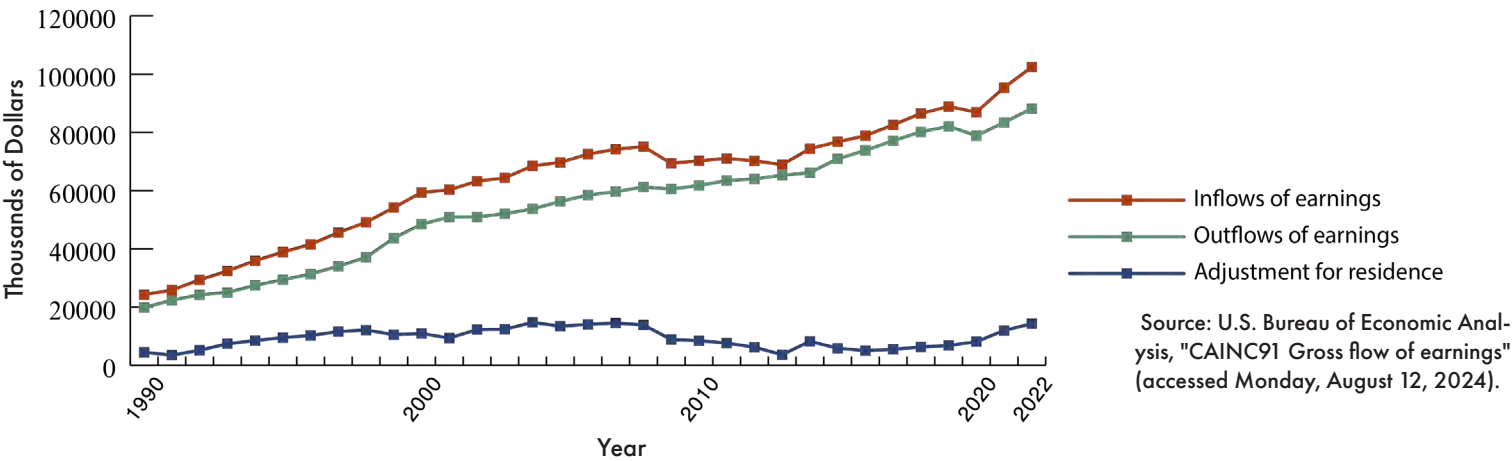
INFLOW-OUTFLOW OF WAGES REFERS TO THE DIFFERENCE BETWEEN WAGES EARNED BY PEOPLE WHO WORK IN MANISTEE COUNTY BUT LIVE ELSEWHERE AND PEOPLE WHO LIVE IN MANISTEE COUNTY BUT WORK ELSEWHERE.

INFLOW IS THE MONEY EARNED BY RESIDENTS WHO WORK OUTSIDE OF THE COUNTY.

OUTFLOW IS THE MONEY EARNED AT JOBS WITHIN THE COUNTY BY PEOPLE LIVING OUTSIDE THE COUNTY.

NET RESIDENCE ADJUSTMENT IS THE RESULT OF SUBTRACTING GROSS EARNINGS OUTFLOW FROM GROSS EARNINGS INFLOW.

Figure 3-1. Inflow-Outflow of Wages, Manistee County, 1990-2022





## MORE COMMUTER DATA

Table 3-4. Gross Flow of Earnings  
(Thousands of Dollars), Manistee County

	2022
Inflow of Earnings	\$102,453
Outflow of Earnings	\$88,159
Adjustment for Residence	\$14,294

Source: U.S. Bureau of Economic Analysis, "CAINC91 Gross flow of earnings" (accessed Monday, August 12, 2024).

Table 3-5. Travel Time to Work

	Percent
Less than 10 minutes	26.6%
10 to 14 minutes	16.6%
15 to 19 minutes	14.8%
20 to 24 minutes	11.4%
25 to 29 minutes	4.3%
30 to 34 minutes	8.5%
35 to 44 minutes	6.3%
45 to 59 minutes	5.8%
60 or more minutes	5.8%

Table 3-6. Place of Work

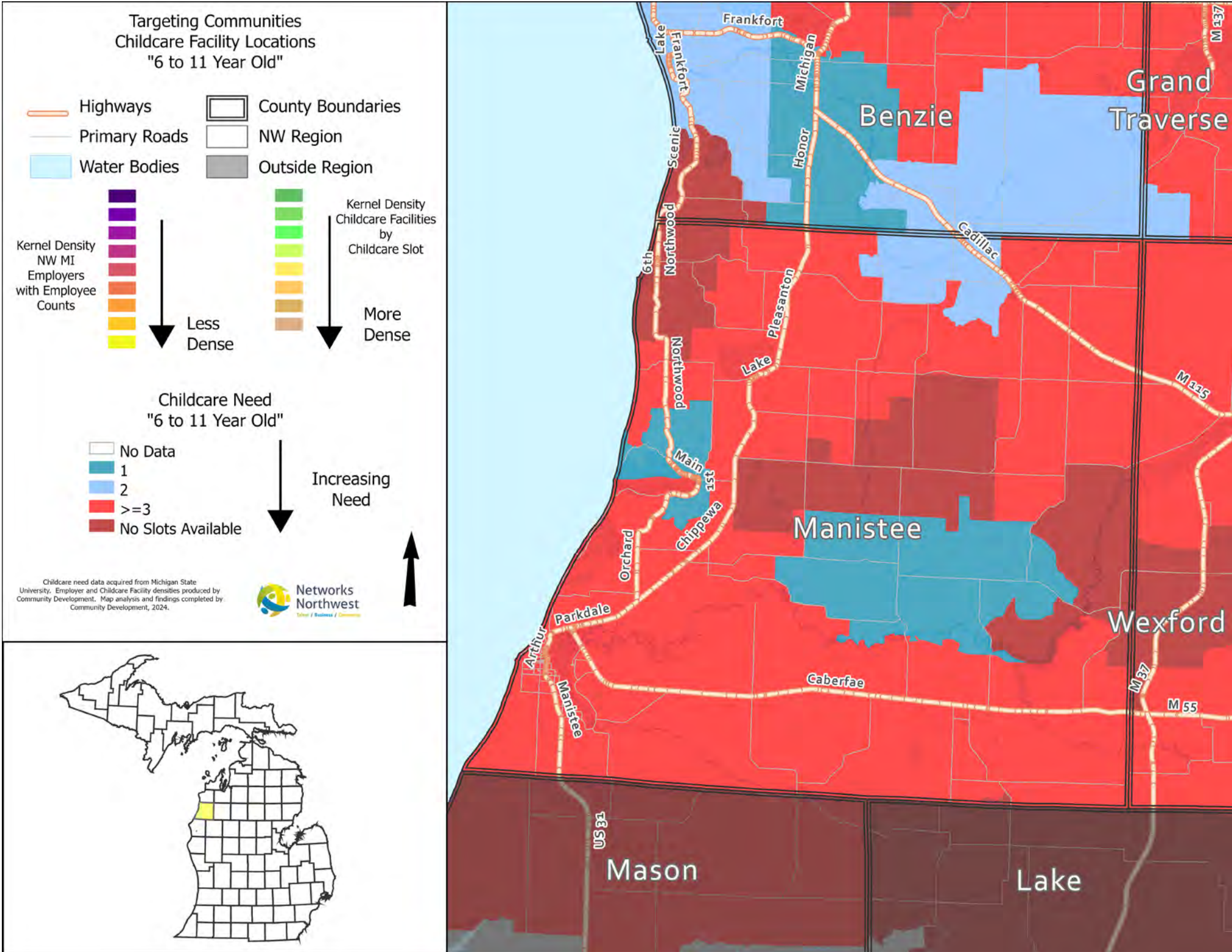
	Percent
Worked in state of residence	99.5%
Worked in county of residence	75.8%
Worked outside county of residence	23.7%
Worked outside state of residence	0.5%

Table 3-7. Means of Transportation to Work

	Percent
Car, truck, or van	87.0%
Drove alone	77.5%
Carpooled	9.5%
Public transportation (excluding taxicab)	0.5%
Walked	1.5%
Bicycle	0.3%
Taxicab, motorcycle, or other means	0.4%
Worked from home	10.3%

Source for Tables 3-5, 3-6 & 3-7:: 2023 ACS 5-year estimates





## CHILDCARE

In recent years, the relative lack in childcare facilities, combined with the need for both householders to work full-time, has resulted in a difficult situation for employees and employers alike. Without adequate childcare facilities in various locations, employers are finding it difficult to attract new employees to the area, and employees are choosing to live elsewhere. Therefore, childcare has become an important economic development consideration.

In 2024, Networks Northwest conducted an analysis that geographically measured areas of need for childcare facilities. This was broken down by age group. The factors that contributed to the analysis were the density of employers and their employee counts and the density of childcare facilities.

The results of this analysis are shown on the previous page. Areas in blue show demand for 1 to 2 additional facilities while areas in red need at least 3 more to meet current demand. In summary, the vast majority of Manistee County is experiencing a shortage in childcare facilities.

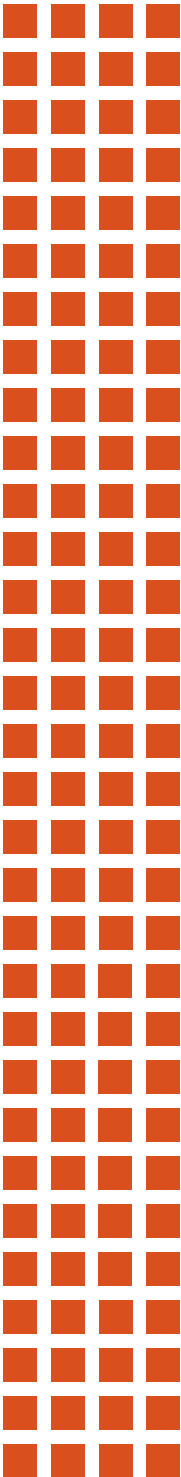
One example of a success story in this regard is the Maple Grove Community Center located in the Village of Kaleva. In refurbishing an abandoned school building, the community has been able to use facility for various activities including the Maple Grove Township offices, Village of Kaleva offices, elections, a food pantry, senior meals, the Michigan State Police Kaleva detachment, pickleball, the Village of Kaleva Water Department, Great Start Kids Program, an exercise room, music lessons and several meeting rooms for organizations.

In the coming years, the Maple Grove Community Center is intended to feature a childcare program as well. This is one great example of how local leadership, with volunteer help and philanthropy, can take an issue head on.

A NOTE ON KERNEL DENSITIES. YOU WILL NOTICE THAT THE LEGEND ON MAP 3-1 SHOWS KERNEL DENSITIES FOR EMPLOYERS AND FOR CHILDCARE FACILITIES. THIS IS AN ESTIMATION OF THE DATA POINTS CREATED BY SMOOTHING THE OBSERVED POINTS, OR CREATING A SMOOTH LINE THAT ACCOUNTS FOR VARIATIONS (SIMILAR TO WHAT WE DO WHEN USING MEDIAN INCOME RATHER THAN AVERAGE INCOME).

THE 2 KERNEL DENSITY ESTIMATES WERE USED TO DETERMINE THE FINAL PART OF THE MAP LEGEND: THE CHILDCARE NEED FOR 6 TO 11 YEAR OLDS.

FOR A FULL METHODOLOGY USED IN THIS STUDY VISIT: [NETWORKSNORTHWEST.ORG/COMMUNITY/PUBLICATIONS](https://networksnorthwest.org/community/publications).



**BROADBAND**

Efforts to increase broadband access through fiber installation have been funded extensively through the Federal and State governments. Map 3-2 displays the density of existing broadband assets as inventoried through the State of Michigan. It is evident that the greatest availability of fiber is within the more urbanized areas adjacent to Lake Michigan.

The map displays several other additional important points of information. The cross-hatched area denotes density of residential structures which are less than 65 per square mile, of which the majority of the county away from the lakeshore falls within this classification. These rural areas, which are considered “last mile” in terms of expansion efforts, are the focus of governmental infrastructure investment through grants provided to private Internet Service Providers (ISP) to perform fiber installation.

One can view on the maps that large swaths of the county are covered in either the teal or blue polygons. These polygons denote areas of infrastructure expansion which have currently been granted and funded to ISP’s. Specifically, the teal colored polygon represents funding through the ‘Rural Digital Opportunity Fund (RDOF)’ and includes grants provided to Charter Fiberlink, Mercury Wireless, and Point Broadband Fiber Holdings, LLC. The blue polygons represent funding through the ‘Enhanced Alternative Connect America (EACA)’ fund, which has provided a large amount of funding to KALTELCO, Inc. to perform fiber installation.

It is important for the County to continue to monitor fiber installation efforts of these private entities funded through public investment. High speed internet availability to rural areas will promote population growth and ability for residents and visitors to connect to resources for education, work, healthcare, recreation and leisure. Table 3-8 (below) describes these initiatives in greater detail.

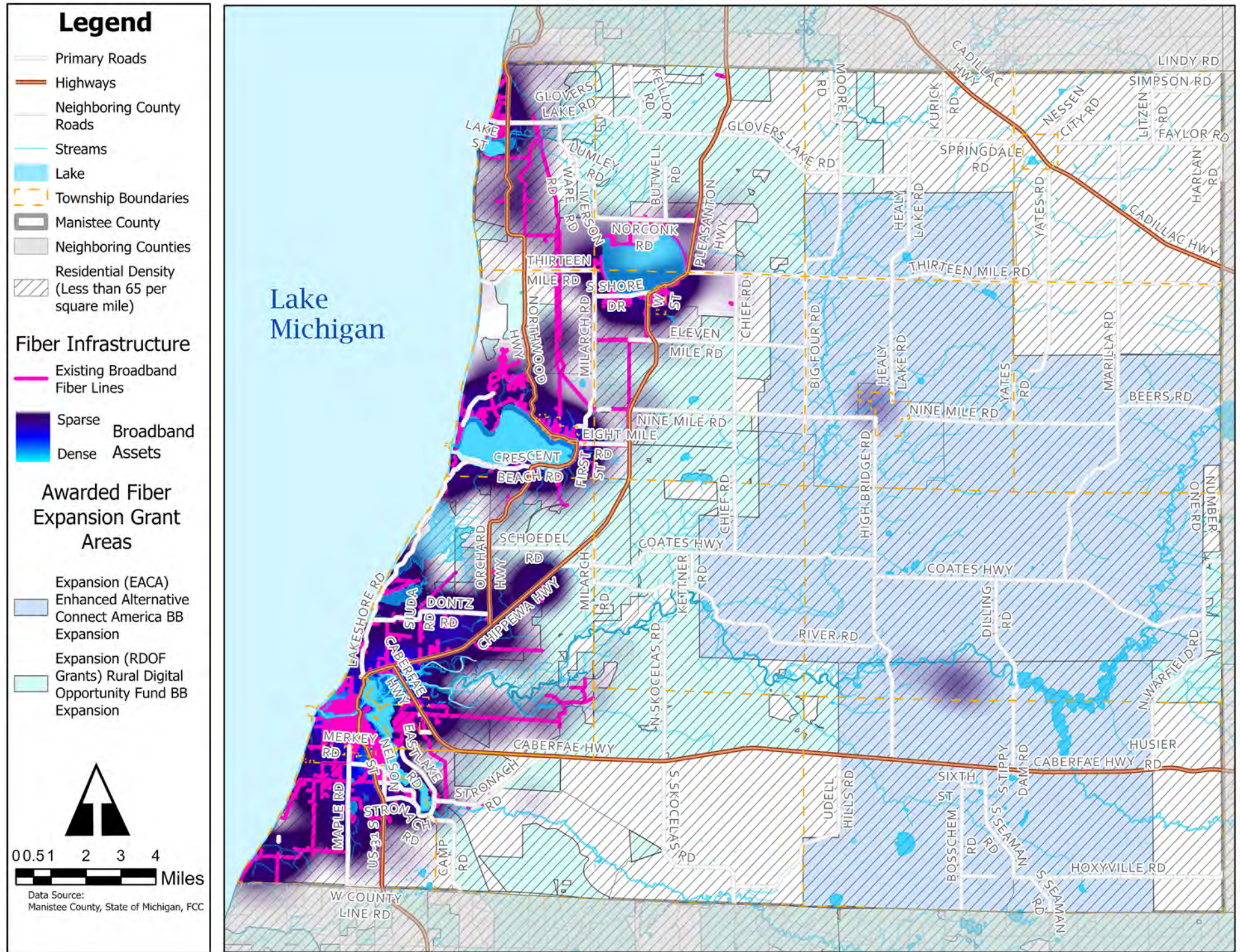
Table 3-8. ISP Public Investment Fiber Expansion Efforts

ISP	Grant Type	Funding Obligated*	Technology	Locations Planned**	Completion Date
Charter	RDOF	\$19,108,342	Fiber to Premises	31,863	3/30/2032
Point Broadband Fiber	RDOF	\$11,429,099	Fiber to Premises	5,918	9/29/2031
Mercury Wireless	RDOF	\$29,574,592	LBR Fixed	36,155	7/30/2032
KALTELCO, Inc.	EACA	\$17,471,762	Fiber to Premises	3,511	12/31/2028

\*Funding obligated for the entire project scope of which the geographic scope may extend outside of Manistee County.  
\*\*Locations planned are for the entire project scope of which the geographic scope may extend outside of Manistee County.



Map 3-2. Broadband Connectivity





ANOTHER REASON THE GREAT OUTDOORS MATTER

The natural beauty showcased in Manistee County, from its forests to its beaches, plays a pivotal role in who is attracted to live in its communities. Discussed in the survey results as well as the Natural Features chapter, the outdoors influence the social fabric of the area. In addition, these features play a prominent role in the local economy.

This section discusses three sources that highlight the importance of outdoor recreation on local economies in Northwest Lower Michigan. These include:

- *Outdoor Recreation Economic Impact Study for Northwest Michigan* (2023). Networks Northwest and Fourth Economy.
- *2023 Tourism Economic Impact - Region & County* (2023). Michigan Economic Development Corporation.
- Esri Business Analyst Online Recreation Expenditures Report (2024).

Each of these sources are summarized in the green callout text on this page and in the tables on the next page. In Northwest Michigan as a whole, the outdoor economy makes up 10 percent of gross regional product. As more people in younger generations seek experiences over consumer goods, it is reasonable to assume that this figure may grow.

The Michigan Economic Development Corporation (MEDC) regularly updates data that show the economic contribution of tourism to counties throughout the state. Shown in Table 3-9, tourism and the spending associated with it account for \$41.2 million in labor income in Manistee County. There are 692 jobs supported directly by the tourism economy (1,019 total), making up 9.3 percent of the county’s employment.

Table 3-10 displays visitor spending by year starting from 2018. One can see that visitors spent \$152.5 million in Manistee in 2023, up 7.5 percent from the previous year. This figure shows how visitor spending has nearly recovered from pre-pandemic levels in 2019 when the county received \$157.8 million in visitor spending. Of the 10-county region, Manistee receives 6.1 percent of all visitor spending region-wide, with Grand Traverse County seeing the bulk of visitorship.

In terms of local spending on recreation, Table 3-11 indexes Manistee residents’ spending on sports, recreation and exercise equipment. A score higher than 100 means Manistee residents spend more on average than Americans as a whole. Somewhat predictably, Manistee spends more on hunting and fishing, water sports equipment and “other” sports equipment.

In total, Manistee residents spent an estimated \$2.84 million on sports, recreation and exercise equipment and \$2.2 million on recreation vehicles and fees (Business Analyst Online).

KEY TAKEAWAYS FROM THE OUTDOOR RECREATION ECONOMIC IMPACT STUDY FOR NORTHWEST MICHIGAN:

“THE OUTDOOR ECONOMY...

- EMPLOYS 4,712 WORKERS / 3% OF THE REGIONAL LABOR FORCE.
- OFFERS AVERAGE EARNINGS OF \$44,627.
- CONTRIBUTED \$1.15 BILLION OR 10% OF GROSS REGIONAL PRODUCT IN 2022.
- GREW BY 9% OVER 20 YEARS (2002 TO 2022).

OUTDOOR ECONOMY BUSINESSES...

- ARE GROWING - 96% OF SURVEY RESPONDENTS INDICATED SALES WERE INCREASING OR STABLE.
- ARE HIRING - 72% REPORTED THEY ARE PLANNING ON ADDITIONAL HIRING IN THE NEXT THREE YEARS.”

To see the full report go to [NetworksNorthwest.org/Community/Publications](https://NetworksNorthwest.org/Community/Publications)

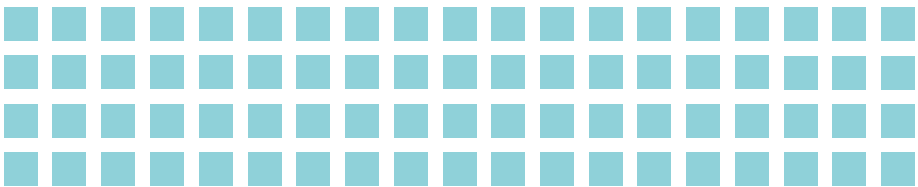


Table 3-9. Tourism Economic Impact, 2023

	Northwest Region	Manistee County
<b>Tourism Supported Employment</b>		
Direct	19,226	692
Total	28,180	1,019
<b>Share of Region</b>	100.0%	3.6%
<b>Share of State</b>	8.3%	0.3%
<b>Share of County Employment</b>	14.6%	9.3%
<b>Tourism Supported Labor Income (Millions)</b>		
Direct	\$789.3	\$24.8
Total	\$1,309.8	\$41.2

Source for Tables 3-9 and 3-10: 2023 Tourism Economic Impact - Region & County, Michigan Economic Development Corporation

Table 3-11. Recreation Expenditures, Manistee County, 2024

Sports, Recreation and Exercise Equipment	Spending Potential Index	Average Amount Spent	Total
Exercise Equipment and Gear, Game Tables	68	\$72.32	\$781.131
Bicycles	92	\$74.00	\$799,277
Camping Equipment	56	\$9.35	\$100,982
Hunting and Fishing Equipment	102	\$62.42	\$674,195
Winter Sports Equipment	85	\$10.93	\$118,018
Water Sports Equipment	105	\$13.19	\$142,459
Other Sports Equipment	160	\$17.01	\$183,720
Rental/Repair of Sports/ Recreation/Exercise Equipment	96	\$2.82	\$30,502

Source: ESRI Recreation Expenditures. Data note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Table 3-10. Visitor Spending Timeline, 2018-2023

	Visitor Spending, Millions						Percent Change (2023/2022)	Share of Region	Share of State
	2018	2019	2020	2021	2022	2023			
Northwest Region	\$1,964.2	\$2,017.8	\$1,698.5	\$2,136.5	\$2,372.6	\$2,520.2	6.2%	100.0%	8.6%
Manistee County	\$153.4	\$157.8	\$117.6	\$133.9	\$141.8	\$152.5	7.5%	6.1%	0.5%

In addition to the tables above, the Manistee County Chamber of Commerce also calculates visitor spending, defined by those who traveled 50 miles or more and spent at least 4 hours in Manistee. The most recent visitor data is from 2023. During that year, Manistee County saw 700,000 travelers. Overnight visitors spent \$428/person on average. Day trip visitors spent \$84/person on average for an average visitor spending of \$228/person. This means that, according to the Chamber, Manistee County visitors spent \$159.6 million, or around \$7 million more than MEDC estimates. In terms of employment, the Chamber noted that the numbers in Table 3-9 are probably too low, as the casino employs hundreds of individuals, for example.

HOUSEHOLD INCOME

Median household income is not necessarily a useful data point on its own. However, when considered with the cost of living, income becomes an important measure. Therefore, this section considers household income in relation to the relative insecurity that householders in Manistee may or may not feel, as defined by the United Way.

The median household income in Manistee County is \$65,072. Figure 3-2 (below) shows that close to 20 percent of the county’s households are in the \$50,000 to \$74,999 income range. This compares favorably to Michigan’s \$71,476 median household, with the understanding that wages and the cost of living are lower in Northwest Michigan when compared to the Detroit and Grand Rapids metro areas.

ALICE POPULATION

The United Way of Manistee provides reports every 4 years on what it terms the ALICE population (Asset Limited, Income Constrained, Employed). These are households that do not meet

the criteria to be considered “impoverished” by the U.S. Census Bureau, but nonetheless are in a financial situation defined by insecurity. One can think of ALICE households as those where, although the householder is working, they are living paycheck to paycheck. One unforeseen emergency can be disastrous. This ALICE number is calculated using household expenditures in the state compared to household income and household size. The full methodology can be found at [unitedforalice.org/methodology](https://unitedforalice.org/methodology).

Table 3-12 shows the ALICE population for the county subdivisions in Manistee. County-wide, Manistee actually has a lower poverty rate than the state average (11% to 13%). However, Manistee has 36 percent ALICE households compared to 28 percent statewide.

Figure 3-2. Households by Income, 2024

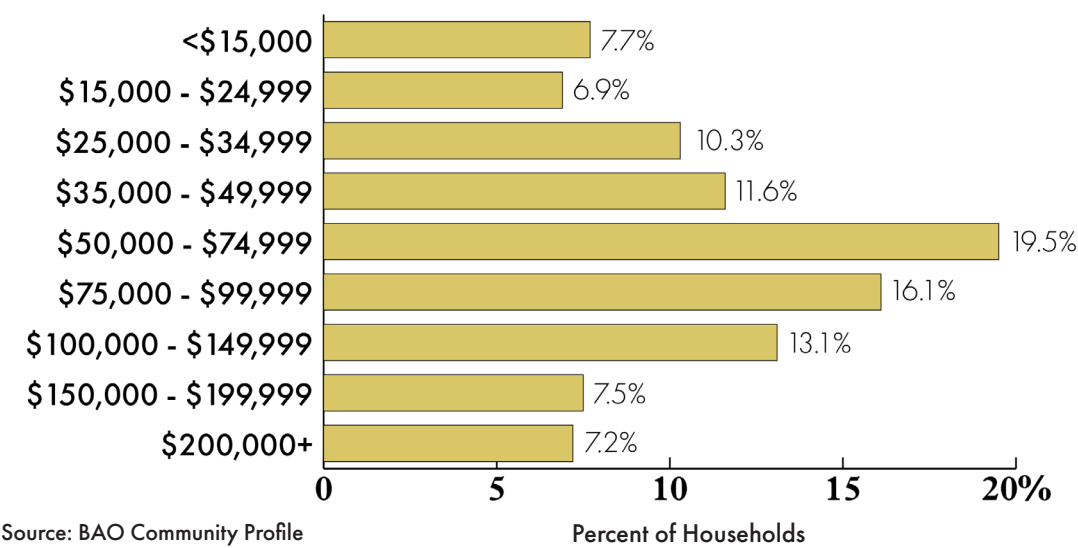
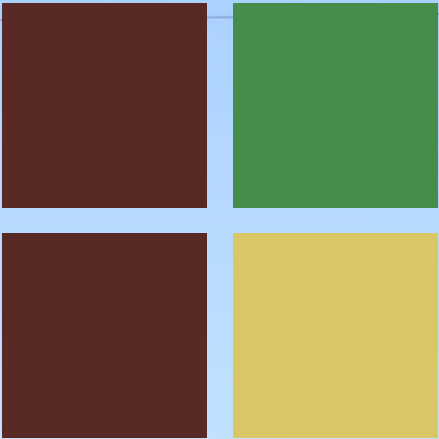


Table 3-12. ALICE Population in Manistee County

County Subdivision	Total Households	Percent ALICE Population
Arcadia Township	233	34%
Bear Lake Township	675	41%
Brown Township	249	48%
Cleon Township	360	66%
Dickson Township	382	53%
Filer Charter Township	1,104	40%
City of Manistee	2,663	48%
Manistee Township	1,232	47%
Maple Grove Township	559	56%
Marilla Township	148	51%
Norman Township	657	48%
Onkama Township	581	43%
Pleasanton Township	350	42%
Springdale Township	323	59%
Stronach Township	411	36%

Source: American Community Survey, 2022; ALICE Threshold, 2022; United for ALICE







# Chapter 4 Housing





## LIVING IN MANISTEE

If communities are where people live, work and play, then housing is by definition one of the most important factors in any area's ability to attract and retain a stable population. People are of course attracted to northern Michigan for the recreational amenities and for the career opportunities, but without housing there can be no significant population and economic growth.

This chapter dives into the various aspects of Manistee's housing stock. This includes details on the age of houses, their features, the tenure of those living in housing, the breakdown of owner occupied versus renter occupied housing, vacancies and trends that point to a need for additional housing stock.

Similar to places across the U.S., Manistee County is experiencing a housing shortage for both owner and renter occupied units. While this bodes well for real estate values, it is detracting talented workers from choosing Northwest Lower Michigan as a place where they can contribute their skill sets. It also makes it difficult for the community to retain its young people. However, a high demand for housing isn't the worst scenario a community can find itself, and there are various solutions that can help to relieve this vexing problem.

THIS CHAPTER RELIES ON VARIOUS DATA SOURCES TO GENERATE A NARRATIVE OF HOUSING IN MANISTEE COUNTY. THESE INCLUDE DATA FROM THE U.S. CENSUS BUREAU, ESRI'S BUSINESS ANALYST ONLINE, A HOUSING NEEDS ASSESSMENT CONDUCTED BY BOWEN NATIONAL RESEARCH, AS WELL AS AN OVERNIGHT POPULATION STUDY BY NETWORKS NORTHWEST AND BECKETT & RAEDER.



YEAR OF CONSTRUCTION

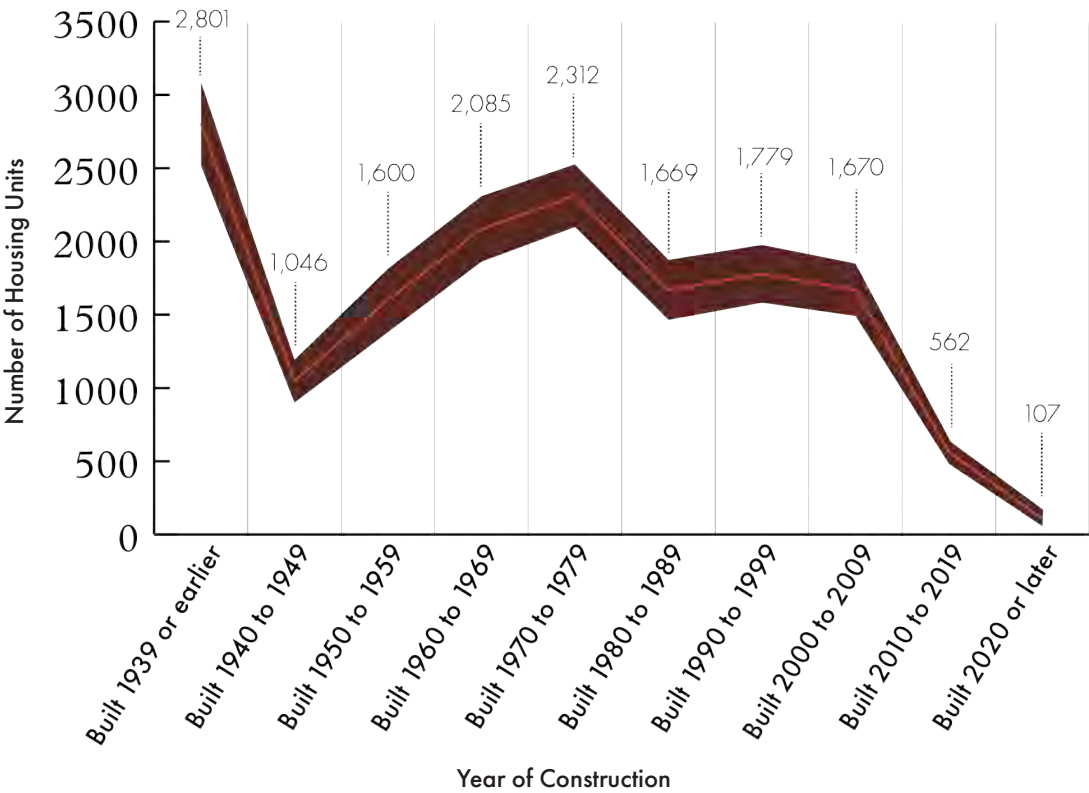
The age of a community’s housing stock can provide useful inferences. Aging housing stocks (older than 40 years) can have implications for the structural integrity of homes, including health concerns (lead paint, asbestos, etc.), energy efficiency, repair costs and discrepancies in best practices and modern building codes. Older housing stocks become problematic when these issues have been neglected over time. These issues can result in lower property values and an inability to attract new people to the area.

However, older homes also tend to have more significant architectural features that many people prefer over modern builds. These features may include porches, fireplaces, textured wall surfaces, dormers, mansard roofs and hardwood floors, to name some. Therefore, the age of a community’s housing stock depends on 1) the quality of design and 2) the degree of upkeep.

Shown in Figure 4-1, home construction peaked most recently in Manistee County during the 1970’s, when 2,312 new builds were constructed. While the county’s population has grown over the past half century, new housing builds have not kept up. During the 2010’s, just 562 housing units were constructed. The existing gap in housing units to meet demand is discussed later in this chapter.

The age breakdown of the county’s housing stock is fairly well distributed, with significant amounts of construction occurring in each decade. However, approximately 63 percent of these units were built before 1980. While some of these are, for example, well-maintained Victorians close to downtowns, others are likely detracting from the stock’s quality.

Figure 4-1. Housing Units by Year of Construction, Manistee County



Source: 2023 ACS 5-Year Estimates  
Data Note: Dark red polygon shows margin of error

The County could work towards making residents of older or unmaintained homes aware of the various state and federal programs available to help fund repairs. The U.S. Department of Agriculture (USDA), the Department of Housing & Urban Development (HUD) and Community Development Block Grants can all serve as potential resources in this regard, as of 2025.

HOUSING CHARACTERISTICS

Table 4-1 (right) displays two key points of information. The first is in regard to how many units are in each housing structure throughout Manistee. Approximately 84 percent of the housing structures in Manistee County are single-family detached. This is fairly common throughout northern Michigan where, historically, people have moved to in order to maintain privacy surrounded by nature.

The second variable shown in Table 4-1 is bedrooms. Around 74 percent of the housing units in Manistee have 2 or 3 bedrooms. This makes sense provided the context that much of the county consists of single-family detached homes.

In the coming years, Manistee may seek to diversify its housing stock in order to attract a range of individuals at different points in life and who may have different living preferences. For example, the county may find it easier to attract young professionals such as teachers, police officers, salespeople, etc. if more 1-bedroom units or lofts were available.

Additionally, some people prefer to be in an attached housing unit like a condo, townhome or apartment wherein they do not need to care for a yard. This is especially pertinent as the county’s median age rises and more people need housing options that allow them to age in place.

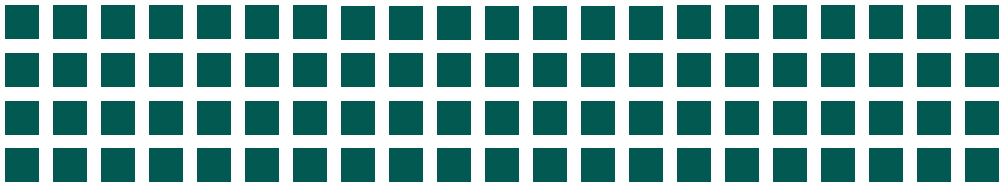
There are various strategies to accomplish a diversified housing stock. While single-family detached units with large floor plans are the most economical for developers, there is ample demand for other options. The County may take a role, along with other local actors to update zoning ordinances to, at a minimum, not prohibit duplexes, triplexes, cottages and apartments in all areas.

The community’s downtowns would especially benefit from denser housing adjacent to commercial districts.

Table 4-1. Housing Unit Characteristics, Manistee County

	Estimate	Margin of Error	Percent of All Housing Units	Percent Margin of Error
Total Housing Units	15,631	±47	100%	N/A
Occupied housing units	10,324	±262	66.0%	±1.7
UNITS IN STRUCTURE				
1, detached	13,113	±239	83.9%	±1.5
1, attached	357	±116	2.3%	±0.7
2 apartments	213	±111	1.4%	±0.7
3 or 4 apartments	375	±135	2.4%	±0.9
5 to 9 apartments	135	±74	0.9%	±0.5
10 o 19 units	95	±60	0.6%	±0.4
20 or more units	266	±90	1.7%	±0.6
Mobile home or other type of housing	1,061	±125	6.8%	±0.8
Boat, RV, van, etc.	16	±12	0.1%	±0.1
BEDROOMS				
No bedroom	200	±98	1.3%	±0.6
1 bedroom	1,279	±179	8.2%	±1.1
2 bedrooms	4,910	±295	31.4%	±1.9
3 bedrooms	6,680	±326	42.7%	±2.1
4 bedrooms	1,882	±179	12.0%	±1.1
5 or more bedrooms	680	±125	4.4%	±0.8

Source: 2023 ACS 5-Year Estimates





OCCUPANCY, RENTERS & VACANCY

The figures on this page break down occupancy and vacancy statuses for housing units in Manistee. These statistics are important because they provide a snapshot of ownership in the county, which can help in understanding who chooses to live in Manistee. For example, communities with higher occupancy rates often have higher civic participation from residents, as their tenure in the area is more permanent than renters. In addition, higher renter rates tend to mean that the population is more transient. College towns are a good example of this.

Relatively high vacancy rates tend to correlate with two phenomena. Either the community is

seeing population decreases leading to a high for sale rate, or the community has a larger seasonal population (i.e. Vacation housing. Seasonal housing is categorized as ‘vacant’ by the Census Bureau).

Figure 4-2 shows the breakdown of owner, renter and vacant housing from 2000 to 2020, with projections for 2029. While owner occupancy in the county took a slight dip in the years around the 2008 recession (from 56.1% to 51.8%), owner occupancy has steadily risen since that time. The share of renters in Manistee has remained around 12 percent from 2000 to 2024.

Around 30 percent of Manistee’s housing stock is estimated to be vacant. The vast majority of these vacancies (78.1% in 2020 as shown in Figure 4-3) are for seasonal/recreational/occasional use. This highlights the seasonality of Manistee County’s housing and local economy. This is described in greater detail later in this chapter.

For comparison, the statewide occupancy rate is 88.4 percent to just 11.6 percent vacant. In the 10-county Northwest Michigan region, the vacancy rate is around 27 percent. This highlights the seasonal population and its effect on housing in Northwest Michigan compared to elsewhere across the state.

Figure 4-2. Housing Unit Occupancy Status, 2000-2029

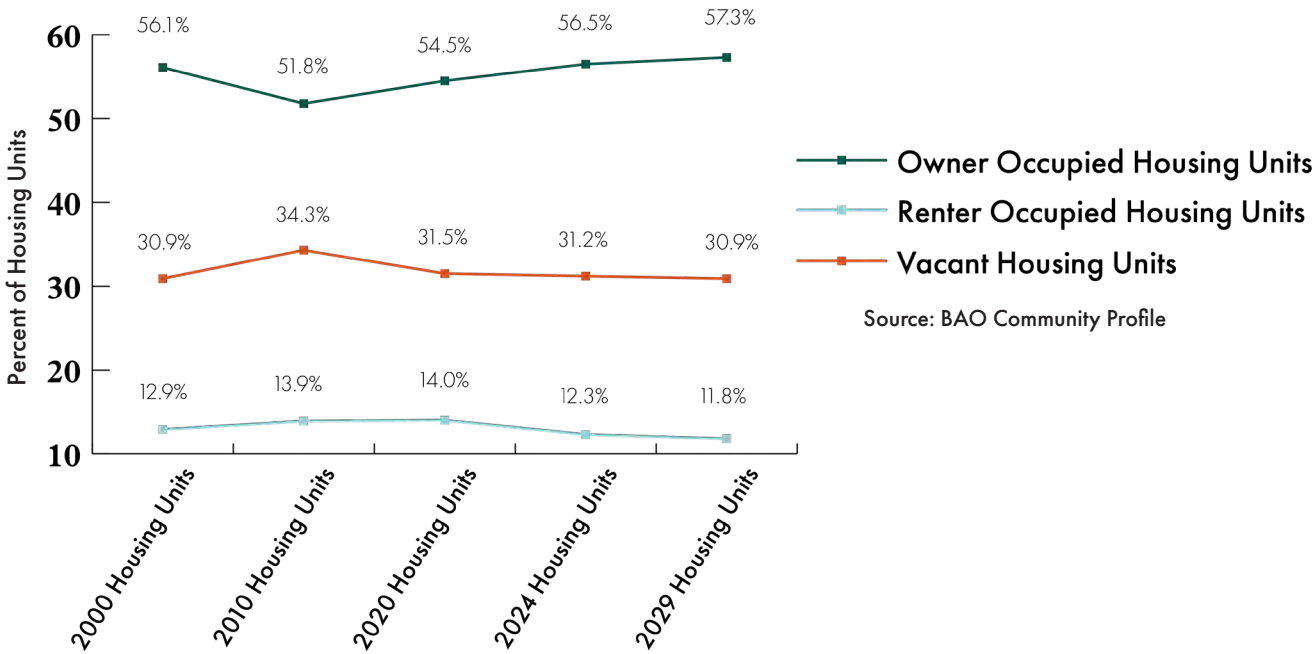


Figure 4-3. Vacancy Status, 2010 &amp; 2020

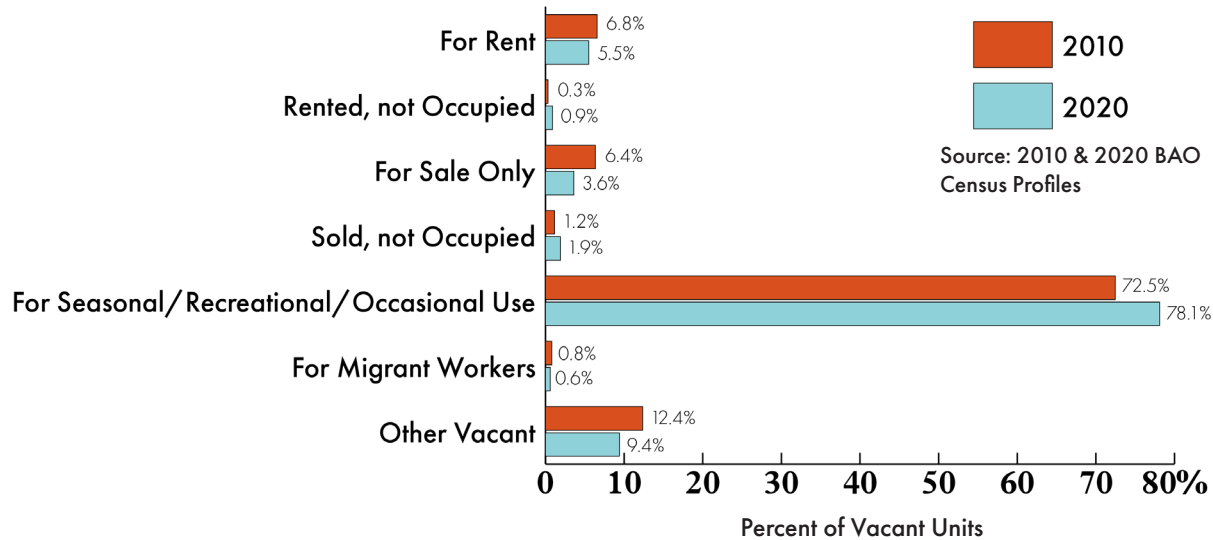
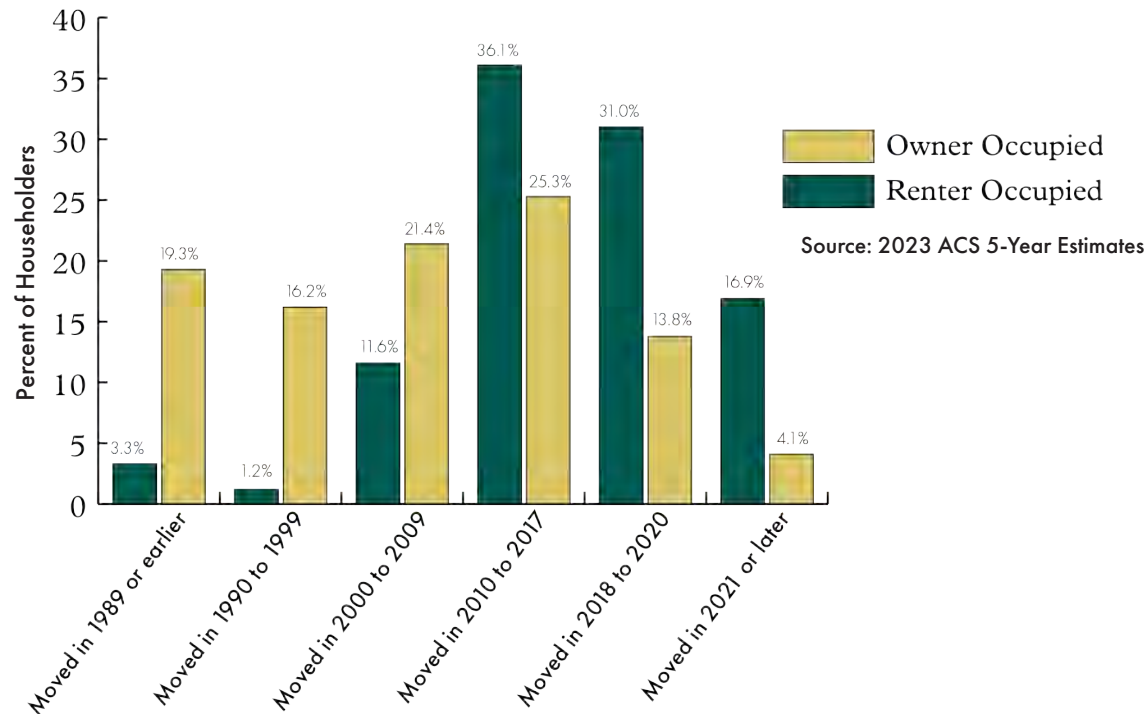


Figure 4-4. Householder Tenure



### WHEN DID MANISTEE'S RESIDENTS MOVE HERE?

Figure 4-4 (lower left) shows when homeowners and renters moved to Manistee County. Tenure in a community is important for various reasons. People with longer roots in the area tend to be more invested in the well-being of the community, which can present itself as volunteerism, participation on boards and committees, trust in neighbors and investment in one's property, to name a few.

Over half (56.9%) of Manistee County's homeowners moved to the area prior to 2010, meaning that most owner occupied householders have over a decade of residency in Manistee. Predictably, renters in the community have lower tenure. Renters tend to be more transient. Eighty-four percent of Manistee's renters moved to the community after 2009. Just 4.5 percent of renters have been in Manistee since before 2000.

Part of the strategies that the County will seek partnerships in going forward will be to increase the number of owner occupied householders because of the aforementioned benefits to civic life. There is also a significant need for workforce housing and rental housing, as described by the Housing Needs Assessment.

# SEASONAL POPULATION

It is no secret that short-term rentals, hotels, bed and breakfasts and other overnight accommodations have a significant impact on a locality’s housing stock and economy. Online applications like Airbnb and VRBO have made it easier than ever for property owners to rent their house for overnight use. There is wide debate over the regulation, or lack thereof, for these residential/ commercial uses. However, their emergence certainly has an impact and needs to be discussed.

In order to better quantify and categorize the region’s overnight population, Networks Northwest and Beckett & Raeder produced the *Northwest Lower Michigan Seasonal Population Study* in 2022. This study looked at each of the 10 counties that make up the region, breaking down their total monthly population by full-time residents, part-time residents (seasonal) and the overnight population. The overnight population is further broken down by short-term rental users and other traditional accommodations visitors (hotels, inns, etc.). Understandably, the population in all of the 10 counties reached its peak during the summer months, as the part-time and overnight visitors nearly doubled the population in some areas.

Figure 4-5 (below) shows that Manistee County hosts 8 percent of the 10-county region’s full-time population and 10 percent of its part-time population. This makes sense as the counties with lake frontage tend to attract residents who can afford properties in different regions. About 5 percent of the region’s short-term renters (STR) are in Manistee. The county also sees 6 percent of the region’s seasonal workers.

Table 4-2 and Figure 4-6 on the next page show the breakdown of Manistee’s population by month. The population is at its lowest in January (28,218) when it sees just over 2,000 overnight visitors. This number nearly doubles in July and August. At its peak (August), Manistee hosts 9,558 part-time residents; 17,400 visitors in accommodations and 2,934 short-term rentals.

This fluctuation indicates that much of the housing stock is vacant during the winter months. This can make it difficult for people seeking a permanent residence in the county, as there is economic pressure for property owners to list their housing unit as either a STR, or to list it at one rental price/ contract during the off-season and another more expensive contract during the summer months. As mentioned in Chapter 1, sixty-eight out of 96 survey respondents said that localities should regulate STR’s in some fashion.

Figure 4-5. Share of Regional Population, Manistee County

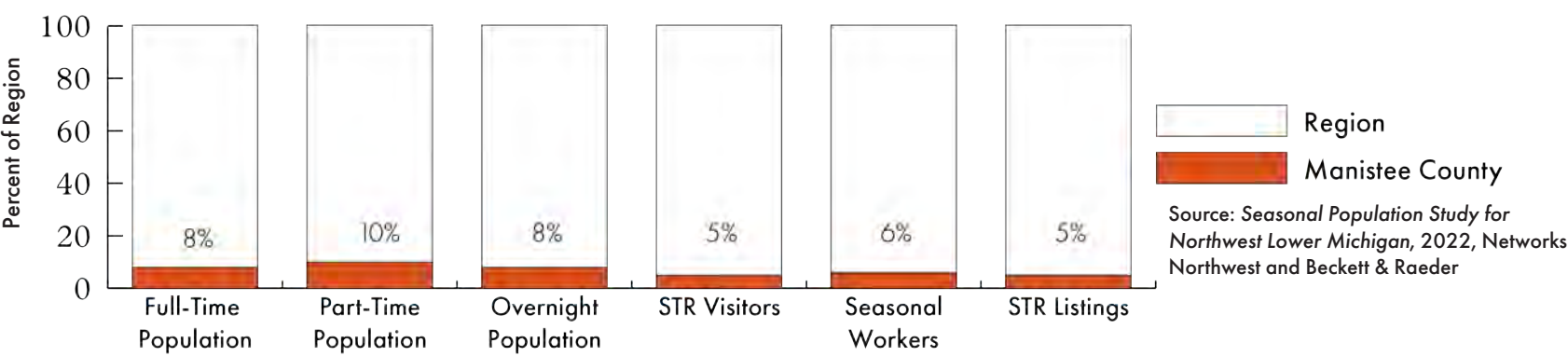
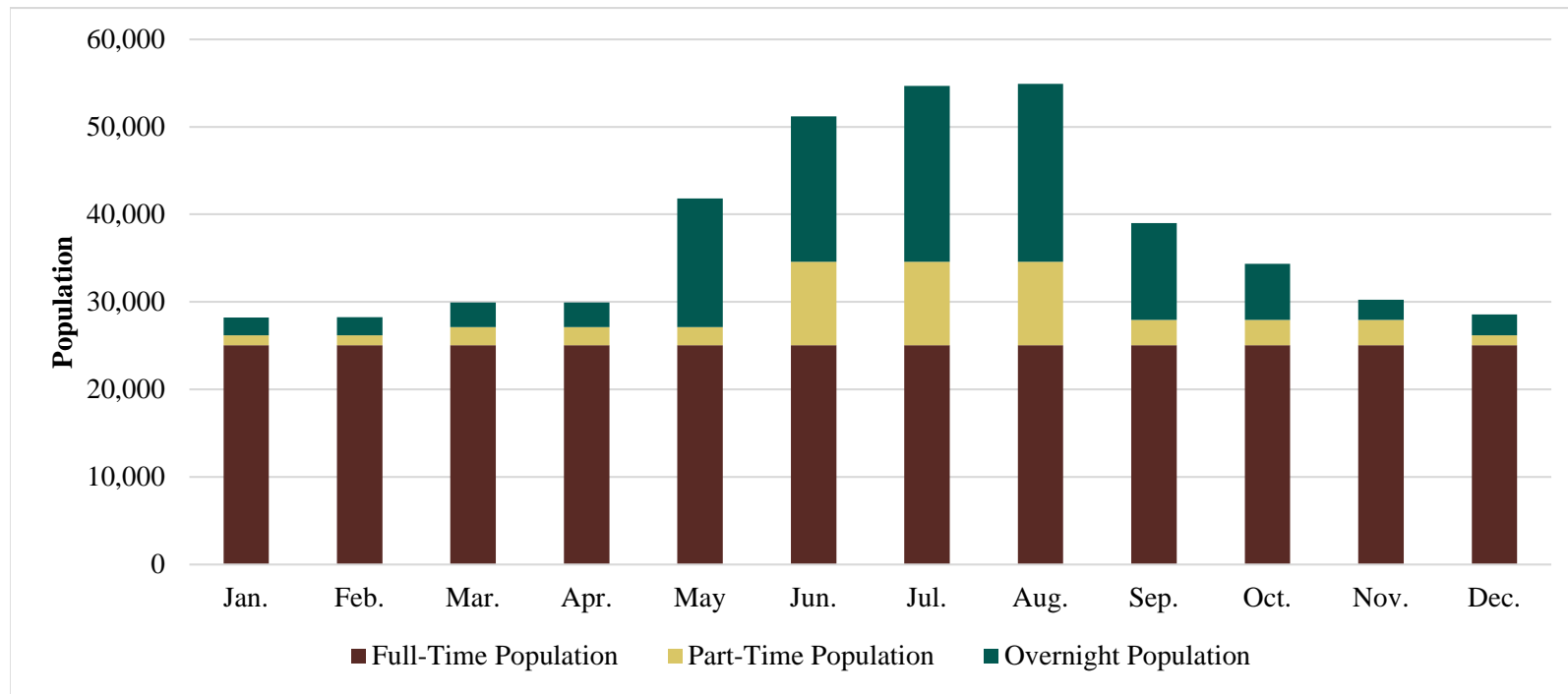




Table 4-2. Seasonal Population, Manistee County

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Avg.
Full-Time Population	25,032	25,032	25,032	25,032	25,032	25,032	25,032	25,032	25,032	25,032	25,032	25,032	25,032
Part-Time Population	1,134	1,134	2,106	2,106	2,106	9,558	9,558	9,558	2,916	2,916	2,916	1,134	3,928
Overnight Population	2,052	2,078	2,080	2,790	14,681	16,610	20,066	20,334	11,040	6,385	2,284	2,398	8,566
Accommodations	1,062	964	1,027	1,668	12,467	14,132	17,599	17,400	8,627	4,572	1,242	1,088	6,821
Short-term Rentals	990	1,114	1,053	1,122	2,215	2,478	2,467	2,934	2,414	1,813	1,041	1,310	1,746
<b>Total</b>	<b>28,218</b>	<b>28,244</b>	<b>29,218</b>	<b>29,928</b>	<b>41,819</b>	<b>51,200</b>	<b>54,656</b>	<b>54,924</b>	<b>38,988</b>	<b>34,333</b>	<b>30,232</b>	<b>28,564</b>	<b>37,527</b>

Figure 4-6. Seasonal Population, Manistee County



Source: Seasonal Population Study for Northwest Lower Michigan, 2022,  
Networks Northwest and Beckett & Raeder



# BRIDGING THE GAP: HOUSING NEEDS IN MANISTEE COUNTY



Anecdotally, you can ask anyone in Northwest Michigan what the greatest need is and inevitably you will hear “more housing.” It is no secret that the lack of housing in the region is hindering economic growth, preventing people from upgrading or downsizing their home and preventing new residents from contributing to the area’s vibrant communities. The current state, however, is positive in that there is high demand for growth in the region. With concerted initiatives, Manistee County is in a good position to attract and retain a new generation of residents.

In order to accurately document how much housing is needed at different price points, this chapter relies on the recent *Housing Needs Assessment: Northern Michigan* conducted by Bowen National Research in 2023. This study analyzed local county income levels, home and rental prices, as well as cost burdens to deliver a picture of housing throughout the 10-county region. This section focuses on the study’s findings for Manistee County.

## THE CURRENT GAP: HOW MUCH HOUSING IS NEEDED

Table 4-3 (right) shows how many housing units are needed in Manistee County at various price points. These numbers are based on an ideal vacancy rate. The *Housing Needs Assessment* states, “Typically, a healthy for-sale housing market should have approximately 2% to 3% of its inventory vacant or available for purchase.” This is enough vacant housing to allow movement in the market, wherein people can upgrade, downsize or relocate successfully. Too little inventory can mean that people who would otherwise sell their homes are forced to stay put.

The table breaks down median income categories by less than or equal to 50 percent of the median income, 51 to 80 percent, 81 to 120 percent and 121+ percent. This breakdown is important because people often neglect to investigate which types of housing are actually needed. For instance, some communities need more high priced units in order to encourage wealthier residents to upgrade, thereby freeing up units at lower price points. Other communities need a larger amount of cheaper options for lower-income residents.

According to Table 4-3, Manistee County needs approximately 1,377 more housing units to meet current demand. About a third (447) of these new units should exceed a \$300,000 price point, while 158 should be less than \$126,000. By catering to different price points, Manistee’s local housing stocks can ensure that every socioeconomic group has the opportunity to live in the community of their choice.

FOR THE COMPLETE 2023 HOUSING NEEDS ASSESSMENT, VISIT [HOUSINGNORTH.ORG/HOUSING-DATA](https://HOUSINGNORTH.ORG/HOUSING-DATA).

Table 4-3. For-Sale Housing Units Needed, Manistee County

Manistee County, Michigan For-Sale Housing Gap Estimates (2022-2027)				
Percent of Median Income	≤ 50%	51% - 80%	81% - 120%	121% +
Household Income Range	≤ \$37,850	\$37,851 - \$60,560	\$60,561 - \$90,840	\$90,841 +
Price Point	≤ \$126,167	\$126,168 - \$201,867	\$201,868 - \$302,800	\$302,801 +
Household Growth	-454	-142	102	559
Balanced Market*	59	45	55	60
Replacement Housing**	52	22	13	8
External Market Support^	93	78	92	118
Severe Cost Burdened^^	370	185	62	0
Step-Down Support	38	59	201	-298
Less Pipeline Units	0	0	0	0
<b>Overall Units Needed</b>	<b>158</b>	<b>247</b>	<b>525</b>	<b>447</b>

\*Based on Bowen National Research’s analysis of for-sale product within county

\*\*Based on ESRI/ACS estimates of units lacking complete indoor plumbing or are overcrowded

^Based on Bowen National Research proprietary research and ACS migration patterns for the county

^^Based on ACS estimates of households paying in excess of 50% of income toward housing costs

Table found in *Housing Needs Assessment: Northern Michigan*. 2023. Bowen National Research.



THE HOUSING COST BURDEN

Affordable housing at various price points is important for several reasons. From a local economy perspective, the more a mortgage or rent cost burdens a household, the less they’re going to spend on restaurants, retail, travel and entertainment. Socially, cost burdens can cause stress when individuals and families struggle to have enough money for other costs such as healthcare, food and transportation. Therefore, communities thrive when various socioeconomic groups have a range of housing options.

This section discusses the current state of housing cost burdens in Manistee. Table 4-4 (below) shows the percent of homeowners and renters who spend more than 30 percent and 50 percent, respectively, on housing. Spending more than 30 percent on housing is often defined as “cost burdened”, while more than 50 percent is defined as “severely cost burdened.”

The rates in Manistee County are fairly similar to those seen throughout the region and in Michigan as a whole. While Manistee’s population has a slightly lower median income than the rest of the state, its home

values and average gross rent are significantly lower as well. For example, the average gross rent in Manistee is \$730 compared to \$968 in Michigan. The average median home value in Manistee is about \$56,000 less than in the rest of Northwest Michigan.

The share of cost burdened and severely cost burdened households is similar in all three measured geographies. Manistee and the rest of Northwest Michigan have very similar rates of burdened households for both owners and renters compared to the rest of the state. It is worth noting that one fifth of renters in Manistee are spending over 50 percent of their income on housing. In addition, a fifth (20.2%) of homeowners are spending more than 30 percent on housing.

While these data points are comparable to state averages, solutions should be pursued in order to ensure that housing does not detract from a high quality of life in Manistee County. While the current state poses a threat to the local economy and households, there are ample opportunities to leverage, as described on the next page.

Table 4-4. Household Income, Housing Costs & Affordability

	Median Household Income	Estimated Median Home Value	Average Gross Rent	Share of Cost Burdened Households*		Share of Severe Cost Burdened Households* *	
				Renter	Owner	Renter	Owner
Manistee County	\$59,828	\$153,542	\$730	43.6%	20.2%	20.3%	7.0%
Region	\$63,085	\$209,788	\$888	43.3%	20.4%	20.0%	7.7%
Michigan	\$65,507	\$204,371	\$968	44.9%	18.8%	23.1%	7.4%

Source: American Community Survey (2016-2020); ESRI; Urban Decision Group; Bowen National Research  
\*Paying more than 30% of income toward housing costs  
\* \*Paying more than 50% of income toward housing costs  
Table found in *Housing Needs Assessment: Northern Michigan*. 2023. Bowen National Research.

**HIGH DEMAND MEANS OPPORTUNITIES  
FOR A BRIGHT FUTURE**

The state of housing in Manistee is multi-faceted. On the one hand, there is a housing shortage. As mentioned, this can have a negative effect on local talent attraction, retaining younger generations and on housing mobility.

However, a housing shortage can also be viewed as a positive sign that the area is growing and that demand is significant. Table 4-5 (below) lists Strengths, Weaknesses, Opportunities and Threats (SWOT) to housing in Manistee County. Prepared for the *Housing Needs Assessment*, this table provides a brief overview of the state of housing in Manistee and how it works with and against the community’s ability to thrive.



Photo: Manistee News Advocate

Table 4-5. Manistee County Housing, SWOT Analysis

Strengths	Weaknesses
<ul style="list-style-type: none"><li>• High level of rental housing demand</li><li>• Strong demand for for-sale housing</li><li>• Positive projected household growth</li><li>• Positive median household income growth</li></ul>	<ul style="list-style-type: none"><li>• Limited available rentals and for-sale housing</li><li>• Disproportionately low share of rentals</li><li>• Lack of affordable workforce and senior housing alternatives</li></ul>
Opportunities	Threats
<ul style="list-style-type: none"><li>• Housing need of 525 rental units</li><li>• Housing need of 1,377 for-sale units</li><li>• Attract some of the 2,296 commuters coming into the county for work to live in the county</li><li>• More than 80 parcels that could potentially support residential development</li></ul>	<ul style="list-style-type: none"><li>• The county risks losing residents to other areas/communities</li><li>• Vulnerable to deteriorating and neglected housing stock</li><li>• Inability to attract businesses to county</li><li>• Inability of employers to attract and retain workers due to local housing issues</li><li>• Influence of seasonal/recreational housing</li></ul>

Table found in *Housing Needs Assessment: Northern Michigan*. 2023. Bowen National Research.

# STRATEGIES FOR DIVERSIFYING THE HOUSING STOCK

## HIGHER DENSITY NEAR EXISTING INFRASTRUCTURE

## MAKE PERMITTING PROCESSES MORE EFFICIENT

## EXPLORE PUBLIC-PRIVATE PARTNERSHIPS

ALTHOUGH MANY OF THE INFLUENCING FACTORS ON HOUSING TAKE PLACE AT THE LOCAL LEVEL, MANISTEE COUNTY CAN PLAY A LEADING ROLE IN PROMOTING CERTAIN PRACTICES THAT SUPPORT A DIVERSIFIED HOUSING STOCK. THIS CHAPTER CONCLUDES WITH STRATEGIES THAT COMMUNITIES ACROSS THE STATE ARE USING IN ORDER TO MAKE SURE THEIR HOUSING AVAILABILITY IS ADAPTIVE TO VARYING LIFESTYLE PREFERENCES AND PRICE POINTS.

Residents and local leaders often state their disdain for sprawl. Sprawl is typically defined as development consisting solely of single-family homes on medium size lots, built on greenfields (agricultural land, forest land, etc.) farther away from existing infrastructure. While communities don’t necessarily need to ban this type of housing outright, they should make it easier to build denser housing where sewer and water are already present.

This can be accomplished by allowing multi-family housing options permitted by-right in villages, or by allowing mixed uses in current commercial districts. The goal here is to preserve Manistee’s natural beauty, promote walkable communities and reduce excessive infrastructure costs.

Why do housing developers choose to work in one community over another? Certainly market demand plays a role. But so too does the clarity and efficiency of the permitting process. Developers today expect zoning regulations, permitting procedures and document submittals to be accessible online. They also want to be able to talk to a local contact during regular business hours.

This has been one of the impetuses for local units of government in Manistee to contract with the Manistee County Planning Department on zoning and permitting. To date, the local units have been able to maintain control of their zoning regulations, while contracting a professional staff at the county level to administer the development processes. Streamlined processes can be the difference between development occurring in Manistee County rather than somewhere else.

In recent years, housing has become expensive to develop. Large single-family homes are frequently the only worthwhile option for developers, meaning that smaller starter homes and multi-family options are neglected. This issue can be resolved when public and private entities work together. To develop an affordable multi-family project, a community may need a formal partnership between the local government, a financial institution, the chamber of commerce, a non-profit and the land bank, amongst others.



## SMALL TOWN HOUSING PLAN

## HOUSING TYPES



WALK UP COURTYARD



TRIPLEX



TRIPLEX



DUPLEX COURT



DOUBLE DUPLEX



DOUBLE DUPLEX



COTTAGE SQUARE



COTTAGE COURT

**WORK WITH THE LAND BANK AUTHORITY**

Land bank authorities are especially helpful in ensuring that tax foreclosed, vacant or blighted properties are improved in a way that best serves the community. Land banks have flexibility that allows them to acquire properties, extinguish liens and clear title and sell the property to an entity whose goals for the site match local needs and preferences.

Manistee County's Land Bank Authority was established in 2018 and is administered by a 5 member board.

**MORE HOUSING TYPES PERMITTED BY RIGHT**

More often than not, the housing types needed by the community are disallowed by local zoning regulations. Even near village centers, single-family residences are the only permitted by-right housing type.

Community members can be more supportive of higher density developments when they match the local scale and aesthetic. The images to the left show some examples of housing types that Manistee's communities should consider permitting by-right in certain zoning districts.

**ENGAGE THE PUBLIC ON DESIGN PREFERENCES**

Housing and changes to residential density can be controversial topics. However, effective communication can mean the difference between widespread opposition and widespread support.

For example, people may oppose triplexes because they have seen low quality designs in other communities. However, through public engagement, communities can establish design standards and bulk requirements that allow new housing types to fit seamlessly into the existing housing stock.

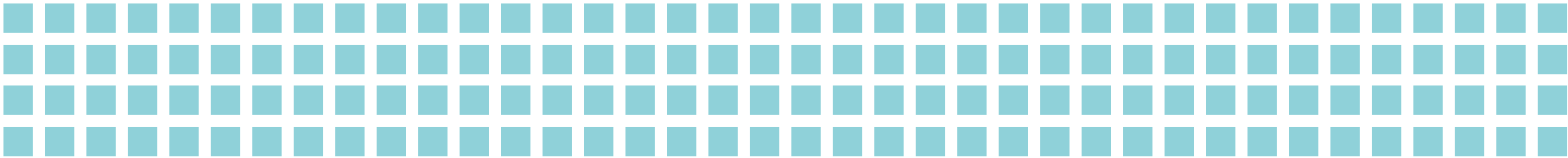




# Chapter 5 Natural Features

**THE LAND AND WATER THAT DEFINE MANISTEE**

Mentioned throughout this plan, the natural landscapes found in Manistee County are a driving force for the area’s people, economy, tourism and recreation. For this reason, they are important to conserve for future generations to the extent possible. This chapter contains descriptions and maps of the community’s nature, providing context for Chapter 7, or how the communities in Manistee could develop so that the built and natural environments work together.





**RIVERS AND STREAMS**

Rivers and streams are plentiful within Manistee County. Predominantly coldwater fed, the streams and rivers support abundant cold, cool and warm water fish species, dependent upon location along the riparian corridor and the lakes to which they flow. The major river system within the county is the Manistee River. This river is impounded in two locations along its flow with two hydro-electric dams which are owned and operated by Consumers Energy.

The dam locations are displayed on the Natural Features map as yellow dots (5-1), with Hodenpyl Dam being the furthest upstream and located just within the Manistee County boundary from adjacent Wexford County. Tippy Dam, the second dam and last impoundment prior to the river flowing to Manistee Lake is located a bit further southeast in Dickson Township. It is important to note that at the time of this plan writing, the future of these dams is uncertain, with Consumers Energy contemplating several options. According to experts at Consumers Energy, the usefulness of the dams for hydro-electric power generation has decreased in the face of advances in other forms of power generation technology.

The company is weighing options which range from relicensing the dams through the Federal Energy Regulatory Commission (FERC), to full decommissioning of the dams with removal and restoration of the river within the impoundments. At this time, Consumers Power has listed the dams for sale, with any sale consideration having to meet the approval of FERC. It is important for County leadership to participate in these continuing discussions and to plan appropriately for whichever option is chosen moving forward.

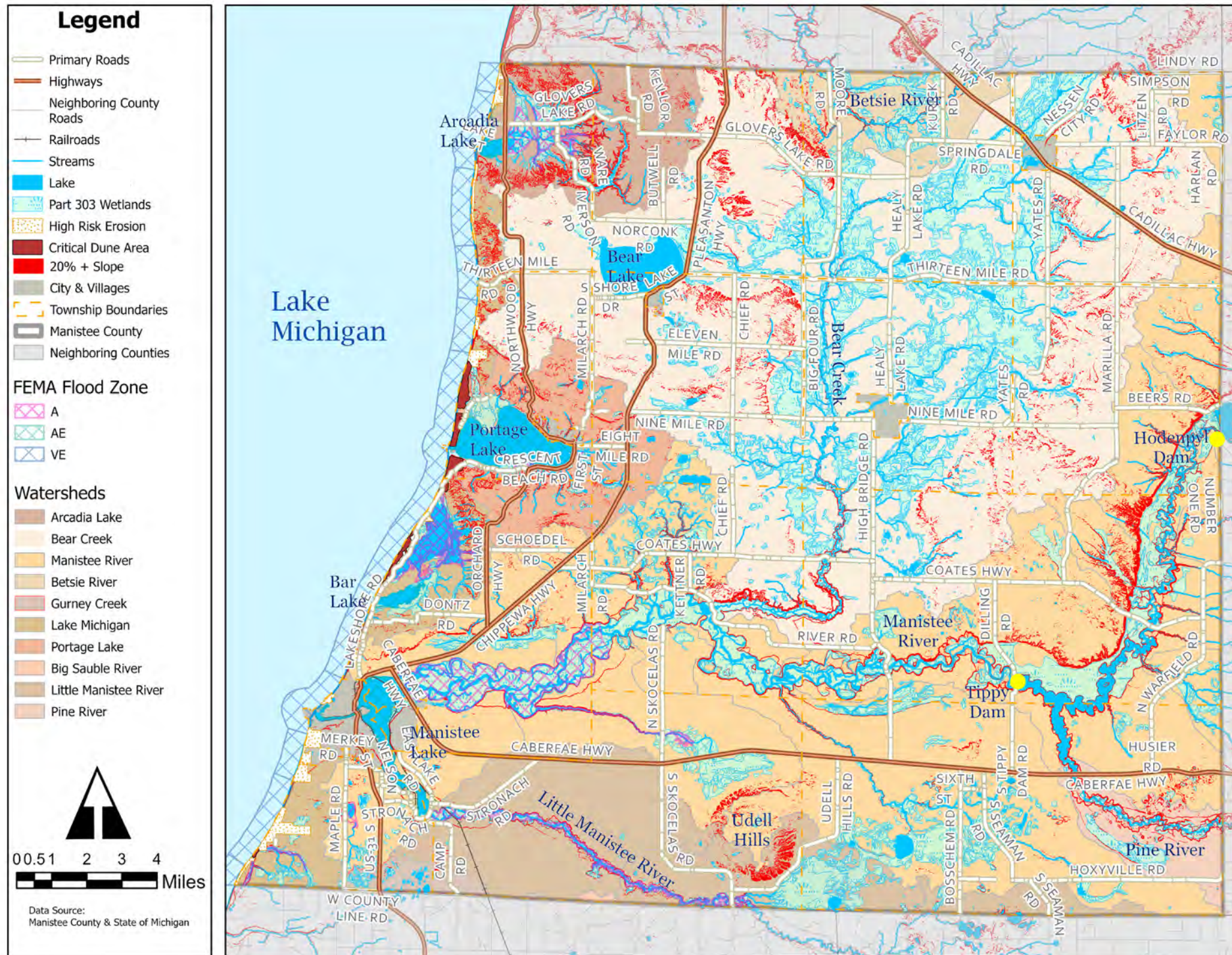
The Manistee River is fed by many small feeder creeks and several larger tributary rivers and streams within Manistee County. The largest river confluence is with the Pine River, which flows into the Tippy Dam impoundment above Tippy Dam. The Pine River is a high quality cold water stream and as such is under the protection of the State of Michigan Natural Rivers Program. This program oversees private development along the river through a land use permitting system with oversight of a board composed of local officials, riparian owners and staff.

The portion of the river within Manistee County is primarily surrounded by U.S. Forest Service lands with very few private





Map 5-1. Manistee County Natural Features







land holdings, hence the board rarely receives any type of request for development along the corridor within the county.

Further downstream of Tippy Dam, creeks such as Pine Creek and Bear Creek add continual cold water flow to the Manistee river, which progressively warms the further it flows towards Manistee Lake. Bear Creek is a rather large creek, resembling a small river in its lower reaches with a watershed footprint that covers a very large portion of central Manistee County. This creek does not receive any specific State of Michigan oversight and is under the land use jurisdiction of local units of government.

The Little Manistee River flows into the south arm of Manistee Lake, and is an extremely high quality stream which is utilized by the Michigan Department of Natural Resources (DNR) for Salmon and Steelhead propagation. The DNR operates a weir with holding pens and an ‘egg-take’ facility, which traps, captures and allows for the harvesting of eggs from Salmon and Steelhead in the fall and spring respectively. This facility is the primary location for harvesting Steelhead and Chinook Salmon eggs

which are then both raised for State fish stocking programs and sold to other surrounding Great Lakes States for their stocking programs. The Little Manistee River is surrounded by private land holdings in its lower reach within the county, with a mix of private and U.S. Forest Service holdings for the remaining riparian corridor. There has been discussion of inclusion of this river within the State of Michigan Natural Rivers Program, but these discussions, at times controversial, have not carried over to any type of formal action at this time.

The Betsie River flows in part through Manistee County in the north central portion of the county in Springdale Township. This river flows from the north in Benzie County, looping south then north again as it exits back into Benzie County. This river corridor has a mix of public and private lands and is included within the State of Michigan Natural Rivers Program with a board that oversees land use permitting along the corridor. Similar to the Pine River this oversight board is composed of local officials, staff and riparian landowners. Springdale Township does not have zoning at the time of this writing, therefore there are no land use controls in place except within the riparian corridor of the Betsie River.







## WETLANDS

The wetlands of Manistee County are an important resource as they serve as the primary recipient of overland stormwater runoff and provide an aquifer base for the recharging of our inland lakes and streams, while also providing a necessary ecosystem for many plant and animal species.

The State of Michigan has lost approximately 50 percent of its wetlands since the mid 1800's. Manistee County has been included in this wetland loss, but still maintains several important coastal marshes as found in Manistee Lake marsh, Bar Lake and Arcadia Lake marshes.

The interior of the county along riparian corridors such as Bear Creek, Pine Creek the Big and Little Manistee Rivers have small to large wetland complexes. Wetland protection is largely through the State of Michigan which controls all activities in wetlands which are either connected to a waterway or body of the State or are wetlands greater than 5 acres in size.

A few local units of government impose additional protections along riparian corridors, with most offering protection of vegetation in order to prevent erosion and provide the cooling effect of shade and woody debris which may become fish habitat as it enters the water body. Wetland protection is fundamental to maintaining healthy clean cool water ecosystems.

FLOODPLAINS

Floodplains are the land adjacent to water bodies and wetlands which become inundated with water following winter and spring thaws and rainstorm events. These areas are often identified as containing wetlands although this is not always the case. Floodplains are important as they help to spread out, hold and absorb water that would otherwise travel to the lowest portion of the riparian outflow.

As development is often located in areas of riparian outflow and along lakes, floodplains located along rivers which flow to these areas are extremely important for the protection of the built environment. Floodplains are located in every corner of Manistee County and in each local municipality. The regulation of floodplains can occur at the local unit level, but has been largely left up to the Federal Government in all but a couple of cases.

The local units of government closest to the Lake Michigan coastline, including Stronach Township, Filer Township, City of Manistee, Manistee Township, Onekama Village, Onekama Township and Arcadia Township all participate in the federal government Floodplain Program, initially joining in the 1970’s. This program oversees areas which are identified as floodplain according to Federal Floodplain Maps.

In recent years, these maps have been updated following an inclusive process of local officials and staff which have improved the forecasted floodplain areas which are now mapped and utilized. Management of the federal program falls upon the local units of government, with a few choosing to contract with Manistee County for oversight of the program. A good practice is to prohibit development within 100-year floodplains in order to protect areas needed for inundation and to protect structures.



## LAKES

Manistee County contains 3 harbor lakes which are connected to Lake Michigan via a navigable channel (Manistee Lake, Portage Lake and Arcadia Lake) with an additional non-harbor in Bar Lake which outflows to Lake Michigan. The county also contains many inland lakes such as Bear, Lemon, Pine, Sand, Chief, Canfield, Healy, Glovers, and Eleanor. Each of these lakes provides public access and a myriad of opportunities from fishing to boating and swimming. Lakes which are primarily surrounded by private land holdings have had significant development occur, with lakes in areas of public ownership maintaining a more natural state of the shoreline and surrounding vegetation. Natural shorelines promote water quality and support aquatic life and should be promoted throughout the county.





LAND FEATURES AND SOILS

The land areas and waterways of Manistee County, as with all of Michigan, were shaped by the advancing and receding of glaciers. The last glacier receded from the State around 12,000 years ago and left behind a pattern of glacial moraines and outwash plains. These features are evident around the county with a sound example of a moraine in the high hills of the Big M located in Stronach Township, and a large outwash area located in the relatively flat area in the vicinity of 9 Mile and Marilla Roads in Marilla Township. The erosion and sedimentation which occurred throughout the county by the glaciers has led to a soil structure that is largely composed of sand and gravel in many locations with belts of clay which can be found closer to the Lake Michigan shoreline and predominantly running South to North.

Soils are extremely impactful to development patterns as locations of hydric soils limit the ability for infiltration of waste through septic systems and can cause issues with stability of foundations due to standing water. Soils in areas of steep slopes can also hinder development due to the erosive nature that can occur and the need for increased structural support for the building.

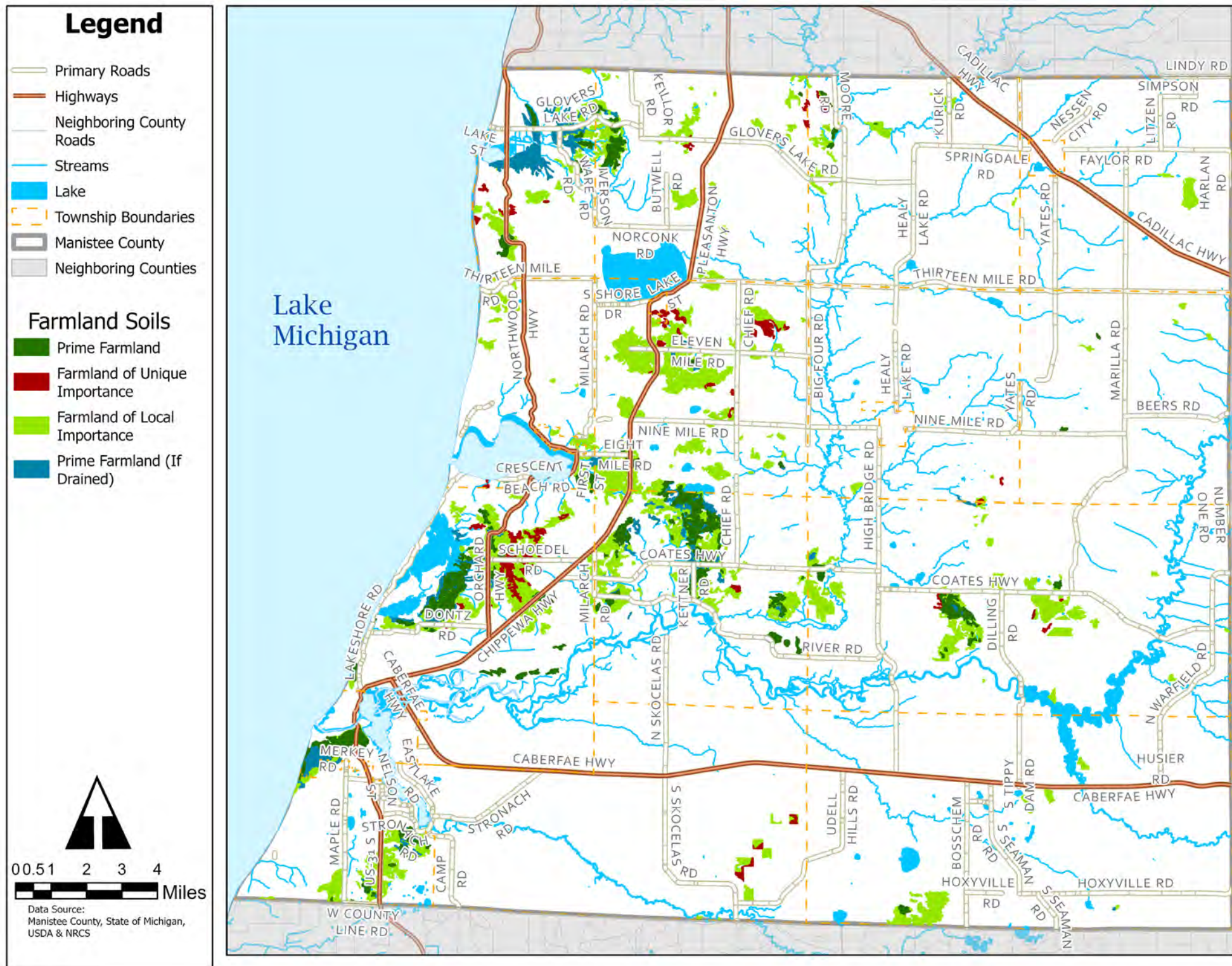
Agricultural practices are reliant upon healthy supportive soils. Manistee County has limited high quality farmland soils when compared against the total land area (Table 5-1), but agriculture still thrives in areas of the county where either high quality soils are available, where soils are improved through agricultural practices and in part due to presence of orchards which can be supported by less desirable farmland soils of well-drained sandy loam adjacent to the micro-climate of Lake Michigan.

Table 5-1. Farm Soils

Farmland Soil Type	Acreage
Prime Farmland	3,677.83
Prime Farmland (if Drained)	2,063
Farmland of Unique Importance	1,022.48
Farmland of Local Importance	14,388.03









# Chapter 6 Transportation, Infrastructure & Public Services





INFRASTRUCTURE



UTILITIES

Electricity and natural gas services are provided through several providers throughout communities within the county. Electricity is provided by Consumers Energy, Cherryland Electric Co-op. and Great Lakes Energy. Natural Gas is provided by Superior Energy, DTE, and Ameri-Gas Eagle Propane.

Electricity is readily available in urbanized and rural areas of the county. Natural gas coverage is readily available in urbanized areas and limited in more rural areas. Table 6-1 (right) depicts service provider area of coverage by community, contact must be made to providers for exact utility coverage.

Table 6-1. Utility Providers

Municipality Name	Municipality Type	Electric Utility			Gas Utility		
		Great Lakes Energy	Consumers	Cherryland Electric Co-op	Ameri-Gas Eagle Propane	Superior	DTE
Arcadia	Township		X			X	
Bear Lake	Village		X			X	
Bear Lake	Township		X	X		X	
Brown	Township		X	X			
Cleon	Township		X	X			
Copemish	Village		X				
Dickson	Township		X	X		X	
Filer	Township	X	X				X
Kaleva	Village		X			X	
Manistee	City		X				X
Manistee	Township		X	X			X
Maple Grove	Township		X	X		X	
Marilla	Township		X	X			
Norman	Township	X	X				
Onekama	Village		X			X	
Onekama	Township		X			X	
Pleasanton	Township		X	X	X	X	
Springdale	Township		X	X			
Stronach	Township	X	X				X

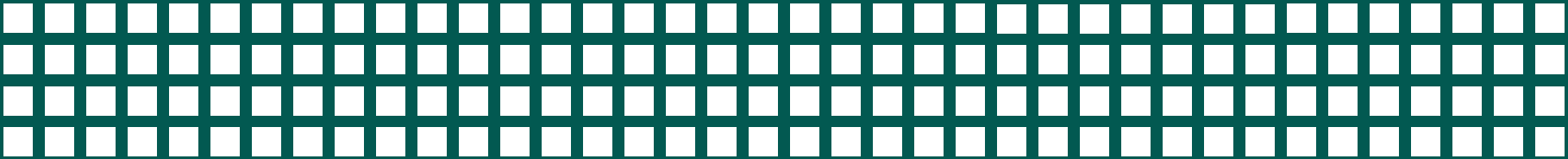
WATER & SEWER

Water and sewer infrastructure are necessary to promote growth, and in particular, growth of residential density and commercial and industrial uses. Local units of government support existing water and sewer infrastructure districts, with multiple units of government having multi-jurisdictional agreements in place for the extension of infrastructure across jurisdictional lines.

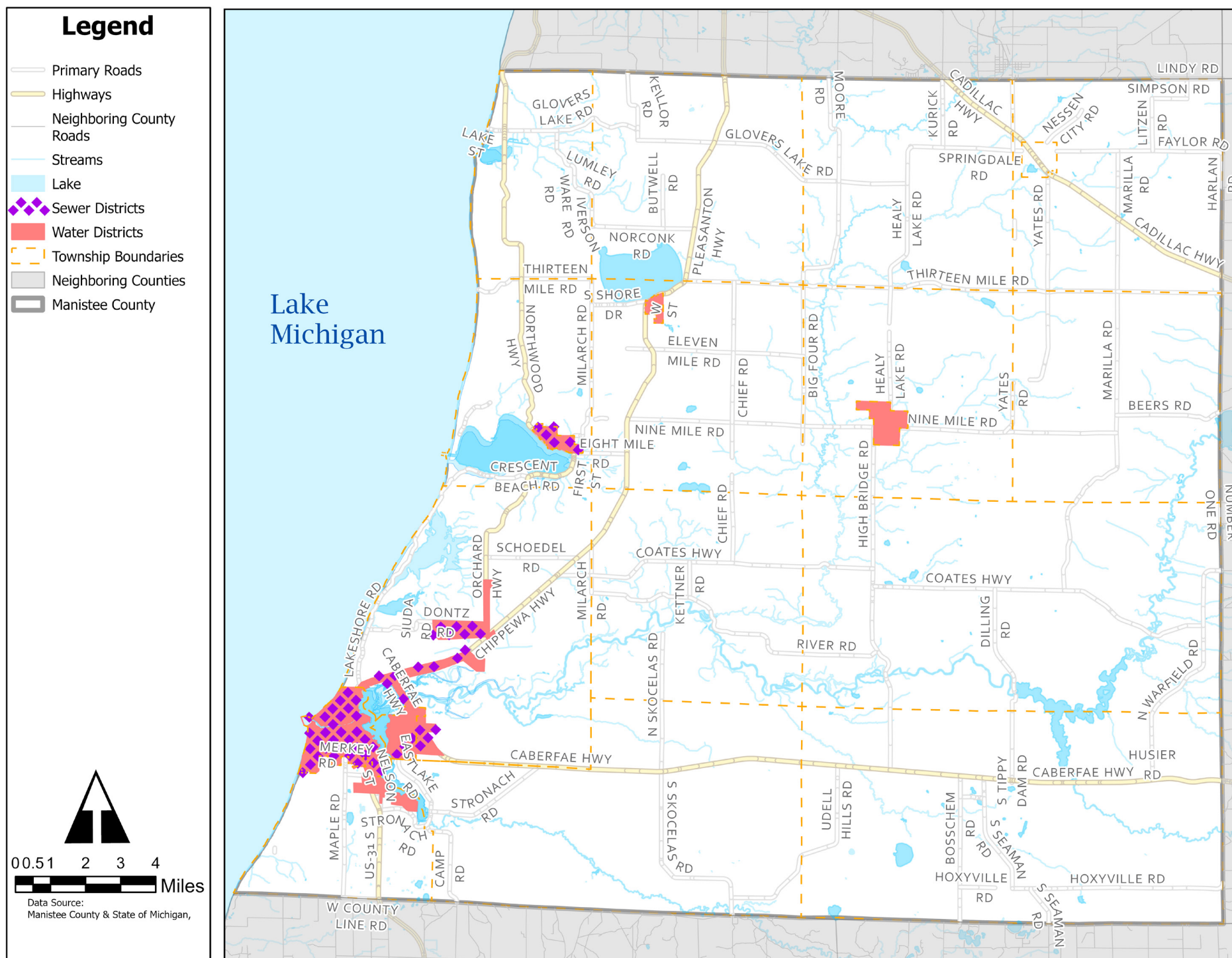
The City of Manistee is a provider of water and sewer services to the City of Manistee and extending out into areas of adjacent Filer and Manistee Townships, and the Village of Eastlake. Filer Township also has water infrastructure which provides service to areas within their jurisdiction not served by the City of Manistee. The Little River Band of Ottawa Indians has water and sewer infrastructure which serves Tribal areas and extends into Manistee Township where it meets the district boundary served by the City of Manistee. These three entities are able to meet the needs of the denser commercial and residential corridor of US-31 and the greater Manistee Lake area.

Outside of the Manistee Lake area, the Village of Onekama has water and sewer infrastructure which serves the Village. The Village of Bear has water service which serves their Village residents, and the Village of Kaleva has water service which serves their Village residents.

Efforts have been underway in the county to expand wastewater sewer infrastructure through a coordinated expansion effort to include the areas surrounding Portage, Arcadia and Bear Lakes. The process has been controversial due to perceived and likely realized costs, but has continued to move forward towards implementation.



### Map 6-1. Water & Sewer Infrastructure







**DRAINAGE DISTRICTS**

There are a total of 17 drainage districts in Manistee County. The history of drainage district establishment within the county is tied to the past history of logging and timber harvest. After the forests had all been clear cut across the county at the end of the 19th century, the amount of slash and debris left behind by the timbering activities clogged streams and natural drainage courses.

The inability to allow water to flow down the natural streams due to timber slash, led to the establishment of drainage districts which sought to clean out the debris from the creeks, and to a lesser extent to drain areas adjacent to these water courses for homesteading.

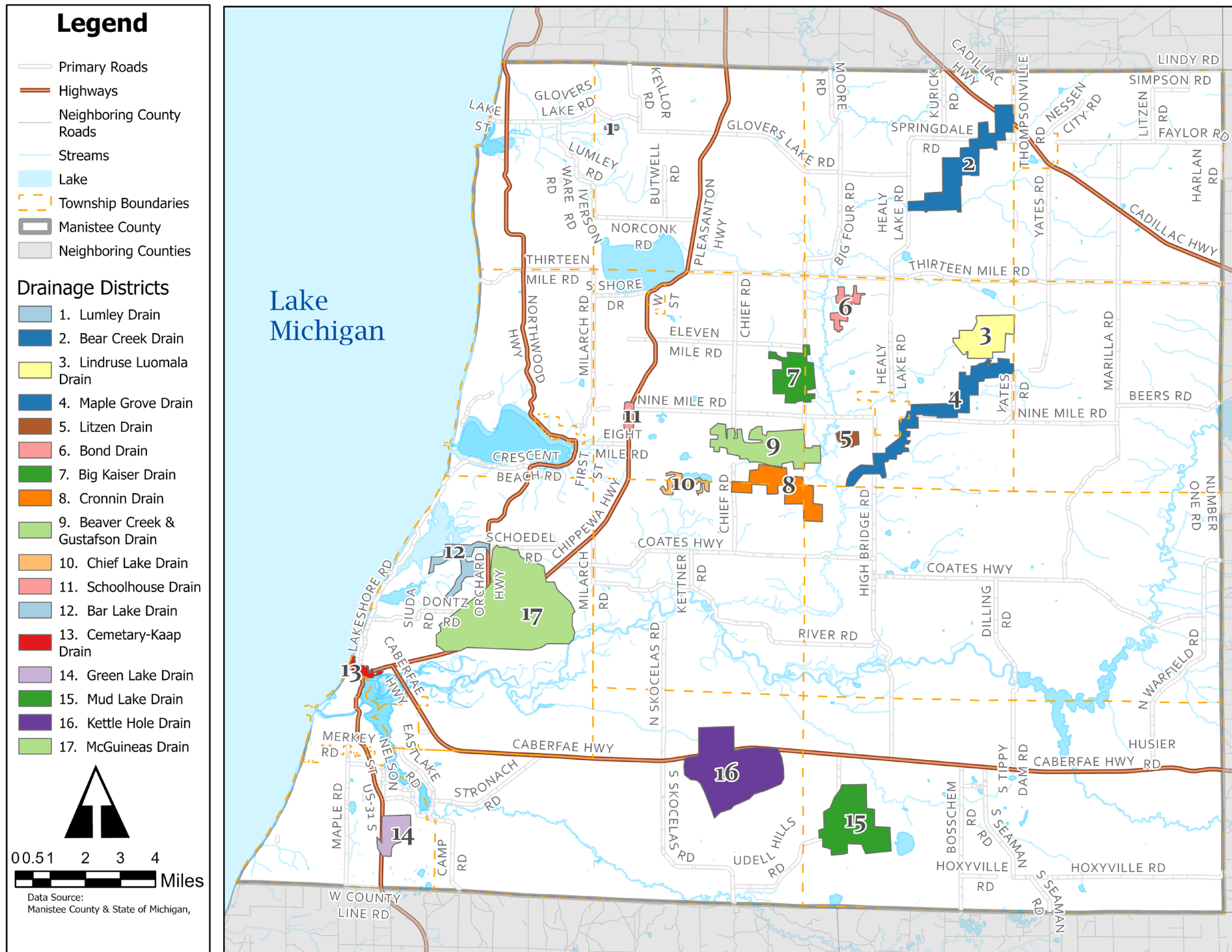
The vast majority of drainage districts, and the work to create these drains was completed from 1900 to 1930, with very little activity occurring for maintenance after that period. Fast forward to today, and the historically established drainage districts are found to be located along the coldwater streams that support a thriving recreational fishery which is very important to the local economy.

The Drain Commissioner (DC) since 2016 has actively been working with communities to explore the purpose and need of individual county drains, and if no true need is ascertained, an abandonment process is an option that may be undertaken. Since these discussions and exploration have occurred, 5 county drainage districts with determination of no public benefit, have been abandoned.

During this same time period, only one drainage district has been expanded to encompass watershed boundaries with improvement occurring to the drainageway and pipe infrastructure. The status of each drainage district is provided and is referenced to the drainage district map (Map 6-2).

- 1. Lumley Drain:** Abandoned January 30th, 2024. Petition was brought forward by Jeff Lawrence a resident whose property was the primary location of the district. The district was formed around a coldwater headwater creek which flowed to a culvert under a roadway prior to flowing into Arcadia Marsh. The culvert maintenance was the primary purpose of the drainage district. The culvert is now agreed to be maintained by the County Road Commission.
- 2. Bear Creek Drain:** Abandoned March 1st, 2021. DC approached Springdale Township, and the Township Board formally motioned to support abandonment. The drain didn't pose any public benefit and was located in large areas of State Forest. Bear Creek is a cold water trout stream.
- 3. Lindruse Luomala Drain:** No current plans for this drainage district.
- 4. Maple Grove Drain:** Abandoned October 15th, 2019. Maple Grove Township formally supported abandonment of this drainage district. The drain served no public benefit and surrounded coldwater trout streams.
- 5. Litzen Drain:** No current plans for this drainage district.
- 6. Bond Drain:** No current plans for this drainage district.
- 7. Big Kaiser Drain:** No current plans for this drainage district.
- 8. Cronnin Drain:** No current plans for this drainage district.
- 9. Beaver Creek & Gustafson Drain:** No current plans for this drainage district.

Map 6-2. Drainage Districts





**DRAINAGE DISTRICTS (CONTINUED)**

**10. Chief Lake Drain:** This is the outlet from Chief lake. No plans for this drainage district. District could be used to set and maintain lake level.

**11. School House Drain:** Discussion of potential for abandonment of drain. Located along US 31, and could be managed as road infrastructure.

**12. Bar Lake Drain:** The drainage district is not all contiguous and surrounds the headwater swamp of Bar Lake, the ash trees are dead in the swamp and are not absorbing water which is of some concern. If improvement to the drain was desired, the district would need to be made contiguous and expanded to the watershed boundary. There is no support for this improvement at this time. The issue of contention in relation to Bar Lake is the outlet which allows water to flow from Bar Lake into Lake Michigan. This outlet is not currently contained within the Bar Lake Drainage District, and is maintained by the County Road Commission.

**13. Cemetery-Kaap Drain:** No current plans for this drainage district.

**14. Green Lake Drain:** No current plans for this drainage district.

**15. Mud Lake Drain:** Abandoned on July 24th of 2023. DC approached Norman Township and the Township formally supported abandonment. The drain provided no public benefit.

**16. Kettle Hole Drain:** Abandoned April 25th, 2019. Abandonment was supported by the County Township and public at large. Was located around the headwaters of Claybank Creek. The drain provided no public benefit.

**17. McGuiness Drain:** Was formerly the McGuiness and Cromer Drain. Debris within the open ditch and a failing undersized drainage pipe were causing flooding issues in the County Farm Subdivision. Drainage district was expanded in 2015 to encompass the watershed boundary, and a formal hearing was held to outline and schedule improvements. The drain had a liner installed to prevent total failure in 2017, with the inside diameter of the pipe being 29". The pipe should be sized to 50" based upon the contributing drainage area. Water has risen in the area of the pipe inlet due to the undersized pipe, but no houses have been flooded in the County Farm Subdivision. Assessments for the installation of the liner and clearing of debris from the open drainage ditch will continue through 2025.





## PUBLIC SERVICES

PUBLIC SERVICES AS REFERENCED WITHIN THIS PLAN INCLUDES ALL AND ANY OPERATIONS OF THE COUNTY OR LOCAL UNITS OF GOVERNMENT WITHIN MANISTEE COUNTY, INCLUDING ALL PUBLIC FACILITIES THAT PROVIDE SUPPORT OF GOVERNMENTAL STRUCTURE AND ACTIVITIES.

### COUNTY GOVERNMENT AND LOCAL GOVERNMENT DIFFERENTIATION

Manistee County is charged with handling the functions associated and obligated to county governments within the State of Michigan. These include but are not limited to elections, tax collection, recording of deeds and land records, courts and sheriff duties, central dispatch/911 and also include additional duties as may be assigned or contracted by a county department. Local units of government, which includes cities, villages and townships handle specific functions associated with tax collection, land use and zoning, and often fire/EMS services, while also supporting elections and administration of board and commission functions.

This document is created under the authority of the State of Michigan Planning Enabling Act and as such, is to be a comprehensive guide for governmental functions and land use guidance. Manistee County does not have direct oversight of land use policy or regulation, as that is under the authority of individual local units of government within the county. The County Planning Department is still desired and invited by many local units of government to provide insight and professional expertise to local unit processes, endeavors, decisions and in more recent years direct contracting for capacity support for zoning administration

The Manistee County Planning Department is the lead for collaborative planning, and as such this document provides not only a baseline and direction for land use, but also seeks to build a stronger support structure for cooperation and collaboration in order to create efficiencies and consistency.

**PUBLIC SAFETY**

Public Safety is inclusive of Fire, EMS and Police. Manistee County operates and provides oversight of police support through the County Sheriff Department, and support of emergency communication services through central dispatch (i.e. 911 call center). The Sheriff's department also operates the County Jail facility which works in conjunction with the court system. Additional police support is provided by the City of Manistee, and the Michigan State Police.

Fire protection and EMS services are provided through cooperative agreements amongst the local units of government within the county. These services are typically supported through a millage. Cooperative agreements are in place and include each local unit of government and provide coverage across the entirety of the county.

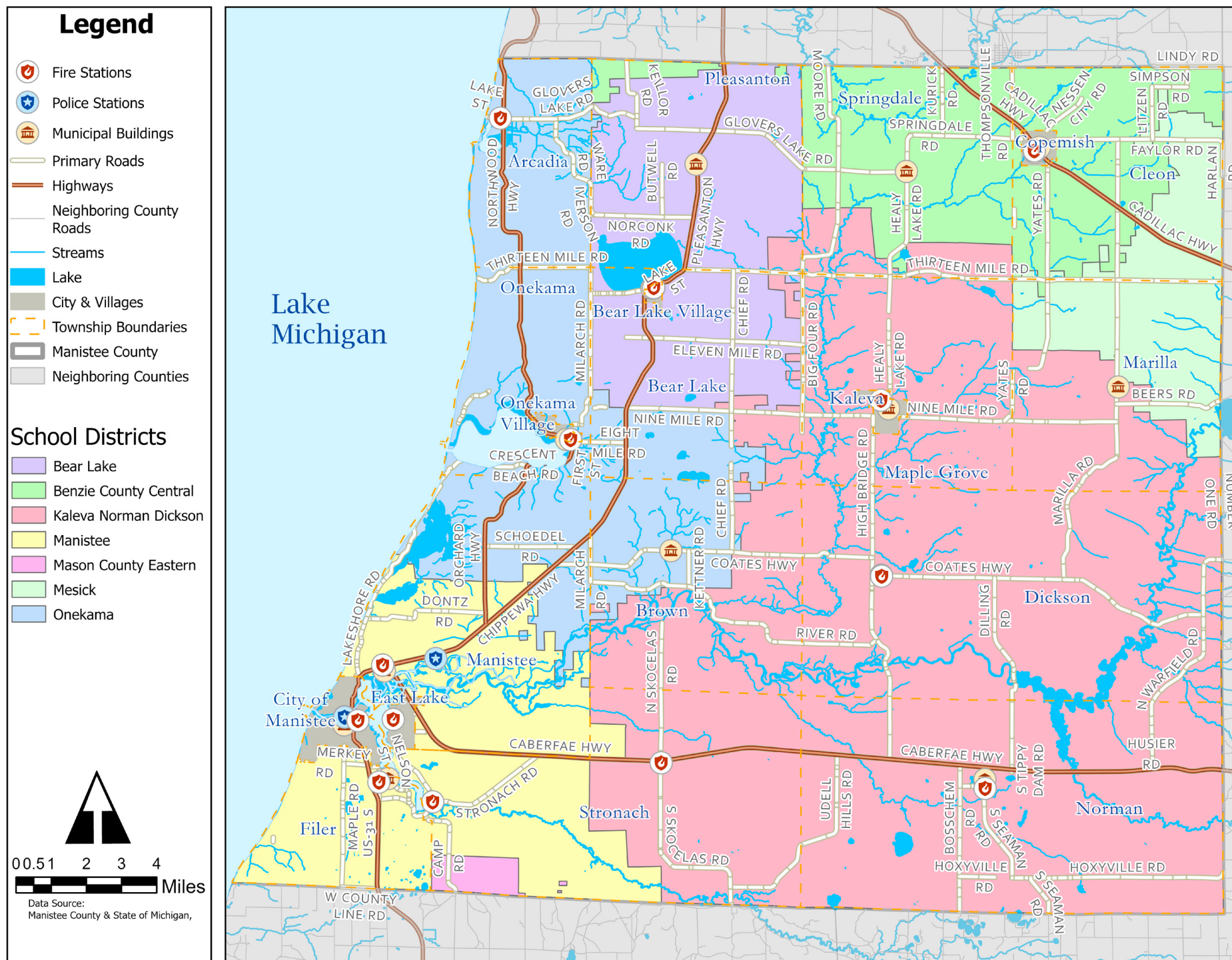
**LIBRARIES**

Manistee County supports a network of libraries which are open and serve the public at large. There are libraries located in the following communities: Downtown Manistee Library, Wellston Branch, Arcadia Branch, Keddie Norconk Memorial Branch, Onekama Branch, Kaleva Branch, and the Onekama Branch.

**SCHOOLS**

Manistee County contains 7 school districts and 1 Intermediate School District (ISD). School Districts with facilities or access to facilities within the county include Manistee Area Public Schools (MAPS), Onekama Consolidated Schools, Bear Lake Schools, Kaleva Norman Dickson Schools (KND), Trinity Lutheran School, Casman Academy and the Michigan Great Lakes Virtual Academy. Each of these districts works with the Manistee ISD, which “works in consortium with many of the local service agencies to provide valuable opportunities for the children of Manistee County.” All 4 public schools offer Vocational Education through partnerships with West Shore ESD and Wexford Missaukee ISD for highschoolers. For more information on the ISD visit [manistee.org](http://manistee.org).

### Map 6-3. Public Services





# TRANSPORTATION

## ROADS & BRIDGES

Manistee County is served primarily by 3 state highways and 1 federal highway. Shown on Map 6-4, US-31 provides connections north to south in Manistee. M-22 follows closer to the Lake Michigan shoreline north to south and follows to the tip of the Leelanau Peninsula. This corridor is considered one of the most scenic roadways in the state. M-55 and M-115 travel east to west, linking Manistee’s communities with Wexford County.

Map 6-4 on the next page shows the condition of bridges, dams and stream crossings in the county, according to the State of Michigan. The vast majority of non-federal roads are maintained by the Manistee County Road Commission.

## PASER

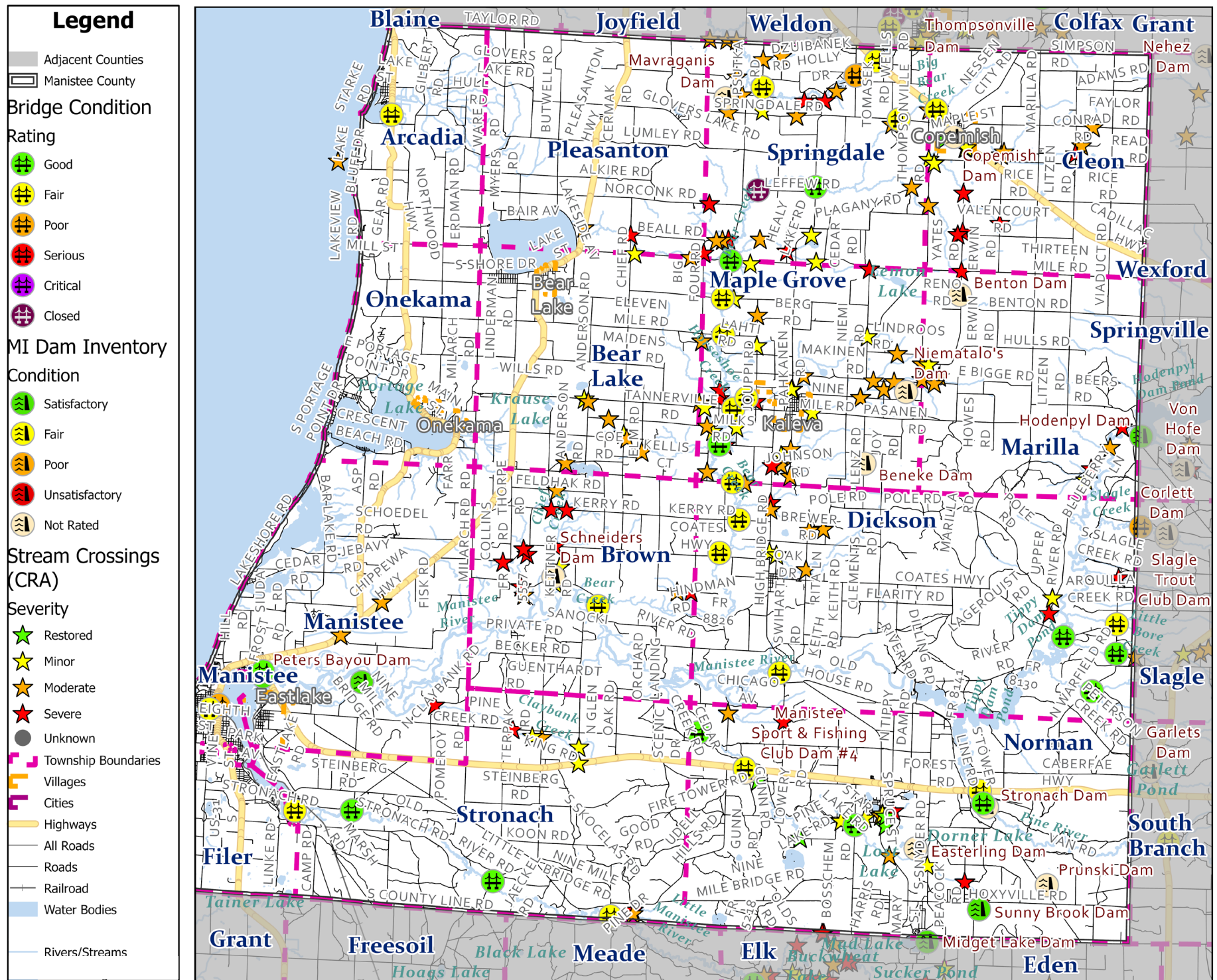
A critical component of road and highway infrastructure is the ongoing maintenance of the existing road surface. A program known as “asset management” allows communities to plan for and manage needed road maintenance, by collecting data about the condition of roads and then managing maintenance efforts based on goals outlined by the Michigan Department of Transportation (MDOT) and local road agencies.

The process helps transportation agencies to make the most efficient use of public resources when improving road infrastructure by targeting areas of the most critical need. Each year, a representative from Manistee County, Networks Northwest, and MDOT survey the condition of all arterial and collector roads that are eligible for federal aid funding using the Pavement Surface Evaluation and Rating (PASER) system.

PASER is a visual rating process that assigns a value from 1 to 10 to a road segment based on its condition at the time of the rating. Asset Management provides the primary input into annual maintenance plans for the road commissions that manage roads under Act 51, and MDOT.

To see the most up to date PASER road ratings for Manistee County visit [mcgi.state.mi.us/tamcMap/](https://mcgi.state.mi.us/tamcMap/)

Map 6-4. Roads, Bridges, Dams &amp; Stream Crossings



# TRANSPORTATION

## COMPLETE STREETS

Complete Streets is a relatively new term that challenges communities to adapt their roadways for non-motorized and motorized transportation. This is especially relevant in downtown areas, namely the city and villages in Manistee County. Complete Streets are those designed with features that improve pedestrian and bicyclist safety and are most appropriate in and near downtowns. This may include better marked or raised crosswalks, curb bump outs, pedestrian islands, highly visible signage, protected bike lanes and wider sidewalks. In areas of higher traffic volume and speed, bicycle routes should be fully separated from the roadway.

Often, as a result of improved safety, downtown commerce is improved. People tend to spend more time in commercial or mixed use areas that feel designed not only for vehicles but for people, too. While many of these initiatives would be handled at the local level, the County should promote Complete Streets as a public safety and economic development initiative, where appropriate.

## PUBLIC TRANSPORTATION

At the time of this writing, Manistee County does not have a fixed public transportation system. However, Manistee County Transportation operates as a public transportation system dating back to 1975. As of 2025, the organization is managed by a 7 member board.

Manistee County Transportation’s Dial-a-Ride allows people to call for a bus Monday through Friday (5:30am - 6pm) and Saturday (10am - 5pm). The service costs up to \$4 for routes within Manistee, up to \$16 for trips to Traverse City. Dial-a-Ride is free for trips to Munson Hospital in Traverse.

## AIR TRAVEL

Air travel for the community is provided by Manistee County Blacker Airport, which is owned by the Manistee County Blacker Airport Authority. The airport is sited along US-31 in Manistee Township and hosts 8 single engine aircrafts and one multi-engine. The airport has recently expanded and improved its commercial services, and it is the intent of the County to continue to support these ongoing efforts. The airport overlay area is shown in Chapter 7.

Please see the 2022-2026 Manistee County-Wide Park & Recreation Plan for details on trails throughout Manistee, including ongoing efforts to improve connectivity.





Photo: Manistee News Advocate



# Chapter 7

## Land Use Plan





THERE ARE VARIOUS ANALYSES OF MANISTEE COUNTY'S GEOGRAPHY AND LAND USE POLICY IN THIS CHAPTER. PLEASE READ THE DEFINITIONS BELOW TO UNDERSTAND THE DIFFERENCE BETWEEN EACH FACTOR THAT HELPED DETERMINE THE COUNTY'S IDEAL FUTURE LAND USE GOING FORWARD.

## **ASSESSED LAND USE**

Assessed land use refers to the uses on each parcel within the community, as recorded by the municipal assessor. The assessor looks at each parcel and notes whether it is residential, commercial, agricultural, etc. and if it is vacant or developed. This provides insight as to how different parts of the community are functioning presently.

## **LAND COVER**

Land cover refers to what is actually on the ground, visible from an aerial perspective. Whereas land use is often symbolized parcel to parcel, land cover is symbolized by features such as water, barren land and forest type. This measure is most useful in showing how the county is developing.

## **FUTURE LAND USE**

The Future Land Use Plan and its associated map are not legally binding on their own. They are conceptual and help planners and local officials to make zoning decisions in the future. For instance, the community may want to eventually see higher density in an area that is currently low density. It may be unlikely that this area would change for another 20 years. However, if it were to become open to development, high-density residential would make the most sense. In other words, the Future Land Use Plan is how the community would ideally develop, but is not necessarily how it will look given local context and real-world application. However, zoning decisions should be based on the Future Land Use Plan and Map.

## **ZONING PLAN**

In a typical Master Plan, the zoning plan describes specific land use regulations by zoning district. This often includes factors such as setbacks, building height, signage and parking. However, because at the time of this writing Manistee County does not have county-wide zoning, the zoning plan in this chapter describes efforts to improve on the collaborative permitting and zoning model that currently exists in Manistee.



LAND USE

Land use refers to the activity upon a specific land area. For ease of determination, this plan references land use to the activity identified and denoted to individual parcels by local assessors and cross-checked by the County Equalization Department. These categorizations are called ‘property classifications’ and are applied to all parcels of land area. These classifications outline whether a structure is present, and for which use the structure is utilized. In the case of vacant parcels that don’t have agricultural presence on the parcel, the assessor assigns the appropriate use for that parcel according to State guidance and their professional certification.

For our purposes we will classify all parcels that have agricultural uses whether a structure is present or not as ‘agricultural’. For classifications of residential, commercial and industrial uses, they are only included in the land use category if a structure is present on the parcel. All parcels which don’t have a structure present and don’t

have agricultural activity are divided into four categories of ‘vacant’, ‘exempt lands’ (i.e. public/civic ownership), ‘commercial forest’, or ‘other’ (i.e. ROW, Easements, Lakes, etc.).

PUBLIC LAND OWNERSHIP (STATE & FEDERAL)

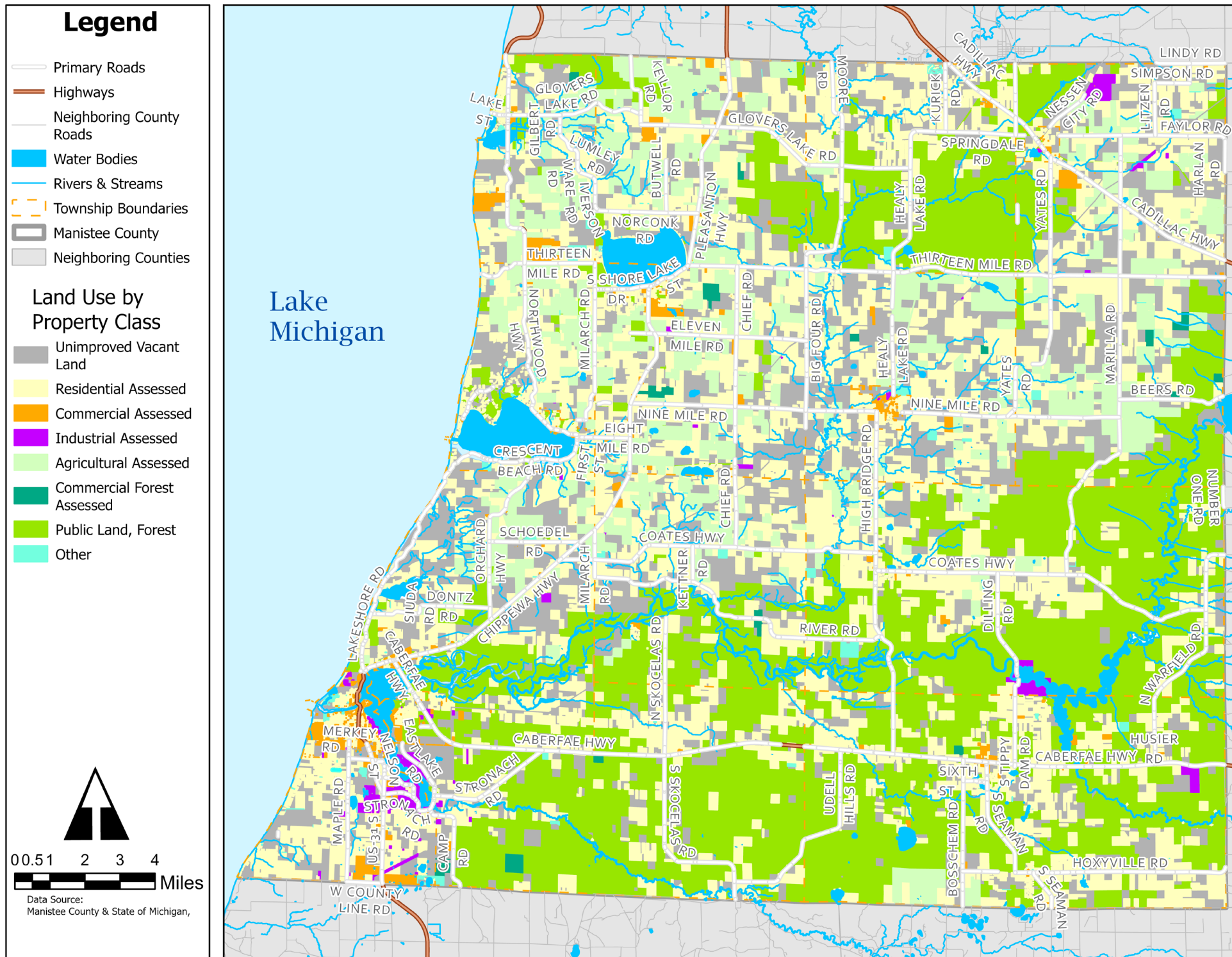
State land ownership in Manistee County totals approximately 24,329 acres, which are contained in the Pere Marquette State Forest, Manistee River State Game Area, and local State Parks and Recreation Areas such as Tippy Dam Recreation Area and Orchard Beach State Park. The total acreage of these state lands accounts for 6.8 percent of the land area of the county.

USFS Federal lands contained within the Manistee National Forest total approximately 86,874 acres in Manistee County. This accounts for about 24 percent of the land area in the county.

Table 7-1. Manistee County Parcel Land Value, Acreage and Parcel Count

Assessed Land Use by Parcels	True Value (2x SEV)	Acreage	Parcels (count)
Total	\$3,017,269,800.00	370,702.66	25,415
Unimproved	\$329,664,000.00	87,125.16	7,241
Residential	\$2,323,950,800.0	111,682.05	14,595
Commercial	\$208,664,800.00	3,962.52	869
Industrial	\$48,444,200.00	2,205.58	78
Agricultural	\$86,372,000.00	35,177.14	632
Public/Civic	\$20,174,000.00	118,273.58	1,114
Commercial Forest Act	\$0.00	1,292.15	23
Remaining Classes (001-070)	\$0.00	4407.31	256
Other (ROW, water, etc.)	\$0.00	6,577.17	607

Map 7-1. Land Use by Assessed Parcel Classification



LAND COVER

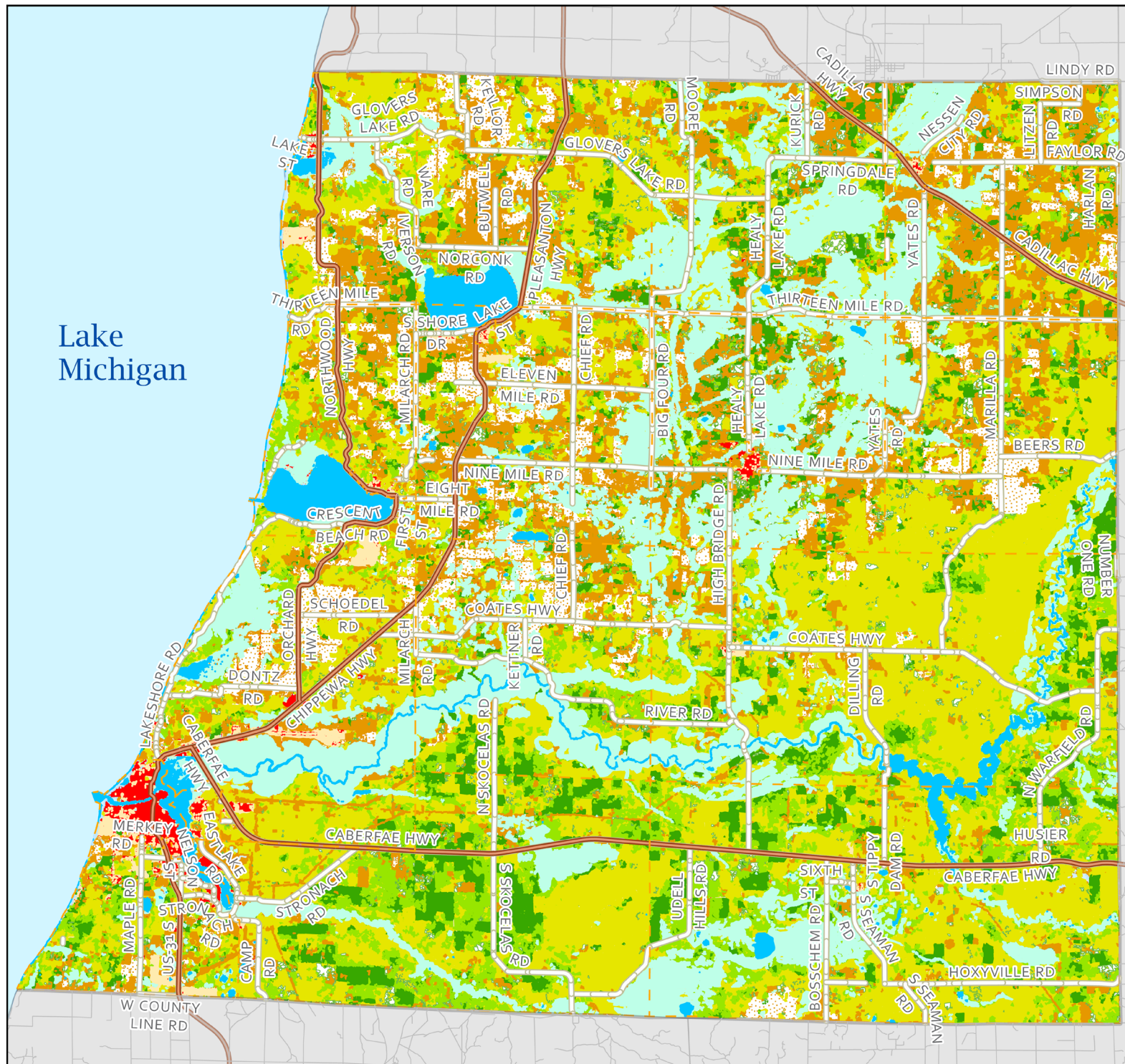
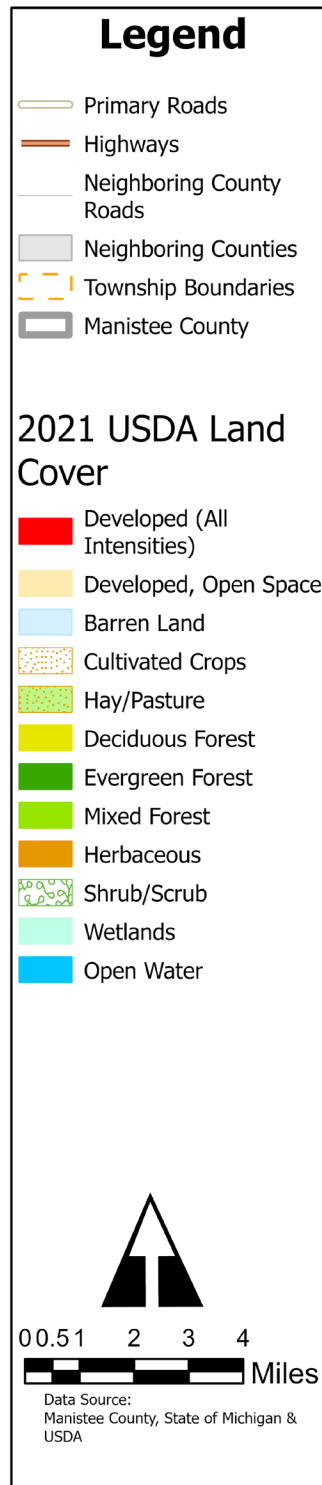
Land cover is the referenced type of actual on-ground cover according to development, vegetation or barren categories. The data utilized for this analysis is derived from the United States Department of Agriculture (USDA). Land cover data from 2021 is displayed in Map 7-2, with classes and corresponding acreage provided in Table 7-2.

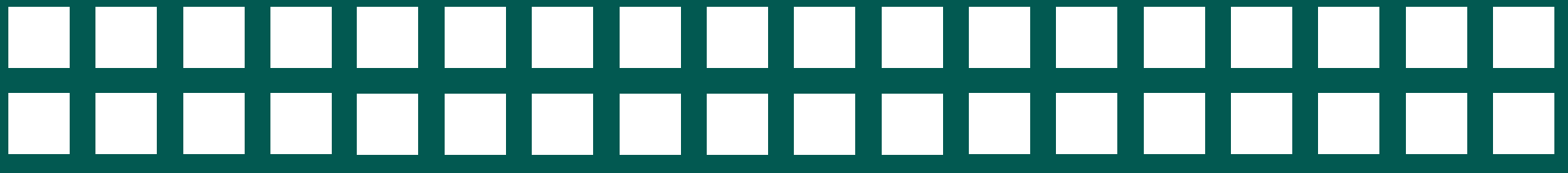
Table 7-2. Land Cover (USDA), 2021

USDA Land Cover Category	Acreage
Developed All Intensities	12,090.12
Developed Open Space	12,945.98
Barren Land	1,398.98
Cultivated Crops	27,178.70
Hay/Pasture	1,841.35
Deciduous Forest	134,655.06
Evergreen Forest	31,032.88
Mixed Forest	25,572.61
Herbaceous	40,927.99
Shrub/Scrub	7,117.66
Wetlands	53,915.04
Open Water	8,463.32



Map 7-2. Land Cover (USDA)





**LAND COVER CHANGE**

The monitoring of trends in change in land cover types by area (acreage) can assist with land use decisions and provide an understanding of the changes occurring to the landscape.

Changes are monitored by the USDA, with the latest trends displayed for the time period of 2001 to 2021. USDA monitors change across each of the categories reflected in the USDA land cover map. For the purposes of this planning document, the changes which are most important to monitor are for the land use categories of urban change, wetland change, forest change and crop and pasture change.

These categories display overall loss of acreage for crop and pastures as well as wetlands.

- Urban change displays the increase in acreage of urbanization.
- Forest change is defined as a change in forest type, and within Manistee County is reflective of some overall loss of forest cover, but primarily displays the change in vegetation cover type due to timber harvesting and regrowth.

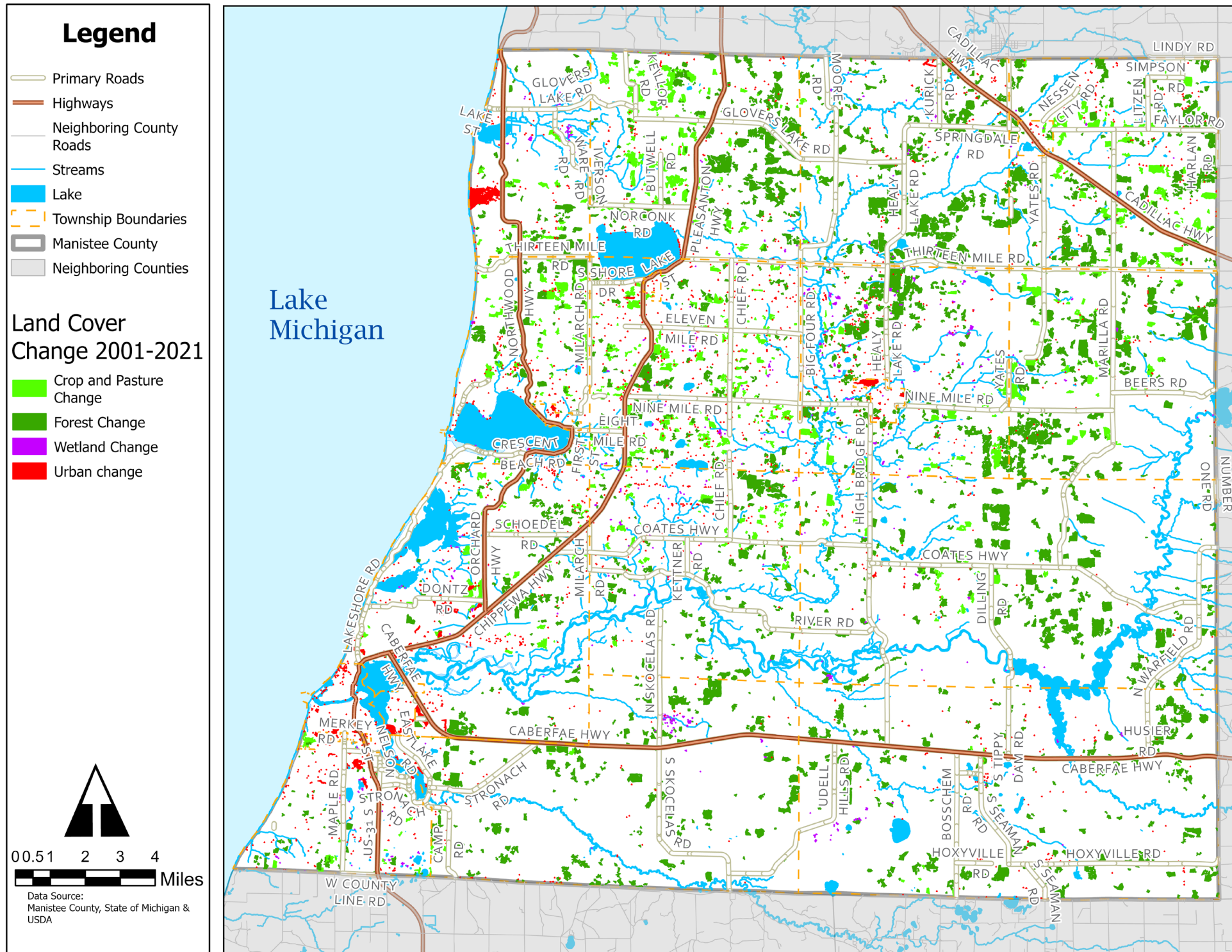
Land cover trends by change are provided in Table 7-3 and shown on Map 7-3.

Table 7-3. Land Cover Change, 2001 - 2021

USDA Land Cover Change by Type	Acreage
Crop & Pasture (loss)	4,958.67
Forest Change (Vegetation Cover)	16,276.85
Wetland (loss)	163.48
Urban Change (increase in urbanization, development)	1,088.61



Map 7-3. Land Cover Change, 2001 - 2021





MANISTEE  
COUNTY FUTURE  
LAND USE PLAN

Manistee County does not currently have county-wide zoning and each Township chooses whether or not to engage in zoning within their own municipality. As of the writing of this document all Townships within Manistee County are zoned with the exception of Springdale Township. The Manistee County Future Land Use Map should be utilized as a document that guides growth and development when speaking or reviewing municipalities’ amendments to their land use maps.

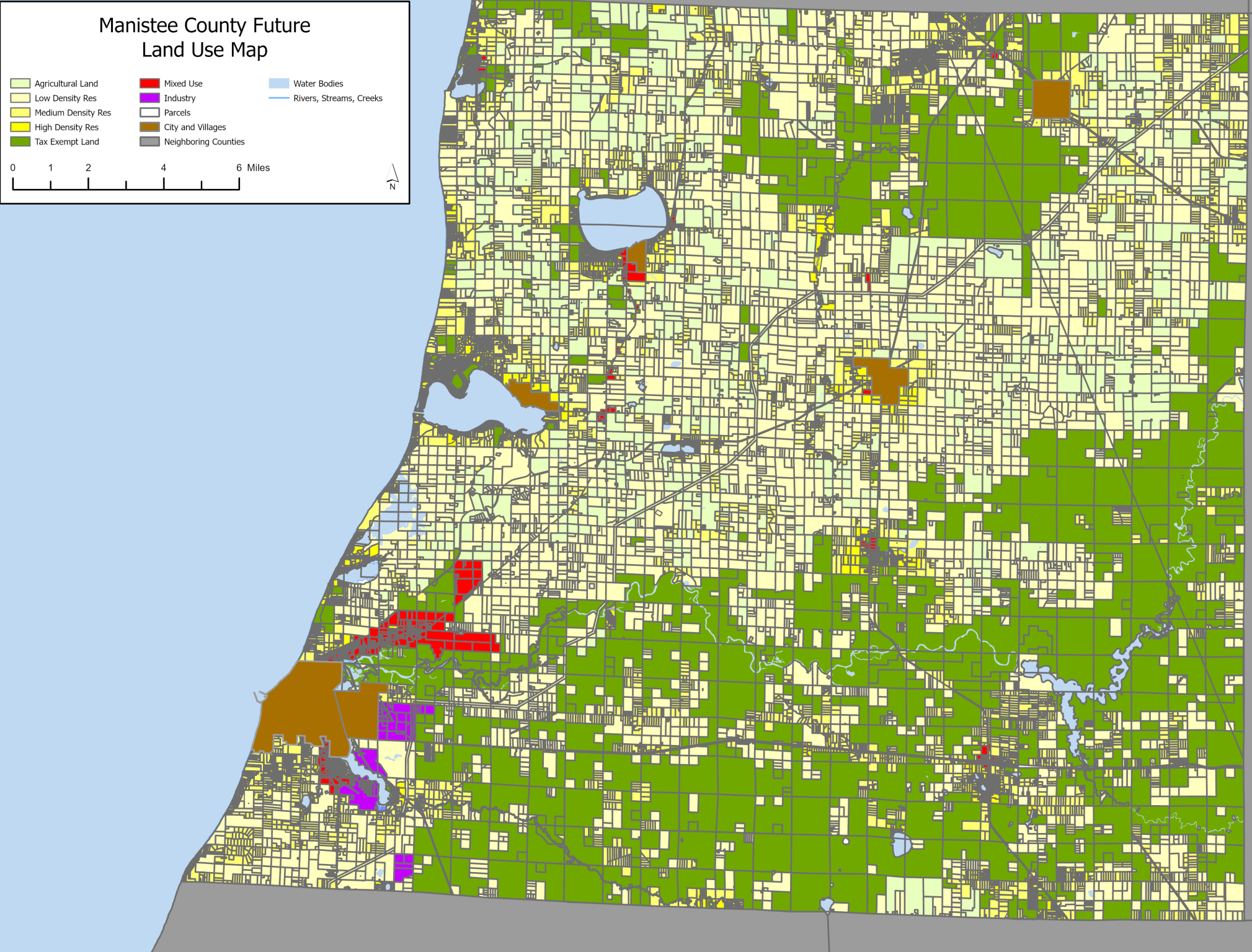
The FLU map can be utilized to guide development where it should occur preventing incompatible land uses from being developed near one another and helping the County retain its rural character while also protecting food producing, environmentally sensitive, and forested lands. The FLU map can guide development of infrastructure, such as new roads or broadband where development is likely to occur. By offering an impartial look at each community, the FLU map can help to guide local officials, planners and developers on land use requests, developments, where public investment should go and environmentally sensitive areas that should be excluded from development or may require additional permission to develop.

Finally, in the event the County ever decides to develop county-wide zoning or if a coalition of municipalities wish to jointly zone, the County FLU map can be utilized to help develop zoning districts making consensus easier while acting as a guiding and foundational document.

All things considered the Manistee County FLU Map and recommendations are non-binding and can be utilized as is, adjusted to meet the requirements of each individual municipality, or ignored completely. While we hope that the Townships would consider the effort that professional planners, County Planning Commissioners, and the public have taken during the development of this map, the County Municipalities are again under no obligation to do so.

For a larger zoomed in view of Manistee County’s Future Land Use Map, visit [manisteecountymi.gov](http://manisteecountymi.gov).

Map 7-4. Future Land Use



**AGRICULTURE**

The agriculture district of the map are active farms and agricultural forestry lands in Manistee County. The main emphasis of this district should be agricultural production with residential use being secondary. Twenty to forty acre plus (20-40+) parcel sizes are recommended to maintain and promote land preservation.

Accessory or special land uses in this district ought to be agriculture related, i.e.: cider mills, wineries, agribusinesses, energy extractions, agricultural tourism, etc. Residential development should be allowable but only via cluster development provisions with density bonuses, providing landowners the flexibility to maintain active farmland while also allowing limited and focused residential development.

The primary goal of this district should be to maintain, protect, and where appropriate expand agricultural production. This would help in protecting our food producing lands, while also allowing other agriculturally related businesses to provide additional revenue streams for our food producing residents.

**RECOMMENDED USES:**

- FARMING OPERATIONS • FORESTRY OPERATIONS • AGRICULTURAL TOURISM • CAMPGROUNDS • WINERIES, CIDER MILLS, BREWERIES AND DISTILLERIES • ENERGY EXTRACTION (GAS AND OIL) • SOLAR ENERGY AND ANCILLARY ACTIVITIES
- SINGLE-FAMILY HOME CLUSTER DEVELOPMENT (ENCOURAGED THROUGH DENSITY BONUSES) • PASSIVE AND ACTIVE RECREATION & ASSOCIATED INFRASTRUCTURE







Photo: Manistee County Tourism Authority

## LOW DENSITY RESIDENTIAL

The Low-Density Residential District consists of rural dwellings and acts as a buffer between Agricultural uses and Medium Density Residential District. The district size should be twenty to forty plus (20 – 40+) acres. This district's intent is to keep a rural character, while also leaving the availability to farm or forest in the future. This district should also allow some industrial uses that may be found in the county by special use permit. This district exists to allow residents seeking a rural parcel to be able to do so without conflicting with the rural nature of the county.

### RECOMMENDED USES

SINGLE-FAMILY RESIDENTIAL DWELLINGS • AGRICULTURAL OPERATIONS • AGRICULTURAL STORAGE • PROCESSING OF AGRICULTURAL PRODUCTS • FORESTRY • HOME OCCUPATIONS • BED AND BREAKFAST • CAMPGROUNDS • VET CLINICS • RETAIL CONVENIENCE STORES WITHOUT GAS PUMPS • PLANNED UNIT DEVELOPMENT • CONTRACTORS YARD (CONSTRUCTION, LANDSCAPE) • AGRICULTURAL TOURISM • GREENHOUSES • ROADSIDE STANDS • WINERIES, CIDER MILLS, BREWERIES AND DISTILLERIES • RENTAL CABINS • BOARDING STABLES • SAND & GRAVEL MINING • ENERGY EXTRACTION (GAS AND OIL) • SOLAR ENERGY AND ANCILLARY ACTIVITIES

## MEDIUM DENSITY RESIDENTIAL

The Medium Density Residential District's intent is to provide a buffer between the High-Density Residential District and the Low-Density Residential District while also allowing higher density on smaller lot sizes than the low-density district. When water and sewer infrastructure is present, this district, should allow for multi-family, ten units or less, residential structures as a permitted use, and apartment complexes servicing 11 or more units, as a special use. The recommended parcel size is five to twenty (5-20) acres in the county.

### RECOMMENDED USES

• SINGLE-FAMILY RESIDENTIAL DWELLINGS • HOME OCCUPATIONS • BED AND BREAKFAST • MULTI-FAMILY DWELLINGS • CLINICS • VET CLINICS • RETAIL CONVENIENCE STORES WITHOUT GAS PUMPS • APARTMENT COMPLEXES

**HIGH DENSITY RESIDENTIAL**

The High Density Residential district exists in and around major transportation hubs, villages, existing higher lot density, commercial corridors, and areas of development. Where sewer and water are present, duplexes, triplexes, quadplexes and other house conversions should be allowable by right. Other multi-family housing should be allowable by special use permit. The recommended parcel size utilized throughout Manistee County is less than 5 acres.

**RECOMMENDED USES**

SINGLE-FAMILY RESIDENTIAL DWELLINGS • HOME OCCUPATIONS • BED AND BREAKFAST • MULTI-FAMILY DWELLINGS (DUPLEXES, TRIPLEXES, QUADPLEXES BY RIGHT, OTHERS SPECIAL USE, CONNECTION TO MUNICIPAL WATER/SEWER MANDATORY)

**COMMERCIAL / MIXED USE**

The Commercial / Mixed Use District is intended to provide for a variety of typical retail and service type businesses with a condensed version that is more flexible in a range of allowable commercial uses and residential uses (higher density approved through special use permit). The idea of this district is to allow and encourage each individual municipality the option within their commercial districts to allow for additional housing units above or on the same parcel as commercial units.

Higher density would be allowable with areas of water and sewer infrastructure, but in the more rural areas a joint septic and water well may be utilized to provide additional housing options and revenue streams to the owner of the commercial structure. Special uses will include certain businesses with outdoor storage, and regulations will seek to condition these businesses to appropriately display and screen outdoor storage when necessary. Residential uses shall be secondary to commercial uses.

**RECOMMENDED USES**

• SERVICE INDUSTRY USES • RESTAURANTS • PROFESSIONAL OFFICES • RETAIL ESTABLISHMENTS • PROFESSIONAL SERVICE ESTABLISHMENTS OF A NON-NOXIOUS NATURE • RESIDENTIAL DWELLINGS • PLANNED UNIT DEVELOPMENTS



## INDUSTRIAL

The Industrial District is composed of those areas of the county whose principal use is, or ought to be, heavier types of manufacturing and other industrial uses. These uses may generate noise, glare, odor, dust, vibration, air and water pollutants, fire, explosive and radioactive hazards, and other harmful or obnoxious matter in amounts unsuitable for certain areas of the county. This district has been located within the county primarily where existing industry is already taking place or has been zoned by the community for industry.

The siting of the district seeks to protect adjacent agricultural, residential, and commercial areas from the encroachment of incompatible uses, and to lessen congestion on public streets and highways. To these ends, certain uses which would function more effectively in other districts and would interfere with the operation of these industrial activities and the purpose of this district, have been regulated as Special Land Uses within those districts or excluded entirely.

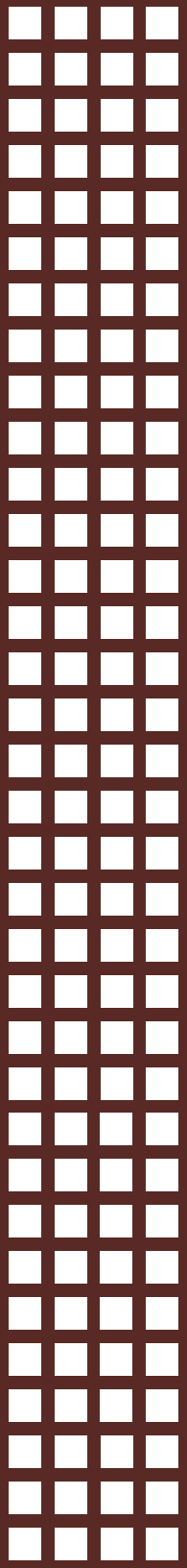
## RECOMMENDED USES

• LIGHT MANUFACTURING • MUNICIPAL WATER TREATMENT, PUBLIC WORKS GARAGES  
• PACKAGING OF PREPARED MATERIALS • PRINTING AND SIMILAR USES • LUMBER  
YARDS • WAREHOUSING • CONTRACTOR YARDS • WHOLESALE OF GOODS • USES  
APPROVED AS SIMILAR IN EACH RESPECTIVE MUNICIPALITY

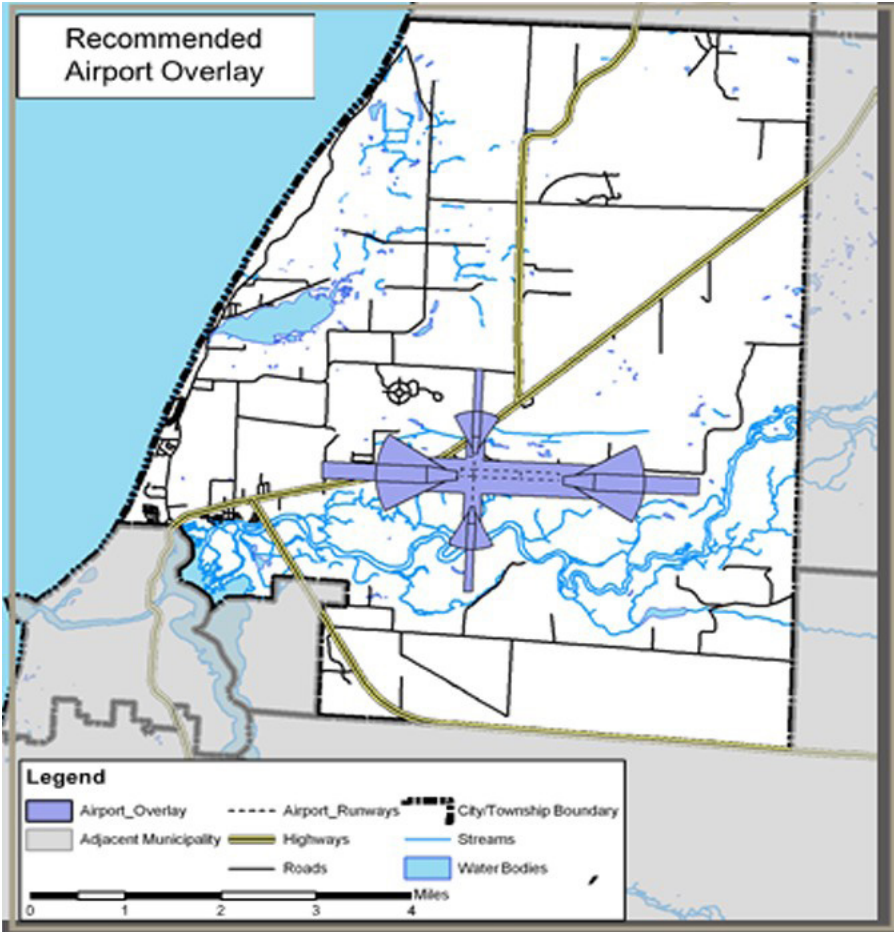
## WETLAND OVERLAY

Existing wetland locations that are 5 acres or greater or connected to a surface water of the State fall under EGLE jurisdiction for permitting. Those wishing to develop within wetlands that meet these criteria must obtain a permit from the State of Michigan. The use of an overlay to convey the requirement for a permit from EGLE eases processing of permits as it identifies the high likelihood of the presence of wetlands within the area.

The wetland overlay district identifies the location of wetlands that are 5 acres or greater in size. These wetlands are under the authority of the State of Michigan for activities that include filling, dredging, development or construction. The vast number of wetlands which meet these criteria necessitate the utilization of an overlay district in order to allow flexibility of regulatory measures that rest within the underlying zoning district. The wetland overlay district doesn't dictate parcel sizes, rather it identifies the need of the applicant to confirm with EGLE whether a permit is needed for a particular activity and establishes a setback from wetland areas and limits uses that may impact wetlands and associated surface waters.







Source: Manistee Township Master Plan (2020)

### AIRPORT OVERLAY

Blacker Airport resides within Manistee Township and is the only one within the county. The Federal Aviation Administration, the Michigan Aeronautics Commission and Michigan Department of Transportation have made recommendations to the manager of the Manistee Blacker Airport to institute an airport overlay zone. This overlay is necessary to ensure the safety of air traffic, further the Michigan Aeronautics Commission has created an airport approach plan for Manistee Blacker Airport.

The airport approach plan created by the Michigan Aeronautics Commission for Manistee Blacker Airport is incorporated into the current Manistee Township Master Plan. A copy of the airport approach plan is on file with Township staff and available for public inspection at the Manistee Township Hall.

The Airport Overlay Zone is located around the Manistee Blacker Airport and seeks to limit the height of towers and other features, uses and the density of uses that may present a hazard to airport operations consistent with the recommendations provided in the airport approach plan.

The airport overlay map as shown in the Manistee Township Master plan of 2020, Map 24: Recommended Airport Overlay Zone, is shown to the left.

## NEIGHBORING COMMUNITIES AND THEIR LAND USES

Communities plan well when they consider the land use of their neighbors. To the extent possible Manistee County will strive to ensure that land use development patterns align closely to the character of neighboring counties and local municipalities.

Manistee County is bordered to the north by Benzie County, to the east by Wexford County, and to the south by Mason County and Lake County.

Benzie does not have county-wide zoning and as such the northern boundary of Manistee County land use assessment will consist of reviewing Blaine Township, Joyfield Township, Colfax Township, and Weldon Township.

Mason County to the south has portions of county-wide zoning and Township zoning. The review of the southern border will compare Mason County zoning with Stronach Township and Dickson Township, while Grant Township (Mason County) will be compared with the charter Township of Filer zoning.

Lake County does not have zoning along the border with Manistee County and, therefore, no review will take place for this area.

Wexford County to the east of Manistee County does not have county-wide zoning, but does have a joint planning commission consisting of Antioch Township, Boon Township, Cherry Grove Township, Hanover Township, Liberty Township, Selma Township, Slagle Township, South Branch Township, Springville Township, and Wexford Township. The review of land uses in Wexford County will be concentrated on the townships that border Manistee County, South Branch Township, Slagle Township, Springville Township, and Wexford Township. The eastern border of Manistee County will compare Cleon Township, Norman Township and Dickson Township (Manistee County) to Wexford Township, Springville Township, Slagle Township, and South Branch Township (Wexford County).

Manistee County's western edge is completely bordered by Lake Michigan and thus a comparison of land uses on this border is not needed. Please see Appendix D for a complete review of the zoning districts and accompanying regulations found currently within Manistee County and neighboring communities.

Following this thorough review, one can confidently affirm that the Future Land Use recommendations found in this chapter are compatible with the land use of neighboring jurisdictions.

**COLLABORATIVE ZONING:  
RETAINING CHARACTER  
WHILE WORKING  
TOGETHER**

One major component of this Master Plan update and the associated process were to reevaluate local municipalities’ desire to work with the County on Zoning Administration. Manistee County began entering into service contracts for professional planning and zoning services in 2018, and as of 2025, is working with Arcadia Township, Onkama Township, Bear Lake Village, Eastlake Village and Onkama Village.

In recent years, more communities have come to see the benefits of collaborating with the County on these services and are wanting to enter into a contractual relationship as well. However, in its current form, each jurisdiction still maintains its own zoning ordinance. This means that at the present time, Manistee County’s Planning Department must be knowledgeable and responsive to six unique legal documents.

In order to continue growing these relationships, while also looking for a more feasible solution to the variety in zoning ordinances, the County asked planners from Networks Northwest to meet with each municipality to discuss their interest, or lack thereof, in finding a better alternative.

The results of this study are found in the following pages. The ultimate goal for the County is to 1) increase the number of local municipalities it works with on zoning, and 2) identify a contractual zoning model that provides more uniformity in zoning administration.

“THE SYSTEM WE HAVE IN PLACE IS ULTIMATELY A WIN-WIN FOR THE MUNICIPALITIES AND THE COUNTY PLANNING DEPARTMENT, AS WE ARE OFFERING A MUCH-NEEDED SERVICES AT AN AFFORDABLE RATE. THE COLLABORATION ALSO ALLOWS THE PLANNING DEPARTMENT TO BE IN THE COMMUNITY MORE AND EDUCATE, WHEN NECESSARY, ON THE PROCESSES AND PROCEDURES ASSOCIATED WITH PLANNING AND ZONING, ENSURING ALL STATUTORY REQUIREMENTS ARE MET AND OUR LOCAL UNITS OF GOVERNMENT ARE MAKING SOUND AND LEGAL DECISIONS AS IT RELATES TO ZONING AND BLIGHT ORDINANCE ADMINISTRATION IN THEIR COMMUNITY.”

-KATIE GRUENBERG  
MANISTEE COUNTY PLANNING DIRECTOR, 2025



To begin this section, it is important to define the 3 types of partnership models available to the County and local jurisdictions, as well as each of their benefits and drawbacks. There are various reasons why smaller rural communities across the state are needing to work with other municipalities on zoning. These can include: technology gaps, lower levels of planning expertise, high expectations of developers (available 40 hours per week, online document submissions, etc.), or difficulty recruiting a planning commission and zoning board of appeals. To be clear, some communities are fine with taking on these challenges and wish to keep zoning at the local level. This chapter and plan are only meant to find a workable solution for local communities wanting to collaborate and by no means seeks to revoke local zoning rights.

#### **INCREMENTAL MODEL: INDIVIDUAL ZONING, COUNTY ADMINISTERED**

This is the current model used in Manistee County. It is referred to as the Incremental Model because it allows municipalities to individually, and on their timeline, work collaboratively with the County.

Pros: local municipality retains its own zoning ordinance; municipality can easily leave collaborative partnership if they choose; planning occurs at the local level but administration happens at the County

Cons: difficult for the County to take on more contracts due to the diversity of local regulations and processes

#### **GRASSROOTS MODEL: JOINT PLANNING COMMISSION**

Wexford County is a local example of the Grassroots Model. Under this partnership, local jurisdictions create a Joint Planning Commission, wherein each municipality is represented by one planning commissioner. The Joint Planning Commission can have as many or as few members as desired. For example, Maple Grove Township and the Village of Kaleva have a JPC, and could expand to include more townships and villages if wanted.

Pros: municipalities tend to favor because the zoning ordinance isn't 'county-wide'; the JPC can still contract with the County on administration; more jurisdictions share zoning and permitting procedures, which is desirable for developers; facilitates strong collaboration between neighboring townships/villages; reduces each township's difficulty in recruiting and maintaining a planning commission

Cons: question of how much each participating municipality should pay for contract services to make it fair; multiple JPC's in Manistee would still mean different zoning ordinances to administer

#### **EFFICIENCY MODEL: SINGLE-COUNTY ZONING ORDINANCE**

Emmet County is an example of the Efficiency Model. Under this partnership, there is one zoning ordinance for the entire county. This is more efficient for administration and leaves zero discrepancies from one municipality to the next as to the procedures for acquiring a permit.

Pros: developers prefer because regulations are the same no matter the local municipality; easiest for County to administer; works well when the County is transparent and collaborative with local units on, for example, special use permits

Cons: requires a trusting relationship between County and local units at all costs; local units do not retain local zoning (although district buffer requirements may remain)

THIS SECTION DRAWS FROM THE PUBLICATION "COLLABORATIVE PARTNERSHIP MODELS: A CASE FOR INCREASED CAPACITY AND EFFICIENCY", WHICH APPEARED AT THE 2023 INNOVATE MICHIGAN! CONFERENCE AT MICHIGAN STATE UNIVERSITY.



RESULTS FROM LOCAL DISCUSSIONS

Planners from Networks Northwest met with every Township in Manistee County with the exception of Onekama Township, who could not be reached. The team attended Township Board meetings to discuss their zoning. The planners met with the Village of Kaleva at their Joint Planning Commission meeting with Maple Grove. For comprehensive results, deductive reasoning was used for the City and other Villages.

A letter was sent to each Township to describe the input process. In meeting with the municipalities, the planners distributed a brief questionnaire (see Appendix E) to facilitate the discussion. They then explained the use of collaborative zoning and asked what ideas or concerns the commissioners had.

Many of the communities did not wish to provide hard copies of the survey to be included in the County Master Plan. Most

wished to only turn in a single copy to represent their community, while others felt voicing their results during the meeting was the best way to handle their response. Given the nature of the communities’ response, Networks Northwest staff have summarized the results of the communities that took part in the survey utilizing the scale system from the original hard copy survey. The scale rated the willingness of each community to collaborate in a coordinated land use permitting model with the indicators:

- 1. No collaborative participation desired
- 2. Interested in learning more about how we could collaborate
- 3. Interested in joining some form of collaboration
- 4. Already participating in the current contract model

RESULTS

- ARCADIA TOWNSHIP - 4
- BEAR LAKE TOWNSHIP - 1
- BEAR LAKE VILLAGE - 4
- BROWN TOWNSHIP - 2/3
- CLEON TOWNSHIP - 3
- COPEMISH VILLAGE - 3
- DICKSON TOWNSHIP - 1
- EASTLAKE VILLAGE - 4
- FILER TOWNSHIP - 2
- KALEVA VILLAGE - 3
- CITY OF MANISTEE - 1
- MANISTEE TOWNSHIP - 1
- MAPLE GROVE TOWNSHIP - 3
- MARILLA TOWNSHIP - 3
- NORMAN TOWNSHIP - 2
- ONEKAMA TOWNSHIP - 4 (N/A)
- ONEKAMA VILLAGE - 4
- PLEASANTON TOWNSHIP - 2
- SPRINGDALE TOWNSHIP - 1/2
- STRONACH TOWNSHIP - 1

Based on these results, and as reflected in the goals chapter of this plan, Manistee County should proceed under the following assumptions:

- The County may encourage municipalities interested in working under the current contract model (such as Maple Grove) to format their zoning ordinance similar to those of municipalities already contracted.
- The single-county zoning model would have very little support as there is no guarantee of control over one’s own zoning districts. This was expressed by most of the interviewees, including those already collaborating with the County.
- The County’s efforts would be best placed in helping Townships and Villages to form 1 or more joint planning commissions. Municipalities with similar character may choose to develop a JPC similar to Maple Grove-Kaleva’s. For instance, a JPC consisting of Cleon, Copemish, Marilla, Maple Grove and Kaleva; another consisting of Arcadia, Pleasanton, Bear Lake and Onekama, for example. This option is more politically feasible, allows for easier administration of zoning and permitting by the county and allows local units to maintain control of their zoning district regulations.







A paved path leads through a forest with autumn foliage. The path is dark and has fallen leaves scattered on it. The trees on either side have vibrant orange, yellow, and red leaves. The sky is overcast with grey clouds. The text "Chapter 8 Vision & Goals" is overlaid in the center of the image in a yellow, serif font.

# Chapter 8 Vision & Goals



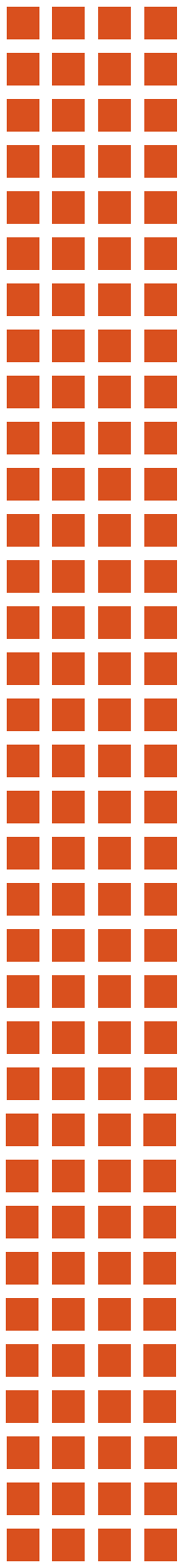
**DEFINING A VIEW OF THE FUTURE**

We cannot arrive at our ideal destination if we do not first define it. The final chapter of this Manistee County Master Plan lays out a set of vision statements and associated goals. These are categorized into the topics Planning, Economy, Housing, Natural Resources & Agriculture and Transportation & Infrastructure.

By understanding the data and public input gathered during the 2024 planning process, Manistee County was able to describe its ideal future. Many of the goals listed in this section are ongoing efforts that the County is already accomplishing. Others are initiatives that could be started immediately, and some may require a longer timeline with a number of key partnerships.

In the coming years, as the County begins to conceptualize what will have to happen to accomplish these tasks, it will be important to revisit this plan. Over the next 5 years, the County Planning Commission should work with the Board of Commissioners to more specifically describe outcomes, including measurables, stakeholders and timelines. However, the purpose of this document in 2024-2025 is to get Manistee’s stakeholders on the same page as to what the future should hold.

Therefore, this chapter contains 5 vision statements and short lists of goals to assist in getting started. While many of these goals are within the jurisdiction of the county’s local units of government, or by private industry, the County should play an active role in advocating for these efforts. Vision statements are the ideal future. While some of the components of the Vision Statements will be dependent on external factors, or may not be entirely controllable by the County, they are what the community will strive for. The Goals are the statements of what the County will hold itself accountable to achieve.



# Planning

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## VISION

Planning and zoning in Manistee County is efficient, professional and supports many of the goals outlined in this chapter. Manistee County has a uniform land use permitting process county-wide while allowing localities to continue regulating their zoning districts as they see fit. The County continues to be a useful point of contact for developers and the local units. In the near-term communities wanting assistance in permitting from the County have worked to adopt zoning ordinances with a uniform permitting process, while maintaining local zoning district standards. Willing communities throughout Manistee have formed Joint Planning Commissions, thereby allowing the County to take on zoning contracts covering more areas of the community. This has made it easier for the local units to attract appointed board and commission positions, as well as ensure that their planning and zoning meet all legal and ethical standards. Planning throughout the county is collaborative with deference paid to local preferences for their built environment futures. Most new development presents itself as increased density in close proximity to existing water, sewer and road infrastructure. Forest and farmland has been preserved as much as possible.





## GOALS

1. Assist local units in adopting zoning ordinances that conform to a similar format and permitting process so that they can contract with the County on administration while maintaining their local district standards and general provisions.
2. Facilitate the formation of Joint Planning Commission(s) throughout the county, which would allow the Planning Department to contract with more communities to meet current demand.
3. Continue conversations with local units of government on the benefits of professional permitting and code enforcement services.
4. When feasible, aid local units in implementing projects, especially those outlined in the Manistee County-Wide Park & Recreation Plan.
5. Work with localities currently contracted with the County Planning Department to adopt similar permitting procedures so that the process is streamlined across municipal boundaries.
6. Support training programs for planning commissioners at the county and local levels such as MSU Extension's Citizen Planner curriculum, or through conferences and other training events across the state.

# Economy

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## VISION

**M**anistee County continues to embrace its manufacturing past, as well as its growing tourism economy. The County seeks to attract businesses that help to diversify its economic base, thereby improving its economic sustainability. Small businesses and businesses seeking to relocate find a welcome home in Manistee. Employers find that attracting and retaining talented employees is relatively easy, as the county has ample childcare facilities, broadband connectivity, housing at different price points and year-round full-time jobs. People visit Manistee during the winter months, as the area’s outdoor recreation, cultural attractions and quality lodging opportunities present the chance to visit Manistee at any time of the year. Overall, Manistee County’s economy thrives in what it does well, and has adapted to create a larger full-time population.



## GOALS

1. Manistee County will support collaborative efforts between the County, local units of government, the LRBOI, local businesses and educational institutions in economic development decisions, when appropriate.
2. Pursuant to the input activity described in Chapter 1, work with businesses and other relevant stakeholders to develop county-wide events that are geographically diverse and feature a range of interests, from cultural events to those pertaining to outdoor recreation, for example.
3. Work with local units of government to identify local opportunities for year-round tourism activity.
4. Coordinate with West Shore Community College and local business leaders to ensure that curricula are updated to match regional needs for skillsets and industry hiring gaps.
5. Continue to promote the County's grant writers as a county-wide resource for securing state and federal grants for economic development, community development, infrastructure and transportation funding.
6. Collaborate with local business incubators to attract and retain small businesses throughout the county.
7. The County will work with local units of government to adjust their zoning and local policies to support childcare facilities.
8. Maintain awareness of the City of Manistee's goals in order to support their efforts.



# Housing

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## VISION

**H**ousing in Manistee County is available at a multitude of price points and caters to a range of lifestyles. Students, young workers, families, retirees and more all find housing options in Manistee. The area’s well-maintained housing stock is an attractive quality for the community’s overall appeal. At the local level, housing development is streamlined, as permitting processes are administered professionally; in addition, zoning regulations call for quality development, and are also flexible in the housing types developers can build. Sprawl has been avoided because new developments are sited close to existing infrastructure, and redevelopment is prioritized most of all.



## GOALS

1. Coordinate with local units of government to identify potential zoning amendments that would allow for more housing types in more areas.
2. Work with the County Land Bank Authority to redevelop underutilized, abandoned or blighted sites for residential or mixed use developments.
3. Continue to advocate for senior care centers and senior housing options as Manistee County's senior residents desire to age in place.
4. Advocate for increased parcel densities near areas with existing infrastructure (infill).
5. Promote mixed use developments throughout the county along corridors and in denser population centers to encourage more walkability and less separation of residential and commercial uses.
6. Support code enforcement and potential incentive programs that ensure Manistee County's housing stock is of a high quality and contributes to the area's aesthetic and economic appeal.

# Natural Resources & Agriculture

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## VISION

**M**anistee’s natural resources and its vast agricultural landscapes are important pieces of the community’s identity. For this reason, the County balances the need for development with the need to preserve its identity for future generations. Forest lands, natural areas, bluffs and prime farmlands are preserved, and development is favored in areas with existing infrastructure. The County continues to increase access to the area’s natural beauty through additional trail connections and the creation or expansion of nature preserves. New development appears in coordination with the natural environment to the extent possible.





## GOALS

1. Support cluster development and infill development as preferred alternatives to sprawl.
2. Encourage development to occur near existing communities and corridors.
3. Implement the US-31 Corridor Management Plan by supporting local efforts to maintain the scenic quality of the corridor.
4. Utilize a solid waste management program to make it easier for residents to recycle items.
5. Encourage responsible development in important environmental areas that are not regulated by the state through increased setbacks and other land use controls.
6. Support development patterns that either preserve, enhance or minimally impact the environmental integrity of the county's natural areas.
7. Use the Prime Farmland Soils and Land Cover maps in this plan to promote agricultural and forest protection areas, in coordination with local units, throughout the county.
8. Continue to use brownfield remediation as a means to clean up and redevelop polluted sites.
9. Educate local units of government on the variability of the Lake Michigan shoreline, the importance of implementing setbacks from bluffs and the ordinary high water mark, as well as the detrimental effects of shoreline hardening on the area's beaches.
10. Support agritourism efforts at the local level. Help the farming community to promote their goods and to get significant value from their land through opportunities such as farm stands and alternative energy.

# Transportation & Infrastructure

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## VISION

**M**anistee County’s residents, businesses, visitors and commerce networks are served by high quality infrastructure. Infrastructure is upgraded, expanded and diversified across the county. The County utilizes available funding from various sources to make ongoing road improvements. Non-motorized transportation is well-supported in population centers to promote social and commercial activity in these areas. People are able to enjoy the many downtowns in Manistee without concern for their safety as pedestrians. New developments are sited near areas with existing infrastructure, and existing infrastructure will be strategically expanded to support the introduction of new housing development, commercial areas and industrial zones. More areas of Manistee have been connected with broadband to facilitate residents’ ability to civically engage, socialize, educate themselves and work remotely. Infrastructure has been significantly upgraded to deal with increased storm effects (burying power lines, for example), extreme cold, extreme heat and flood risks. Essentially, Manistee’s infrastructure contributes to the overall well-being of the community.



## GOALS

1. Support local initiatives to introduce or expand water and sewer infrastructure near concentrated population centers.
2. Promote Complete Streets as a community and economic development tool, especially in the county's villages and in the City of Manistee.
3. As needed, retrofit county infrastructure to be able to withstand increased variability in flood risks, extreme heat, extreme cold and high winds.
4. Support broadband connectivity as a significant need to attract and retain residents and businesses in Manistee.
5. Collaborate with Manistee County Transportation to identify strategies to increase ridership.
6. Advocate for expansion of deep water port facilities, with linkages to air, rail, highway connections and warehousing and distribution facilities.
7. Advocate for the continued study of the railroad relocation project.
8. Facilitate discussions, as needed, between local jurisdictions in instances where infrastructure crosses municipal boundaries or the use of 425 Agreements or Annexation is required.
9. Develop trail connections as described in the Manistee County-Wide Park & Recreation Plan.
10. Encourage renewable energy sources to support Manistee's quality and reliability.



# **Appendix A**

## **Drop-In Session Results**

**“Give us ideas or thoughts on the following features in Manistee County using a word or phrase.”**

**Transportation:**

- Develop more non-motorized and connections
- Would like to see rail relocation around Manistee Lake move forward
- Watch for dirt birds ORV - Manistee County Trail
- Biking and hiking
- Less
- Park to park - Interlochen State Park to Orchard Beach State Park
- Utilize wide sidewalks for active non-motorized corridors
- We need trails for bikes and other non-motorized vehicles
- Bike lanes and trails throughout the county (imagine the economic impact)

**Recreation facilities, trails & public spaces:**

- Kaleva needs an indoor pool
- Doing good
- More
- Make iron works building into rec center
- More shore based fishing opps accessible to all river and inland lakes
- Preserve and protect sensitive/valuable natural resources and properties

- More public access to Lake Michigan
- Need more investment in river walk in Manistee
- Interested in year-round indoor rec facility - YMCA?
- Would love to see the county villages connected by trails
- Facilitate teamwork among townships to build and maintain bike trails
- Maintain natural environment, keep wildlife in mind

**Public services (police, fire, health, emergency medical):**

- Good
- Concerned about response times and distances
- Police services do not reach my town fast enough (Onkama does not have a police force and so we have to rely on sheriffs who must...
- We need more doctors, especially as the population is aging
- Spread public services around county

**Youth programming, activities and education:**

- Better
- Youth are very important
- Need more indoor, outdoor options for teens
- We need better funding for our schools
- Youth need gathering places and transportation (not school or church related - safe, fun, natural places)

## **Businesses and the local economy:**

- Develop tech-based economy jobs
- Expand broadband, improve
- Remodel great places (e.g. Vogue Theatre)
- Maybe more unity of business [illegible]
- Housing! All income levels
- Encourage tech based business - bring young families in
- Climate change causing businesses failure
- Strategy for not for profit orgs not included in economic development - see the story of the Vogue in econ development
- Many if not most towns in the county have poor retail choices - how to attract and retain cute stores, classy groceries
- Agri-tourism brings money, Arts bring money, Education (WSCC - continuing ed), Local businesses offering classes

## **Anything else you think would be helpful for us to know:**

- Need strategies to grow and retain population especially youth and young professionals
- Watershed management plan for Manistee River and lake?
- Goals great in plan but vague on specific measures for success - and strategies: who's going to do it - see recycling goals. Great but no measures of success or designation of who's going to do what to achieve
- Housing section of plan needs affordable housing a greater priority
- Alternative energy: county plan needs to support everywhere not just "county-wide"
- Need community development people - planners
- Disaster planning - is anyone looking ahead to problems due to climate change
- We are against the growing hand of government continually eroding away our rights. Keep government out of our lives as much as possible.
- The tension between improvements and too much government oversight is high. Opportunities for input are great. Please listen to the small, quiet voices, too.



**Please answer the following questions in a word or phrase using the sticky notes.**

### **What is working well in Manistee County?**

- Happy to see MAPS bond pass and investment
- Many groups and people collaborating to help our communities and citizens
- Outdoor rec/natural resources are huge asset
- Brown Township
- Business community has improved
- Kaleva [Maple Grove] Community Center rocks! Need an indoor pool, spa, sauna (residents only)
- This organized plan. I'll tell others to come participate.
- Churches and organizations are doing a good job with food pantries
- Community center is doing a great job at all aspects. Thank you to all volunteers! Many enjoy meals, walking, food pantry, meetings, community classes, etc. It's clean!
- New businesses opening - good for tax base
- Trails and outdoor recreation
- Strong community
- New businesses
- Beautiful surround
- Vegetation forest beach - all the natural - keep this and avoid overdevelopment
- Conservation efforts

- Local government in some communities
- Great recreational opportunities, plus recent upgrades

### **What could be improved in Manistee County?**

- Murals/green downtowns
- State designation natural river Little Manistee
- Develop/embrace county-wide recycling
- More housing at all income levels
- Need to remove blight/beautify
- See if the different townships could pay a little bit to help recycling stay cleaned up - especially the [illegible] trailer
- Greater access, more childcare
- Trail systems - park to park Interlochen State to Orchard Beach State Park
- Emphasize importance of recycling, also air, water and soil quality
- Less Dollar Generals!
- More healthy restaurants
- Recycling!
- Trail systems, waterways, use of our natural waterway trails
- Not enough safe walking and biking - especially on highways
- Water quality

- Some unique way to offer people skills - education to encourage young people to work and not quit in 1 month
- Re-locate County Fairgrounds to 9 Mile by Road Commission (Bear Lake)
- Trails bike walking
- Housing, too many empty houses for most of year
- Local government in some communities
- Ailing communities, poor upkeep, lack of funds
- Retention of young professionals - housing, jobs, amenities
- Incorporate coastal management zone best management practices in zoning
- Additional activities downtown with more stores and shops
- More emphasis on attracting people here - Arts learning opportunities - Unique events that Traverse City doesn't offer
- More diversity - people need to feel safe and welcome, we got this

### **What does Manistee County look like in 20 years if everything goes perfectly?**

- Greater demographic diversity, clear investment in youth and families
- More year-round, permanent residents
- All clean, renewable energy

- Over developed for tax base
- All new housing has been built with sustainable materials - renewable energy - spaces around houses neighborhood gardens
- Empty? Depends on local gov need to be more progressive
- Equally inviting to tourists and permanent residents
- Greater diversity in the population
- Affordable, attractive, housing
- Trails and lanes for non-motorized vehicles
- Crop variety - not all corn fields
- No more building close to lakeshores
- Bike trails everywhere that lead to various businesses, farms (agritourism), art centers/events/classes, that create community for everyone
- Coastal management practices and natural shorelines countywide
- Expanded parking with greenscaped additions where feasible

### **Meeting Notes (comments made during drop-in sessions)**

Separate bike lane from roadways

Crop variability is a huge asset for the county

# Rural Road Cross-Section Examples

## Example A

I like A

I like buildings set back from the road



Example A Image Samples

### Example A Cross-Section Features

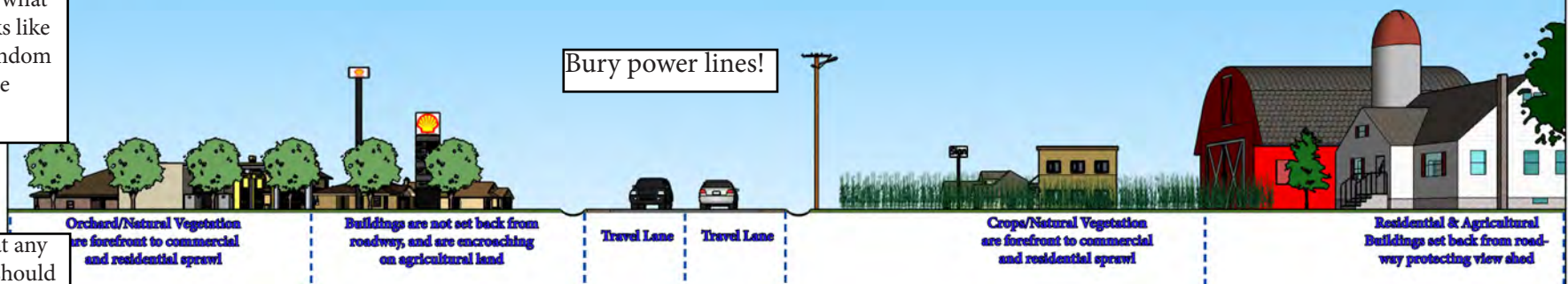
- Agricultural crops and natural vegetation protect aesthetic view shed.
- Agricultural and residential buildings are set back from roadway protecting view shed
- Overhead utility lines with lighting affixed to poles
- Two travel lanes on roadway and in areas left turn and right turn deceleration lanes are provided to maintain traffic flow

Keep the scenery



## Example B

Bury power lines!



Example B Image Samples

### Example B Cross-Section Features

- Commercial lands are being encroached upon by commercial development
- Commercial and residential buildings are not set back from roadway
- Orchard/Natural Vegetation disrupted by commercial development
- Two travel lanes on roadway and in areas left turn and right turn deceleration lanes are provided to maintain traffic flow
- Signage typical of high speed trunklines.

B - yuk!



Prefer A

Put utilities underground

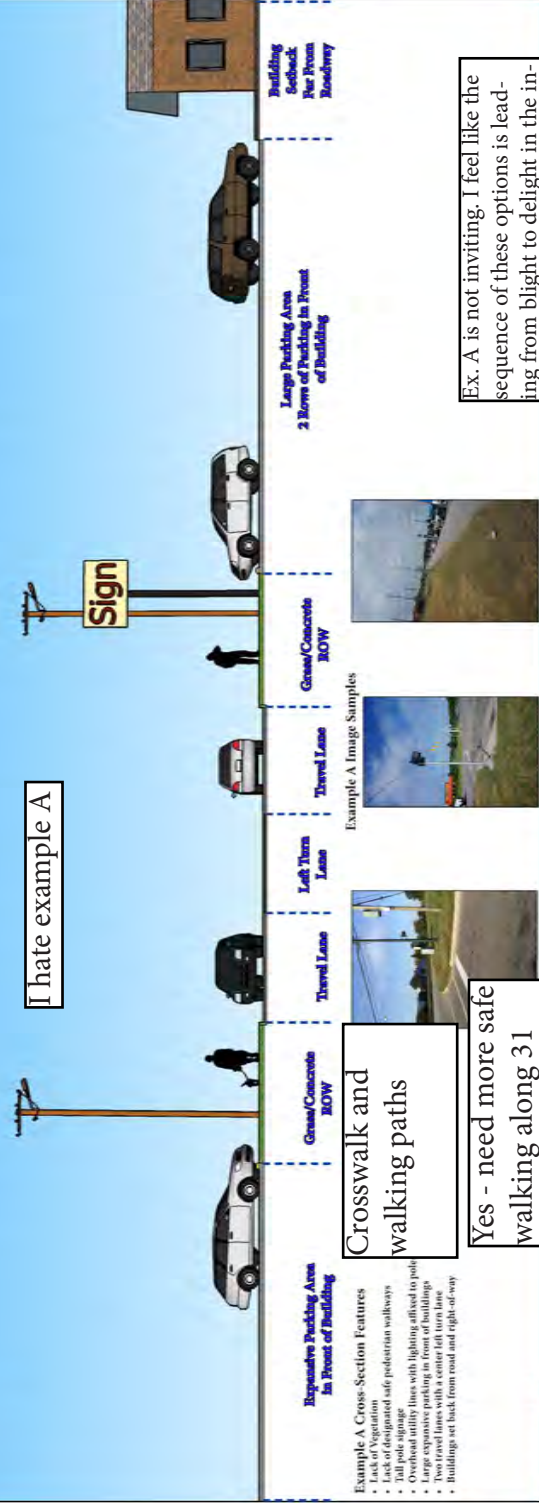
I think the people who live in each area should decide what their area looks like rather than random people over the county

I don't feel that any organization should be allowed to dictate how your land can be used in regards to parking in front of your business. If you wish to comply that's fine but you should not be forced.



# Suburban/Neighborhood Road Cross-Section Examples

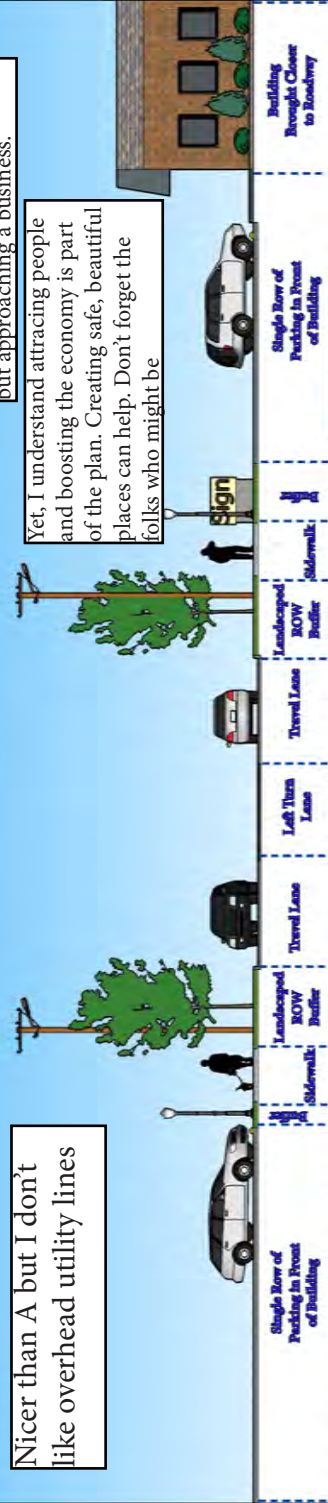
Example A



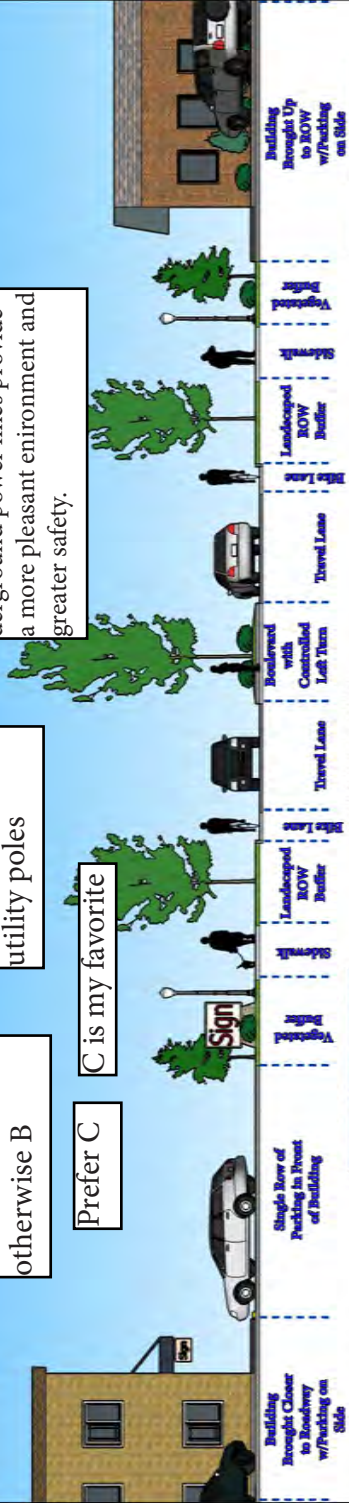
Ex. A is not inviting. I feel like the sequence of these options is leading from blight to delight in the interest of greater regulation. Getting from A to C will require change, but approaching a business.

Yet, I understand attracting people and boosting the economy is part of the plan. Creating safe, beautiful places can help. Don't forget the folks who might be

Example B



Example C



Vegetation, bike lanes, and underground power lines provide a more pleasant environment and greater safety.

Good to eliminate utility poles

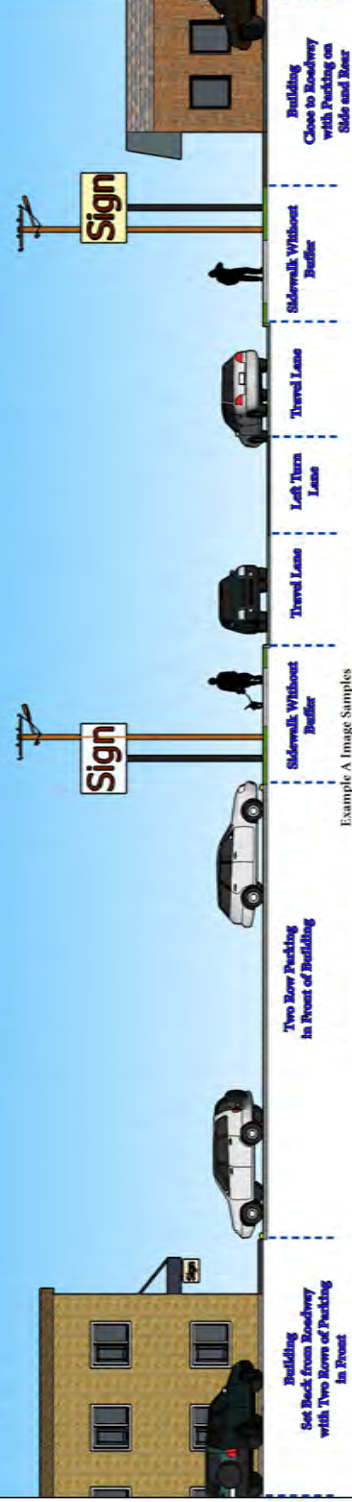
Prefer C if doable, otherwise B

Prefer C



# Urban Road Cross-Section Examples

Example A



Example A Cross-Section Features

- Lack of Vegetation
- Lack of urban/down town pedestrian access
- Lack of buffering pedestrian and parking area from roadway
- Tall pole signage
- Overhead utility lines with lighting affixed to poles
- Parking Types
  - All parking located in front of building
  - All parking located in the rear and sides of building
- Two travel lanes with a center left turn lane

Example A Image Samples



Example B



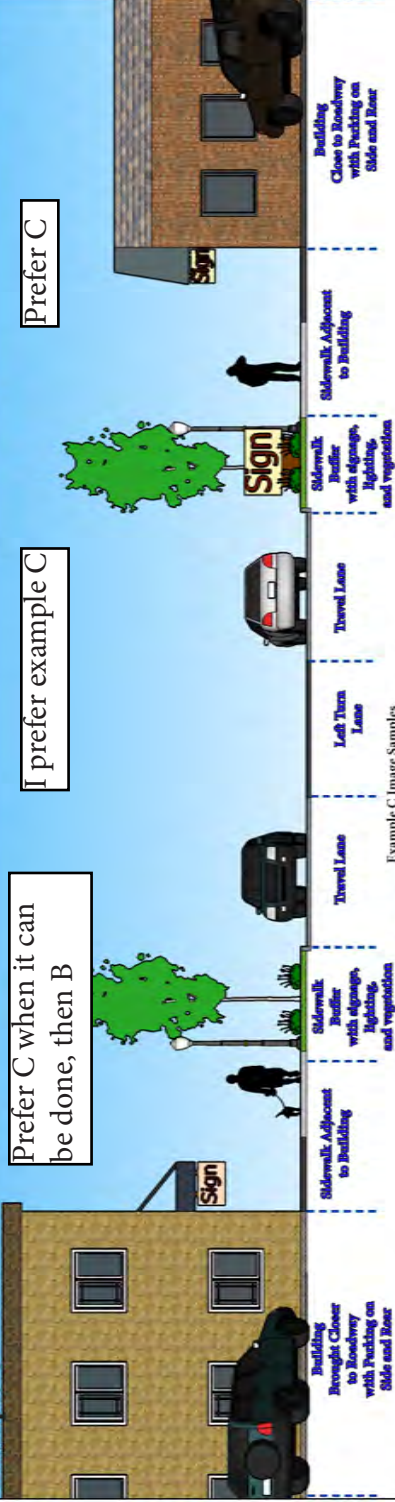
Example B Cross-Section Features

- Vegetation buffering between building/parking area and sidewalk
- Sidewalk included for urban/down town pedestrian access
- Signage includes monuments, wall and low height mounted
- Overhead utility lines with lighting affixed to poles
- Pedestrian level lighting added
- Parking Types
  - All parking located in front of building
  - All parking located in the rear and sides of building
- Two travel lanes with a center left turn lane

Example B Image Samples



Example C



Example C Cross-Section Features

- Vegetation along roadway separating pedestrian walkways from roadway
- Designated pedestrian sidewalk adjacent to roadway
- Signage is placed in monument form and on building
- Buildings are situated along side and rear of building
- Buildings are set at a zero lot line immediately adjacent to roadway
- Two travel lanes with a center left hand turn lane
- Overhead utilities now buried underground
- Pedestrian level lighting adjacent to walkway

Example C Image Samples

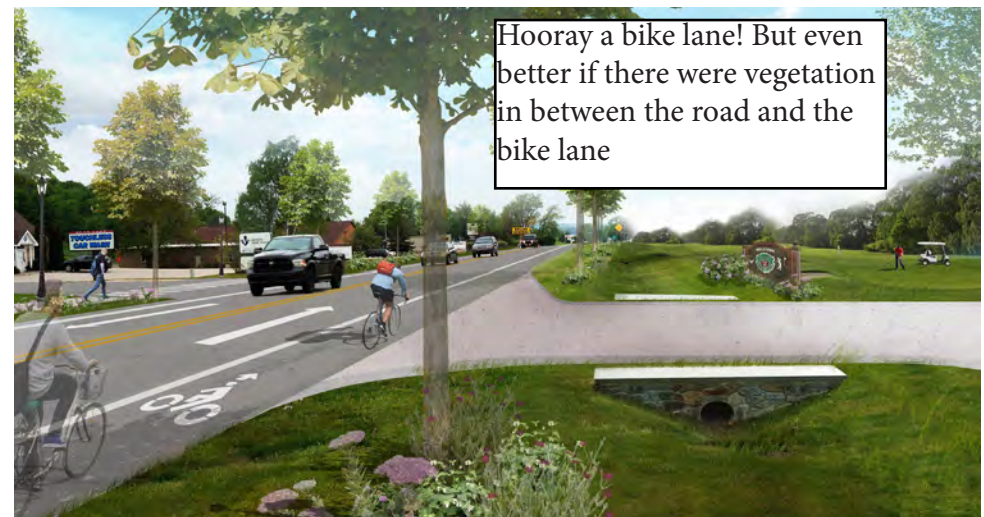


Prefer C when it can be done, then B

I prefer example C

Prefer C









US 31 from M 55 to  
Merkey Rd 2 lanes and  
turn lane



Like median and green

Yes to memorial  
signage

Way to get killed on a  
bike path - too close!



This is a sad looking  
view. Bring in some  
charm!

This merge is scary



I like the walkability and  
greenery along the road

Bikes too close to cars -  
dangerous

Prefer this side

Does not work - Garfield  
in TC

# **Appendix B**

## **Facilitated Discussion Results**

## Brainstorming (2 mins each)

**Write down as many ideas as you can to help make Manistee County a better place for our youth.**

- Child care
- Special housing designated for ages 18-26
- Middle class jobs - median income and above
- Middle class housing development
- Continue job training like - fire academy, paying for law enforcement school
- Increase job training locally for trades like welding, mechanics, etc.
- Child care
- Housing - middle class
- Cool things to see and do
- Art - outdoor installation, firepits, gathering spaces, youth activities
- Restaurants
- Family friendly activities
- Recreation amenities - biking, hiking, running
- Free recreation, community centers
- Young leaders
- Connectivity - public transportation, strong internet
- Beautiful parks
- Six figure jobs
- Easy to walk/bike
- Affordable but modern/maintained housing
- Apartments
- Kids activities
- Private or charter schools
- More career options at the college
- Incentives for entrepreneurs
- Child care
- Bring in new tech company
- Create internship programs
- Expand natural resource roles
- Trade schools - leads to trade positions
- More skilled trades educational programs
- Career mentoring programs
- Create more outdoor activities, choices
- Communication - better internet
- High tech jobs
- Access to high speed internet



- Better more affordable housing
- Schools, athletic opportunities
- Progressive, open-minded government
- More quality restaurants w/ Door Dash
- Child care
- Housing
- Child care
- Recreation
- Movies
- Fun parks
- Activities for children groups
- Parks
- Activities for adolescents
- Healthcare
- Jobs
- Internet
- Encourage/incentivize businesses to be located in Manistee - career/ non tourist or seasonal
- Provide programs that engage youth with what county has available (ski/bike/fish) so they nurture hobbies and want to stay for them

- Gym/fitness facilities
- Young professionals groups
- More food/casual dining options
- Housing - affordable, safe
- Fast, reliable, affordable high-speed internet throughout the county
- Increase trauma informed awareness to increase upward mobility for youth in poverty
- Child care
- Child care
- Replicate "Child Learning Center" of Little River Band
- Convert iron works building into 18-60 exercise facility with an indoor track, exercise rooms and related stores
- More winter options - stores/restaurants close early
- Indoor rec center
- Child care (increase options and opportunities)
- Affordable starter homes/rentals
- Strong schools - nice facilities
- Vibrant community rec adults and their children
- Re-open maternity ward
- Limit short term rentals so the youth can afford to purchase a home

- All organizations and decision makers to consider the younger sector when making decisions
- Spaces/places to go out and socialize
- Skiing groups/beach groups
- Live music
- Places to shop - cheap. Thrifting, consignment
- Housing for young adults - apartments/co-ops
- Volunteer/apprentice opportunities
- Jobs
- Job training
- Decent paying jobs with benefits
- Rental housing developments
- Tiny homes developments
- Transportation options
- Entertainment for young people
- Bring in jobs high tech
- Better trades training
- Recruit businesses to locate here
- Must have a hospital that delivers babies and more

- Jobs that pay wages and benefits comparative to that in bigger cities so they can actually afford to live here and prosper
- Opportunities for community events and shopping that young people want
- Tax second homes at 5x the current rate to allow for housing opportunities for young people

**Write down as many ideas as you can to help make Manistee County a better place for retirement age people.**

- Buy the hospital back and get it staffed with healthcare
- Proper emergency services that are available and not running trips to Traverse City
- Single level housing with maintenances walkways
- Organization that clears sidewalks in front of residences
- Have a co-op retirement program like Mich Shores in Frankfort
- Grocery delivery services - for entire communities
- In home healthcare
- Retirement communities with levels of care
- Medication delivery service

- Transportation to and from senior centers with day programming and meals
- Access to healthcare
- Adaptable housing
- Community center, not just for older population but somewhere people of all ages can socialize and interact
- Exercise/wellness opportunities
- Walkability
- Retaining sense of community through community projects and events
- Provide sidewalks for populated areas along US-31, M-22, M-115
- Promote senior citizens activities in all rural communities
- Housing choices - affordable
- Housing in place services - maintenance, cleaning, accessibility
- Greater social connections with people of all ages
- Transportation to and from medical appointments
- Technology classes
- Affordable housing
- Increase access to healthcare

- Increase home healthcare services
- Quality healthcare that is diversified (not only 1 option, different specialties, etc.)
- Recreational group activities
- Gyms/fitness facilities and classes
- Better doctors/healthcare
- Housing - smaller
- Helping older adult programs - lawn mowing, snow shoveling
- Transportation older adults
- Adults activities - pickleball
- Housing - accessible, affordable
- Attention to accessibility county-wide
- Expand Dial-a-Ride
- More indoor pickleball
- Assistance groups for elders
- Walkability
- More assisted living places/options
- Better healthcare facilities



- More recreation/physical activities
- Mentoring options to team with younger people
- Senior housing
- Local health services
- Access to senior center resources like program that help seniors
- With chores, yard work, or even build ramps
- Senior fitness classes
- Outpatient healthcare (Doctor or nurse comes to you)
- Shopping/cleaning/landscaping services
- Dial-a-Ride or rides to church/grocery
- Senior grocery shopping days (10 percent off)
- People to pump gas
- People to help load groceries/return carts

- Mixed age events
- Doctors
- Single story housing
- Public works clearing the streets and sidewalks
- Universal design incorporated into all features
- Library
- Community centers
- ADA streets - access
- Expand healthcare
- Exercise/wellness events
- Expand pickleball courts
- Winter events to get out of house

# Local Celebration – Activity 1

You have been tasked with creating a new celebration in Manistee County. This is in an effort to **1) bring residents together to build a sense of community and 2) to attract visitors into Manistee to help sustain the local economy with year-round activity.**

Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is

Strawberries

My celebration is located

NE Manistee County (Cleon, Maple Grove, Marilla Townships)

This celebration will attract the following people or stakeholder groups

Locals and tourists, farmers

People will attend my celebration because

Who doesn't love strawberries? Outdoor activities

My celebration is called

Manistee County Strawberry Festival

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

Neighboring Townships, local villages & cities, growers

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Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is

Arts + Crafts + Local Food

My celebration is located

Downtown Manistee

This celebration will attract the following people or stakeholder groups

People of all ages, small businesses, shoppers, families

People will attend my celebration because

It's fun, people like to buy stuff.

My celebration is called

Manistee Arts + Crafts Festival

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

Local business, city works, fire/transportation, police, local residence



# Local Celebration – Activity 1

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Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is

Friday Night Lights!

My celebration is located

Downtown Manistee

This celebration will attract the following people or stakeholder groups

Local businesses, city, large businesses  
Local residents & tourist families.

People will attend my celebration because

It's FUN! and Awesome and hip.

My celebration is called

Friday Night lights

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

Friday Nights, close street 5pm - 8pm or 9pm  
Music, crafts, vendors

# Local Celebration – Activity 1

You have been tasked with creating a new celebration in Manistee County. This is in an effort to **1) bring residents together to build a sense of community and 2) to attract visitors into Manistee to help sustain the local economy with year-round activity.**

Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is

Coastal Community

My celebration is located

Manistee Beach

This celebration will attract the following people or stakeholder groups

people who love the natural coastline Manistee has to offer, organizations that support coastal resiliency & outdoor activities

People will attend my celebration because

Food, Fun + Nature, tour of resilient

My celebration is called

\_\_\_\_\_

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

City,  
\_\_\_\_\_  
\_\_\_\_\_



# Local Celebration – Activity 1

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My celebration's theme is

Winterfest / winter / olympics

My celebration is located

Rural areas of Manistee.

This celebration will attract the following people or stakeholder groups

People who love winter. People who want to get out of the house in February. Adventurous people. People who want to watch people compete

People will attend my celebration because

People want to get out of the house in gloomy February

My celebration is called

Manistee Cnty Winterfest.

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

Rec groups, young people, families, local units of government.

each Saturday during the month of February. One rural community host a winter race style event: sledging competition, derby bobsledging, ice skating tricks/jumps. Something ppl can come watch. Each community would bring in local businesses to sell food, merchandise, advertise, etc.



# Local Celebration – Activity 1

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Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is Manistee County Passport Program  
Celebrating Natural Beauty of Home

My celebration is located Rivers, Beaches, Natural Areas, Forest Areas, Schools, Libraries  
year round

This celebration will attract the following people or stakeholder groups  
children, families who live in Manistee County, seniors, people who live  
in different townships + villages, community groups

People will attend my celebration because  
transportation around the county to learn + see new things  
meet neighbors, experts

My celebration is called Manistee County Passport Program Adventure at Home.

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

Dial A Ride, School Busses, organizations to open doors,  
municipal leaders

Hike  
Bike  
Bus  
Drive  
Ski

# Local Celebration – Activity 1

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My celebration's theme is

Health Health & Wellness ; Keep active, enjoy.

My celebration is located

County Fair Grounds

This celebration will attract the following people or stakeholder groups

Families, residence at the across the county

People will attend my celebration because

Learn about activities - exercise, diet, engage with others, join others in walk, hike, bike, etc...

My celebration is called

Manistee outdoors (Pure Manistee)

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

Local units of Gov't, cross section of community, volunteer clubs, etc...



# Local Celebration – Activity 1

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Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is

Trails (hiking - biking - snowmobile - ORV) <sup>cross country skiing</sup>

My celebration is located

Centrally in the county (Possibly Maple Grove Twp)

This celebration will attract the following people or stakeholder groups

Hikers - Bikers - Campers - Snowmobile riders - Cross  
Country skiers - ORV riders

People will attend my celebration because

It can be done with families and/or groups -  
They will be helping the economy

My celebration is called

Manistee County is the location for outside fun.

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

SMARTrails, Benzre Manistee Snowbirds - TARP (Thompsonville  
Area Revitalization Project) Crystal Mt. Biking groups,  
Hiking & camping groups - Snowmobilers - ORV - Dirtbirds -



# Local Celebration – Activity 1

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Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is

Actively Enjoy Manistee County "Tri-Athlon"

My celebration is located

Mostly National Forest, Trails, River

This celebration will attract the following people or stakeholder groups

Young & active hikers, hikers, Hikers, Not so Young who enjoy outdoors - Teams.

People will attend my celebration because

It's unique, appeals to different ages & groups.

My celebration is called

Manistee Team "Tri" Event Bike  
Kayak or canoe  
Hike / Run

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

Chamber, SMART trails, Spirit of Manistee MCT, sponsors, Canoe  
Inveries, Big Bear Sportsmans, Bike Clubs

# Local Celebration – Activity 1

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My celebration's theme is

trails - biking, hiking & water

My celebration is located

county wide - maybe big M + tippy area + arcadia

This celebration will attract the following people or stakeholder groups

Trail runners, bikers, other trail users + their families. Potential for water trails too

People will attend my celebration because

They are passionate about recreating outside & meeting/recreating with others in the same community

My celebration is called

Manistee Trails Festival

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

Shoreline Fishing Club, Spirit of the Woods, various local governments



# Local Celebration – Activity 1

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Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is

Art Around the County

My celebration is located

Manistee, Brethren, Kaleva, Onkama, Bear Lake etc.

This celebration will attract the following people or stakeholder groups

Local & regional artist as vendor. Attract everyone interested in Art and exploring the County.

People will attend my celebration because

There is something for everyone.

My celebration is called

Manistee County Art Trail

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

Pleasantvalley Community Center, Ramsdell Center for the Arts, ~~Alta~~ Arts & Cultural Alliance, Maple Grove Community Center, Kaleva Art Gallery, Betsy Valley Community Center, Art Snake organizers



# Local Celebration – Activity 1

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My celebration's theme is

*National Forest interaction with community*  
*- Museum*

My celebration is located

*County - wide*

This celebration will attract the following people or stakeholder groups

*all ages*

People will attend my celebration because

*Interest in forestry and history, fire towers*

My celebration is called

*North country history / geology*

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

*Manistee National Forest at Siskiyaw, Manistee*  
*Conservation District, Manistee County*

# Local Celebration – Activity 1

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My celebration's theme is

RE-  
AGRICULTURE - GROW THE BERRY

My celebration is located

KALEVA - LUTZ FARMS "WHOVILLE" 9 MI N CHIEFD

This celebration will attract the following people or stakeholder groups

TOURISTS, COLLEGE AG PROGRAMS, FARMER ORGANIZATIONS  
PEOPLE THAT LOVE TO PICK AND EAT STRAWBERRIES  
MANISTEE COUNTY WAS THE LARGEST STRAWBERRY GROWING REGION  
IN MICHIGAN WITH 2100 ACRES

People will attend my celebration because

IT IS EARLY JUNE WHEN SUMMER CELEBRATIONS ARE BEGINNING  
PEOPLE ARE LOOKING FOR EVENTS AT THIS TIME

My celebration is called

MANISTEE COUNTY STRAWBERRY SOCIAL

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

LUTZ FARMS, GROSSNICKIE FARMS, URKA FARMS, HOWSE FARMS  
THESE FARMS ARE KALEVA AREA ALL WITH NEW YOUNGER  
GENERATIONS TAKING OVER THE PROGRAMS  
POSSIBLY OTHER LOCAL GROWERS

IF GOOD ITS DAVE'S IDEA)  
BAD ITS MARKS



~~More water than land~~

## Local Celebration – Activity 1

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Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is

celebrating, protecting, enjoying our <sup>wealth of</sup> water resources

My celebration is located

All over – Any water body can be a site

This celebration will attract the following people or stakeholder groups

People who care about water, associated recreational opportunities, environment, fun, families,

People will attend my celebration because

Prizes, contests, There is something for everyone... They can visit participating sites across the county different are opps a learning opps at each

My celebration is called

Manistee County Water Trail?

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

Local units of government, Fed govt, State govt, Tribe, Conservation District, Watershed Orgs, Sports Clubs, Recreation Associated Businesses (Kayak, fishing, swimming, sailing, scuba, boating, paddle boards,) environmental education



# Local Celebration – Activity 1

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My celebration's theme is

AGRICULTURE,

My celebration is located

RURAL FARMING COMMUNITY

This celebration will attract the following people or stakeholder groups

TOURISTS AS WELL AS LOCALS

People will attend my celebration because

SIMILAR TO THE CIDER VENDERS ONLY EXPANDED  
TO INCLUDE WINES AND SEASONAL FARM PRODUCTS

My celebration is called

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

CHANDLER, SOIL CONSERVATION, VISITORS  
CENTER

# Local Celebration – Activity 1

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Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is

IN WATER BOAT SHOW

My celebration is located

MANISTEE RIVER CHANNEL

This celebration will attract the following people or stakeholder groups

LOCALS AS WELL AS TOURIST TRAFFIC

People will attend my celebration because

VIEWING HISTORIC BOATS

My celebration is called

MANISTEE IN WATER BOATS, BEERS, BEATS

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

MARINA STAFF, VISITOR CENTER, CHAMBER



# Local Celebration – Activity 1

You have been tasked with creating a new celebration in Manistee County. This is in an effort to 1) bring residents together to build a sense of community and 2) to attract visitors into Manistee to help sustain the local economy with year-round activity.

Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is

(SUP.)  
Stand up Paddle Boarding in Manistee Rivers

My celebration is located

Little Manistee to Filer City // Red Bridge / Manistee River trail / Below the Dam. //  
→ Below the weir

This celebration will attract the following people or stakeholder groups

Beginner and Intermediate Paddle Boarders that want the experience of paddling on a river.  
People looking to learn different Boards.

People will attend my celebration because

Manistee has great, clear rivers, varying in difficulty.  
Kayaking is also an option! Canoeing!

My celebration is called

'SUP Manistee County

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

(?) Local SUP enthusiasts. / Kayakers / Canoeists  
Non-motorized Boating  
MSU Extension / Invasive Species Aid.  
↓ For Advanced SUP / Pine River in  
last Day Peterson to Low Bridge.



# Local Celebration – Activity 1

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Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is

Night Trails

My celebration is located

all connecting townships + possible neighbor county

This celebration will attract the following people or stakeholder groups

part-time residents, full-time residents  
visitors from all walks of outdoor  
activists

People will attend my celebration because

no admittance fee, lighted trail system

My celebration is called

Night Trails

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

Trails, DNR, Fisheries, DNR Forestry  
LE

# Local Celebration – Activity 1

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Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is

agro-tourism

My celebration is located

in the city or at fairgrounds

This celebration will attract the following people or stakeholder groups

surrounding residents / landowners  
to participate in event, attract farmers  
to further support and market their  
businesses

People will attend my celebration because

Tourists enjoy agrotourism events and  
local farmers want to advertise their  
businesses

My celebration is called

FARMFEST

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

Chamber, local farm/agro-tourism  
business owners, 4-H,



PIONEER  
DAYS?

# Local Celebration – Activity 1

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**1) bring residents together to build a sense of community and 2) to attract visitors into Manistee to help sustain the local economy with year-round activity.**

Please fill out this form on your own and wait for the facilitator to give the go ahead to share with the people at your table.

My celebration's theme is

1/2 O WATER FESTIVAL AUG EACH YEAR

My celebration is located

ALL MANISTEE AREA, BEACHES, POULOMITS  
LAKE MICHIGAN, MANISTEE LAKE

This celebration will attract the following people or stakeholder groups

BOATERS, SWIMMERS, FISHERMAN, ECOLOGY BUFTS  
TOURISTS, KAYAKING, CANOEING

People will attend my celebration because

THEY LOVE ALL THING 1/2 O, BOATING, SWIMMING  
FISHING TOURNAMENTS, SAIL BOAT RACES  
ARTISTS

My celebration is called

MANISTEE WATER FESTIVAL

The following organizations or stakeholder groups would have to be involved for my celebration to be a success

CITY COUNTY, SCHOOLS, POLICE, VOLUNTEERS  
POLITICAL PARTIES, CHURCHES  
COAST GUARD, BOY+GIRL SCOUTS,



June 10, 2024



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

Manistee has 2 bridges over  
the river where large lakes  
+ vessels can be viewed on their  
way in or out of the cannal.  
The Riverwalk is a 3-mile  
pedestrian walking path w/  
scenic views of the river &  
an ending point at Lake  
Michigan beach.

small vendor 8x10 huts  
along riverwalk - increased foot traffic

remove  
invasives  
damaging  
structure!

June 10, 2024



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

Dear Friend,

Manistee County has so much beauty, but I keep finding sidewalks that end. I sometimes "fudge" forward and find my way and pick up another route but I don't understand the local reasons of why things aren't connected or why things are disjointed. There is so much beauty and some places take advantage of it but I don't think all realize how to access it.

June 10, 2024

Hi Jim

Spent the week in Manistee Co. - quite downtown - had to rent golf cart (a bit \$) to see everything. Great beach & County had great items to see, but hard to find! Neat Airport but couldn't find a cab/transport to get there. Found a number of golf clubs, didn't realize there were here.



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210



June 10, 2024



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

Hello friend from Oregon!  
I visited Manistee and I will tell  
you... the lakeshore is EPIC!  
But... the "walkability" awful.  
People do not stop for pedestrians.  
It's difficult and feels unsafe to  
cross the street. Dial-A-ride  
though... WAY better than any  
public transportation I've ever  
experienced. You can call and  
schedule a ride and it's \$1.00!!!

Overall, I wish it was more bike/walk friendly.  
MORE bathrooms would be great, especially with 21 kids.

June 10, 2024



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

When you arrive, I suggest  
renting a car if you plan to  
leave the city. If you decide  
not to, you can use dial-a-ride.  
you can schedule pick-ups and it  
won't cost too much. If you stay  
downtown, <sup>and plan to remain local</sup> don't forget to use the  
river walk for travel, it's beautiful  
this time of year. The downtown is very  
walkable. Depending on the time of  
year ORV trails may be open, you'll  
need an ORV tag. In winter, several are  
not open in winter so even if you have  
an ORV, you can't use it. You'll need a snowmobile (if there's snow!)

- golf cart rental  
summer - city.
- scooter rentals  
we don't have  
any more
- NO bike rentals
- NO kayak, canoe  
Rentals in city

June 10, 2024



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

Dear Mom

We just had to most fun riding our bikes around all of Manistee County. Such a nice variety of hills, woods, small towns etc. Unfortunately, some areas were not connected very well as we had to ride on roads to get to the next trail.

I hear there are plans to improve the off road trails, better bridges, new trails to connect to other trails. Stay tuned---



June 10, 2024



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

DEAR DONALD

HERE IN MARISTEE, MICHIGAN  
IS FUN ACTIVITIES YEAR ROUND. FISHING  
+ WATER SPORTS IN THE SUMMER, WALKING  
YEAR AROUND, SKIING, DOWNHILL + CROSS  
COUNTRY, HUNTING OF ALL SORTS,  
RESTAURANTS + OF COURSE MUSIC +  
THEATRE. MOST VENUES REACH OUT  
TO CONNECT E.V.O.

Bill

June 10, 2024

Dear Friendly

Visiting Manislee this week. Brought the bikes & kayaks & am really glad. The Manislee River was fun and beautiful. The Little Manislee was a challenge - but we made it! We biked some dirt trails & part of the MNT that was a real challenge! Exciting thing happening in the area with trails that will connect to Cadillac & N. to Interlocken - we will be back when those are completed. This area is a real "hidden" gem! Oh - and the downhill is awesome!



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

June 10, 2024



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

Dear -

Summertime vacation in Monroe  
County was great weather & family  
hiked & biked from the campground on trails,  
but there were dead ends and no  
connectivity other than the day trails,  
Would like to see <sup>longer</sup> trails to ~~bike~~ & hike  
and or more trailheads to park at to possibly  
look up to bigger trails like the white  
pine trail - would be a nice added to have  
a winter trail -



Dear Friend-

June 10, 2024



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

I'm visiting this beautiful city, Manistee, & luckily I have my car because otherwise I don't think I would be able to get to all beautiful places outside of the city. There seems to be little to no public transport & even though I have my bike & walking shoes - there is no infrastructure to connect the places I want to visit - at least in a safe way. I was hoping to ditch my car for a bit to feel unplugged, but alas... at least the beaches are beautiful & highly accessible to all

Best - Friendly Friend

June 10, 2024



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

You won't believe it! We flew into  
Manistee and there were no Uber  
drivers available. We found the one  
taxi service and made it to our hotel.  
When we asked <sup>the driver</sup> about getting a ride next  
week for our early flight out the driver  
gave us his phone # and said give me a  
call to make sure I'm up.  
We ~~have~~ are so lucky Aunt Sue was  
able to show us around the county.  
So many great experiences we would  
have never found without her.

June 10, 2024

Fishing, boating, trails  
forests, art, Ramsdell,  
riverwalk



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210



June 10, 2024



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

I CAME TO MANISTEE FOR RECREATION, I HIKE  
BIKE & RIDE ATV'S, I COULD NOT FIND A  
TRAIL OUT TO THE COUNTRY TO RUN, RIDE,  
HIKE ON. I GOT A TICKET IN MANISTEE  
TOWNSHIP RIDING MY ORV OUT OF TOWN.  
WHERE ARE THE TRAILS FROM THE CITY  
OF MANISTEE. WE HAD TO TRAILER 12 MILES.  
TO RIDE AND HIKE TRAILS.

June 10, 2024

Dear Bob —

I flew into Blackstar Airport in  
Manistee and was astounded by the  
natural beauty as we flew over  
and landed. I could see the  
world class rivers, vast forests,  
quaint towns and expansive  
lakeshore. However much to my  
disappointment, I learned very  
quickly that without a car  
it is nearly impossible to get  
around! I wish they had public transportation  
with a schedule of stops all across the county  
so I could make my way to and from my →



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

June 10, 2024

Connectivity throughout the county is good in  
Manistee but sorely lacking outside the county seat.  
Summer months are better as stores are open, sidewalks  
are easily traversed and trails and bike paths are  
abundant. These all serve active folks and tourists  
drawing other segments of the population struggling  
for 1/2 the year.



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210



June 10, 2024

DEAR FRIEND

VISITING BEAUTIFUL MANISTEE, MICHIGAN,  
THE BEACHES ARE BREATHTAKING. TRAFFIC  
CAN BE A BIT OF A PROBLEM. THE OUT COUNTY  
WITH THE MANISTEE NATIONAL FOREST AND  
SMALL COMMUNITIES TO THE EAST OF THE CITY HAVE  
A LOT TO OFFER. THE SMALL FARMING COMMUNITIES  
TO THE NORTH AND NORTHEAST ARE A HAVEN FOR  
FRUITS & VEGETABLES WHEN IN SEASON ~~AND AND~~  
AS WELL AS SMALL INLAND LAKES THAT PROVIDE WINTER  
AND SUMMER RECREATION



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

# ALLEY RIDERZ

MANISTEE edition

June 10, 2024



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

We started our day riding Bikes in  
Manistee - it had great alley ways and  
historic carriage houses. The fun of city<sup>historic</sup>  
biking is always in the alleys. Great  
old churches! Then we got in our car  
and drove to Big M and Mike  
road the trails there - I just walked  
around (because I prefer city riding)  
Lots of 2-lane country roads!  
Dangerous for Biking! What we did was  
fun! Will invite you X.O. The  
next time and we can go out after! Simpsons.

June 10, 2024



Friendly Friend  
123 Somewhere St  
Anytown, Place  
90210

There are sidewalks in town, but they are narrow and not in the best condition. There are also hiking trails, some, but you have to drive a little ways to get to them and there aren't many loops or connections. Roads aren't too bad but could use some street-scaping in areas where you want people to slow down or stop for a bite to eat, like when driving down the main highway but through villages.



# **Appendix C**

## **Esri Tapestry Segmentations**



## LifeMode Group: Cozy Country Living

# Rural Resort Dwellers

6E

**Households:** 1,227,200

**Average Household Size:** 2.22

**Median Age:** 54.1

**Median Household Income:** \$50,400

### WHO ARE WE?

Although the Great Recession forced many owners of second homes to sell, *Rural Resort Dwellers* residents remain an active market, just a bit smaller. These communities are centered in resort areas, many in the Midwest, where the change in seasons supports a variety of outdoor activities. Retirement looms for many of these blue collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. Workers are traveling further to maintain employment. They are passionate about their hobbies, like freshwater fishing and hunting.

### OUR NEIGHBORHOOD

- Housing is owner-occupied, single-family homes, with some mobile homes. A strong market for second homes, these rural areas contain homes valued near the US median. Over half of the housing units are vacant due to a high seasonal vacancy rate.
- In this older market, 42% of households consist of married couples with no children at home, while another 28% are single person. Married couples with children at home have older school-age children.
- Set in scenic rural locations with proximity to outdoor activities, two vehicles are essential to get around.

### SOCIOECONOMIC TRAITS

- *Rural Resort Dwellers* residents are close to retirement. They've accumulated wealth and begun to shift their portfolios to low-risk assets. These active residents continue to work in skilled occupations.
- Simple tastes and modesty characterize these blue-collar residents. They shop for timeless, comfortable clothing but only when something must be replaced. They pay little attention to advertising and usually stick to the brands they know.
- They spend time with their spouses and also maintain a social calendar.



## MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Residents drive older domestic vehicles and prefer to spend their disposable income on gear to support their hobbies, which include freshwater fishing, hunting, and motorcycling.
- At home, *Rural Resort Dwellers* residents spend any free time working on their vehicles and maintaining their gear. They make frequent trips to their local hardware store for parts and tools. These hands-on consumers are also passionate about vegetable gardening.
- Due to their remote locations, these neighborhoods have satellite dishes. A few residents still rely on dial-up modems to stay connected. They don't access the internet often but will make online purchases for items difficult to find in nearby stores.
- Their taste in TV shows reflects their hobbies—National Geographic, Discovery Channel, and the Weather Channel.

## HOUSING

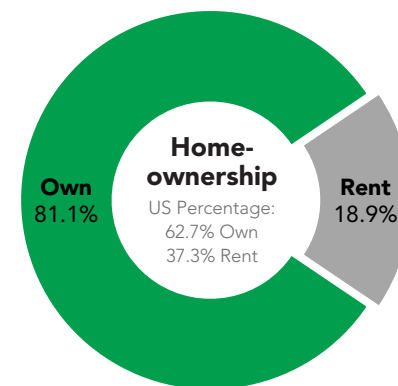
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



**Typical Housing:**  
Single Family/Seasonal

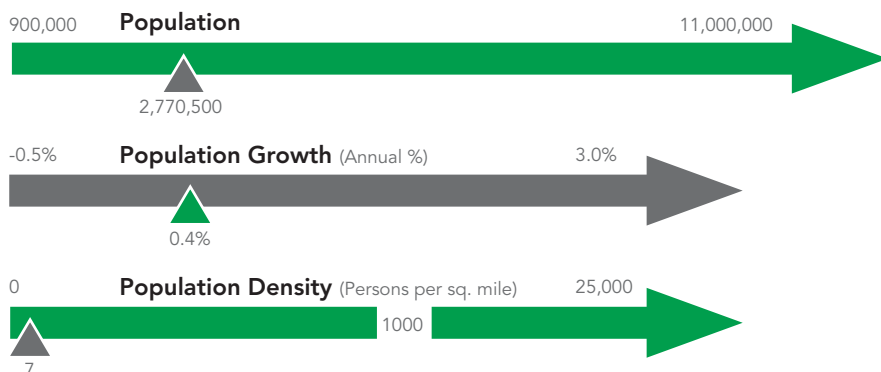
**Median Value:**  
\$209,200

US Median: \$207,300



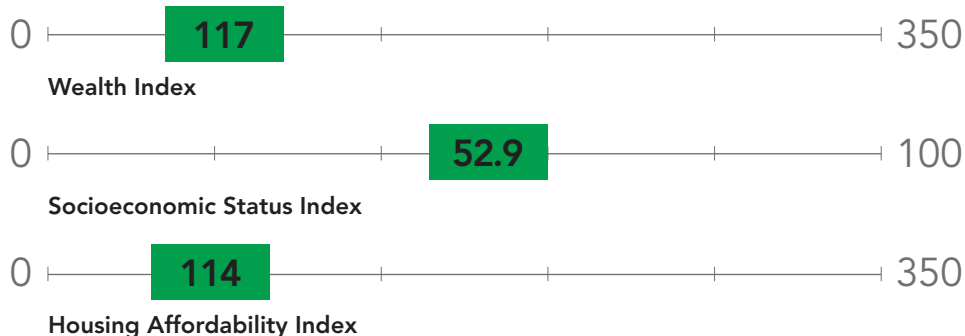
## POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



## ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.







LifeMode Group: Cozy Country Living

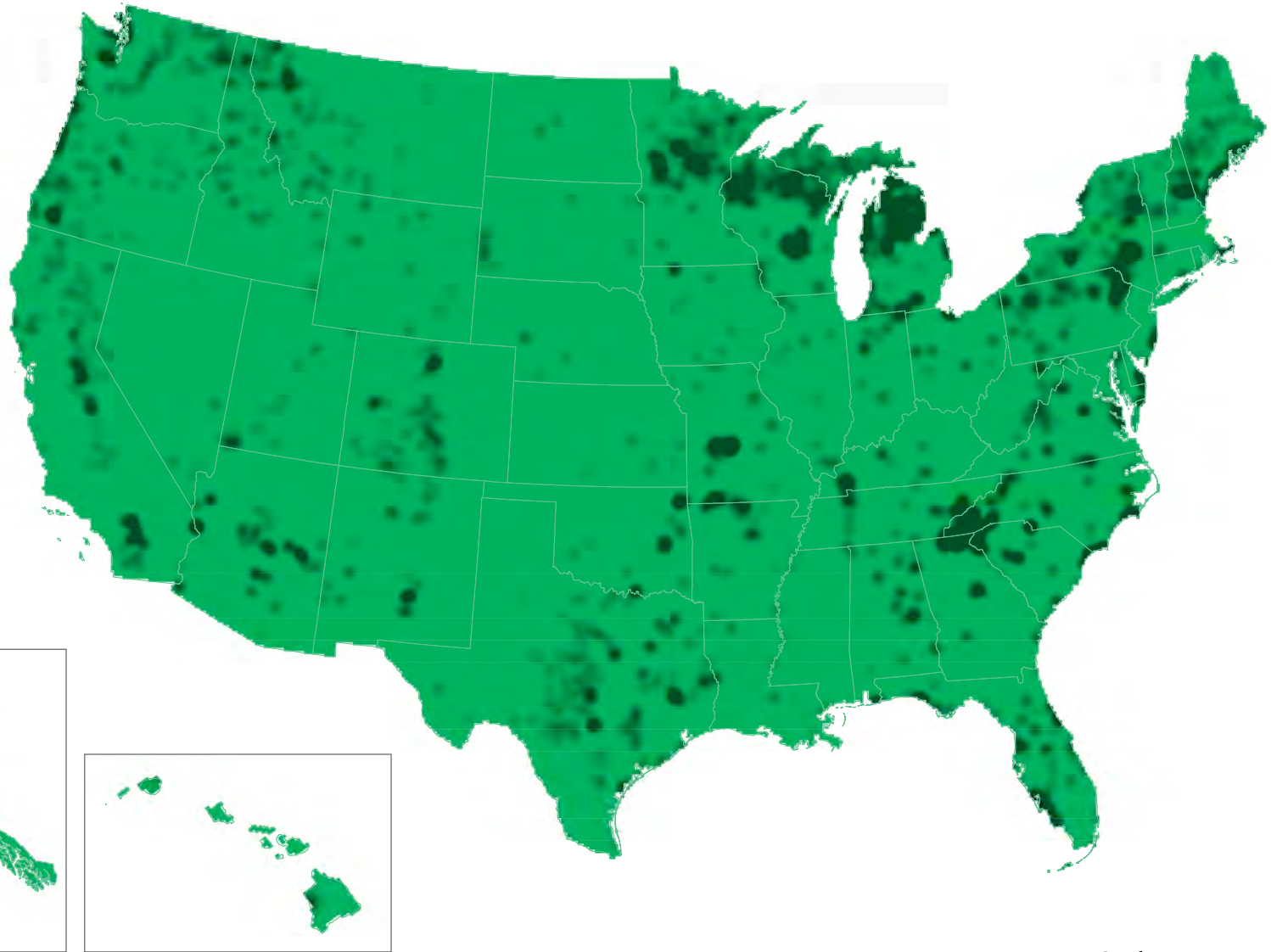
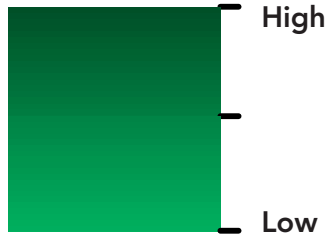
# Rural Resort Dwellers



**TAPESTRY**  
SEGMENTATION  
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## SEGMENT DENSITY

This map illustrates the density and distribution of the *Rural Resort Dwellers* Tapestry Segment by households.



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LifeMode Group: Rustic Outposts

# Rooted Rural

10B

**Households:** 2,430,900

**Average Household Size:** 2.48

**Median Age:** 45.2

**Median Household Income:** \$42,300

## WHO ARE WE?

*Rooted Rural* is heavily concentrated in the Appalachian mountain range as well as in Texas and Arkansas. Employment in the forestry industry is common, and *Rooted Rural* residents live in many of the heavily forested regions of the country. This group enjoys time spent outdoors, hunting, fishing, or working in their gardens. Indoors, they enjoy watching television with a spouse and spending time with their pets. When shopping, they look for American-made and generic products. These communities are heavily influenced by religious faith and family history.

## OUR NEIGHBORHOOD

- This market is dominated by married couples, few with children at home.
- 80% of homes are owner occupied: primarily single family (73%) or mobile homes (24%).
- Nearly one in five housing units is vacant, with a high proportion for seasonal use.
- Home values are very low—almost half of owned homes are valued under \$100,000.

## SOCIOECONOMIC TRAITS

- Shoppers use coupons frequently and buy generic goods.
- Do-it-yourself mentality; grow their own produce and work on their cars and ATVs.
- Pay bills in person and avoid using the internet for financial transactions.
- Often find computers and cell phones too complicated and confusing.
- Clothes a necessity, not a fashion statement; only buy new clothes when old clothes wear out.



## MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- They own a riding lawn mower, as well as a garden tiller, and have vegetable gardens.
- More than half of the households have a high-speed internet connection.
- They use a satellite dish to watch CMT, the History Channel, and GSN.
- Pets are popular—dogs, cats, and birds.
- Leisure activities include hunting and fishing.
- They listen to faith-based radio, country, and gospel music.
- Many are on Medicare and frequent the Walgreens pharmacy.

## HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



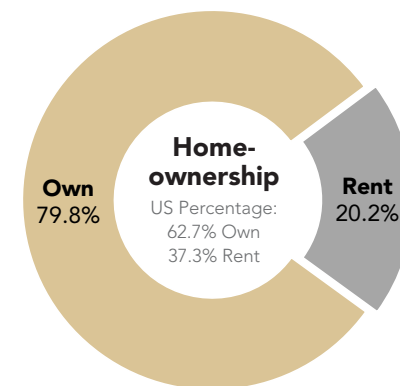
### Typical Housing:

Single Family;  
Mobile Homes

### Median Value:

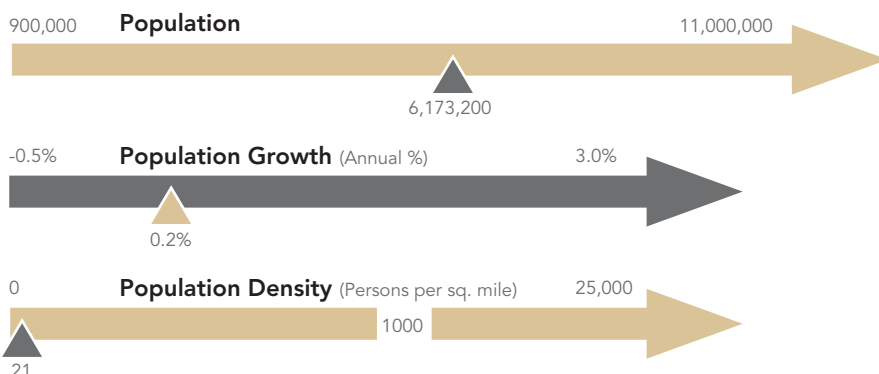
\$112,800

US Median: \$207,300



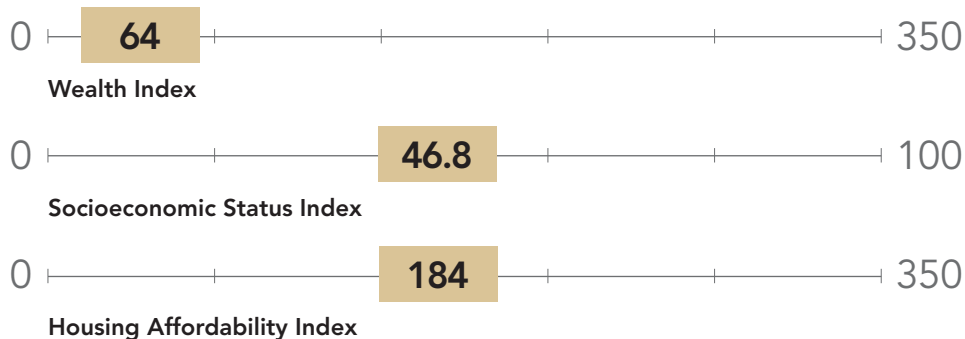
## POPULATION CHARACTERISTICS

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## ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.

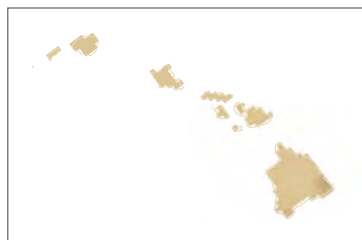
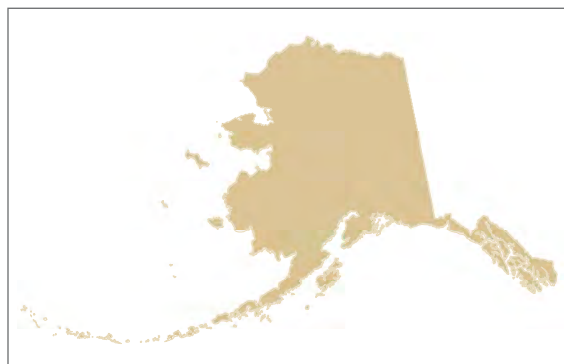
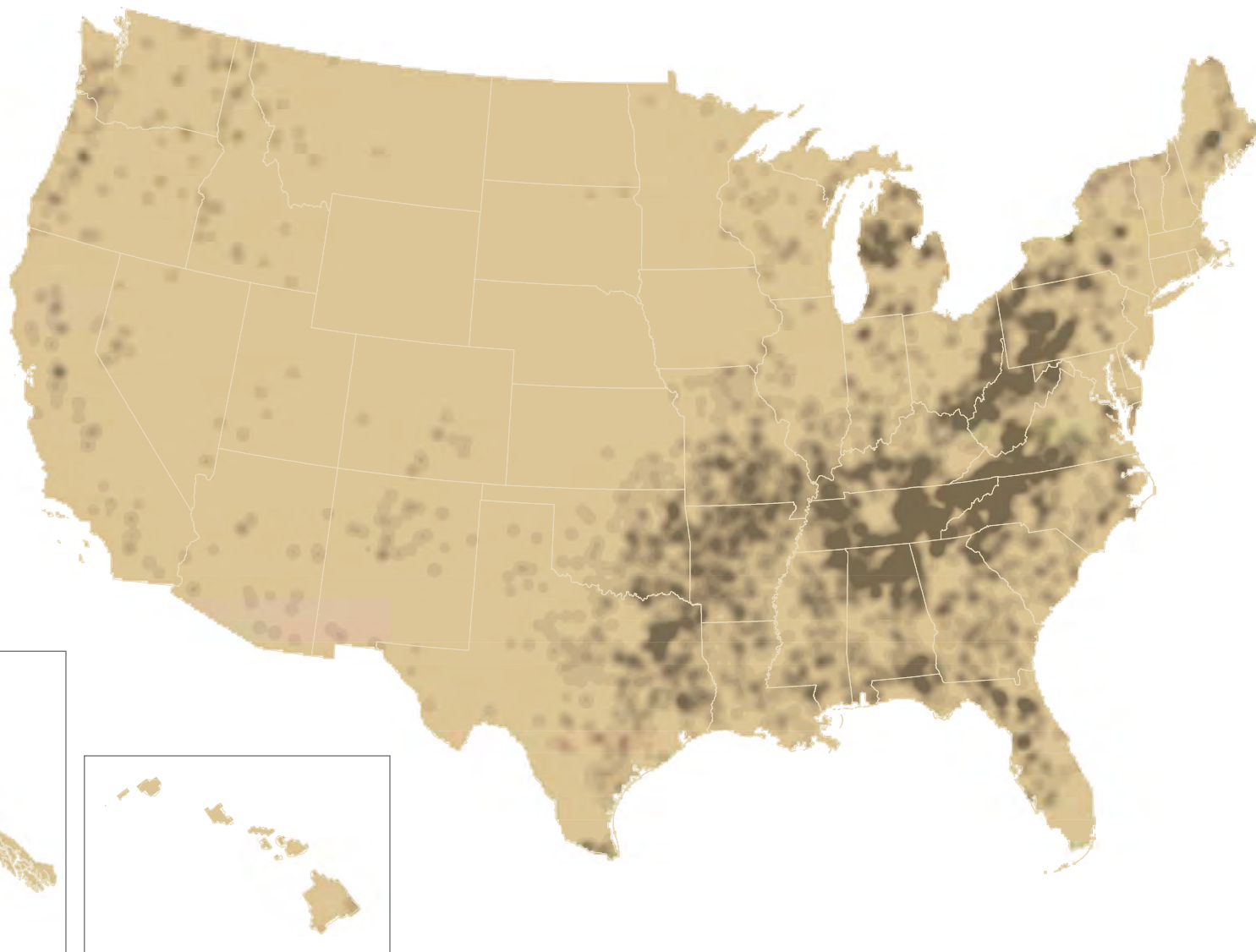
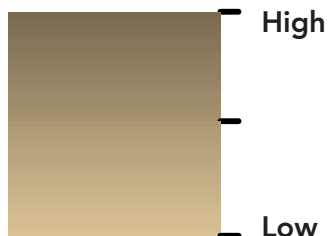






## SEGMENT DENSITY

This map illustrates the density and distribution of the *Rooted Rural* Tapestry Segment by households.





## LifeMode Group: Hometown Traditional Living

12B

**Households:** 2,395,200

**Average Household Size:** 2.51

**Median Age:** 35.5

**Median Household Income:** \$39,300

### WHO ARE WE?

Residents in this segment live primarily in low-density, settled neighborhoods in the Midwest. The households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. The manufacturing, retail trade, and health-care sectors are the primary sources of employment for these residents. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

### OUR NEIGHBORHOOD

- Married couples are the dominant household type, but fewer than expected from the younger age profile and fewer with children (Index 79); however, there are higher proportions of single-parent (Index 146) and single-person households (Index 112).
- Average household size is slightly lower at 2.51.
- Homes are primarily single family or duplexes in older neighborhoods, built before 1940 (Index 228).
- Most neighborhoods are located in lower-density urban clusters of metro areas throughout the Midwest and South.
- Average commuting time to work is very short (Index 22).
- Households have one or two vehicles.

### SOCIOECONOMIC TRAITS

- Over 70% have completed high school or some college.
- Labor force participation is a bit higher than the national rate at 63.4%.
- Almost three-quarters of households derive income from wages and salaries, augmented by Supplemental Security Income (Index 139) and public assistance (Index 152).
- Cost-conscious consumers that are comfortable with brand loyalty, unless the price is too high.
- Connected and comfortable with the internet, more likely to participate in online gaming or posting pics on social media.
- TV is seen as the most trusted media.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



## MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Shop for groceries at discount stores such as Walmart Supercenters.
- Convenience stores are commonly used for fuel or picking up incidentals.
- Tend to carry credit card balances, have personal loans, and pay bills in person.
- Half of households have abandoned landlines for cell phones only.
- Favorite TV channels include Freedom, CMT, and Game Show Network.
- Fast-food devotees.
- Enjoy outdoor activities such as fishing and taking trips to the zoo.

## HOUSING

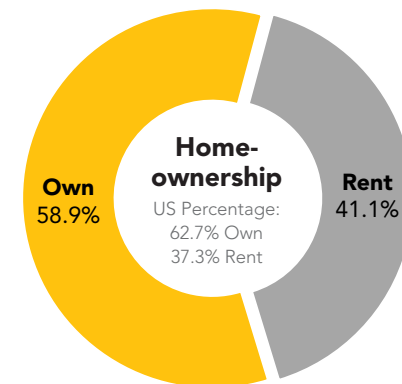
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



**Typical Housing:**  
Single Family

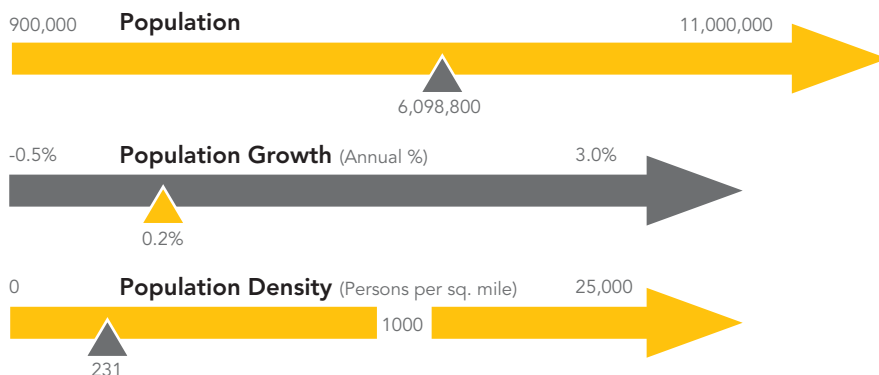
**Median Value:**  
\$83,200

US Median: \$207,300



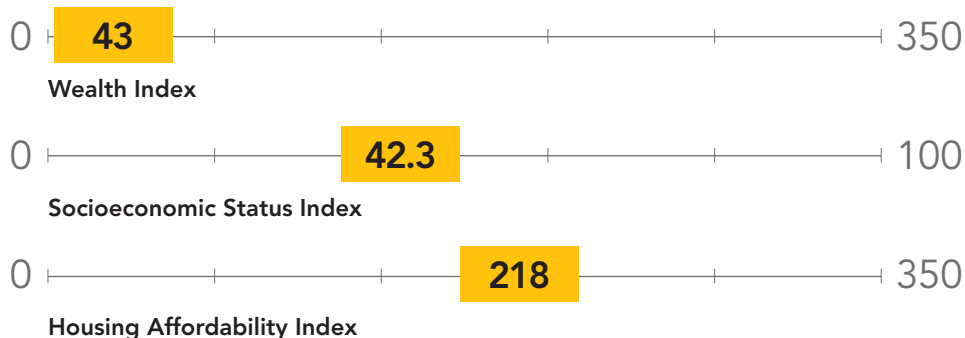
## POPULATION CHARACTERISTICS

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## ESRI INDEXES

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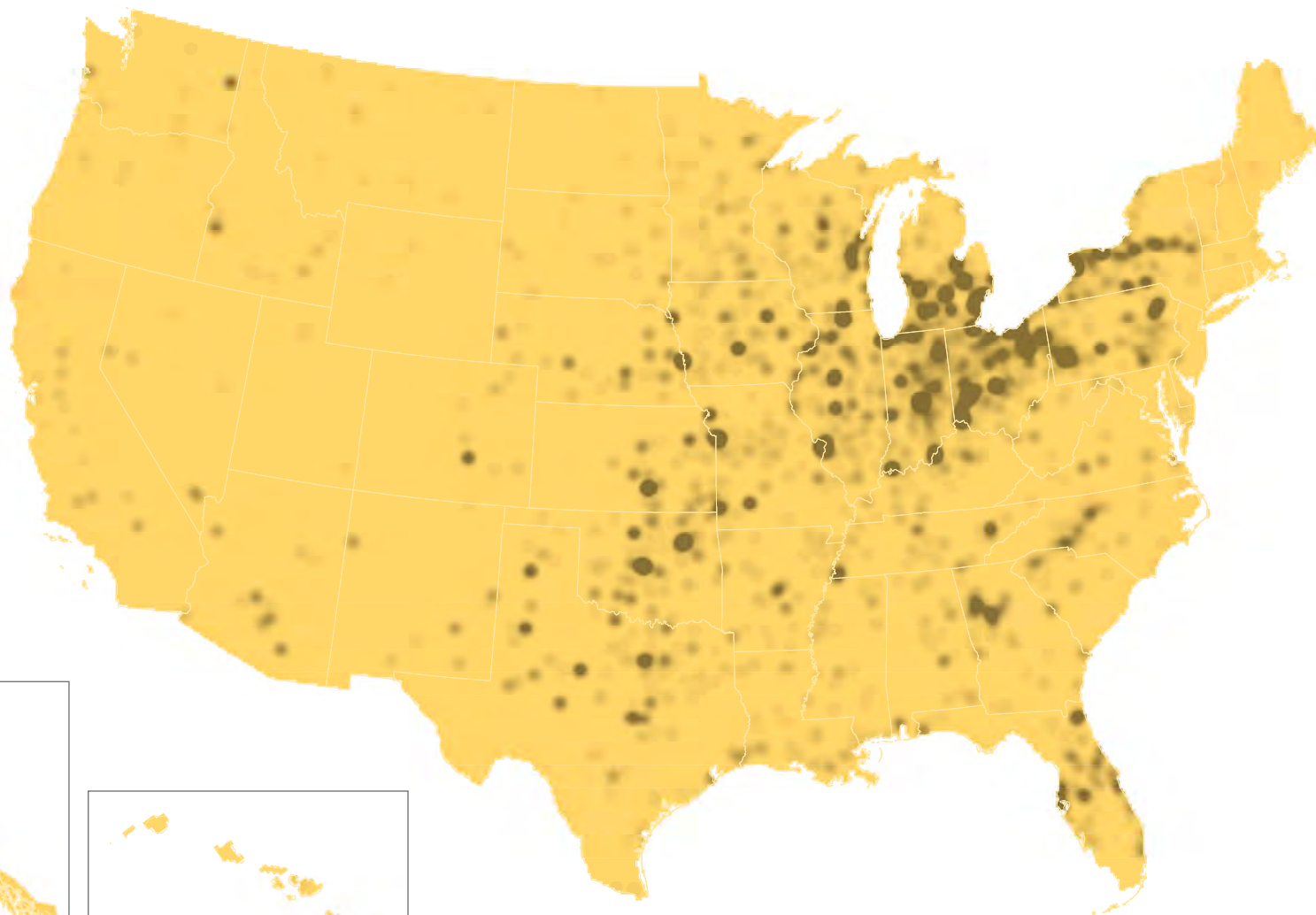
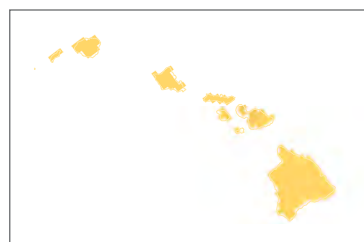
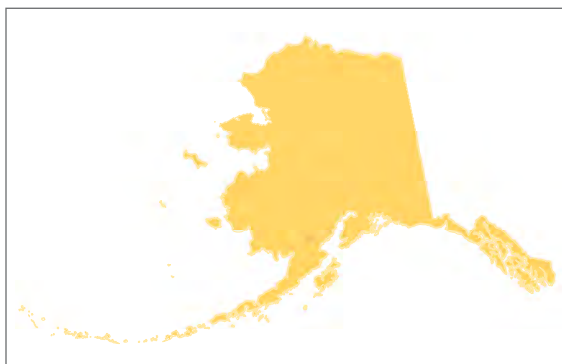
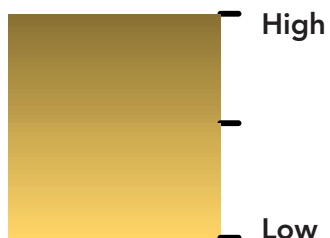






## SEGMENT DENSITY

This map illustrates the density and distribution of the *Traditional Living* Tapestry Segment by households.





LifeMode Group: Hometown

# Small Town Sincerity

12C

**Households:** 2,305,700

**Average Household Size:** 2.26

**Median Age:** 40.8

**Median Household Income:** \$31,500

## WHO ARE WE?

*Small Town Sincerity* includes young families and senior householders that are bound by community ties. The lifestyle is down-to-earth and semirural, with television for entertainment and news, and emphasis on convenience for both young parents and senior citizens. Residents embark on pursuits including online computer games, renting movies, indoor gardening, and rural activities like hunting and fishing. Residents keep their finances simple—paying bills in person and avoiding debt.

## OUR NEIGHBORHOOD

- Reside in small towns or semirural neighborhoods, mostly outside metropolitan areas.
- Homes are a mix of older single-family houses (61%), apartments, and mobile homes.
- Half of all homes are owner occupied (Index 79).
- Median home value of \$92,300 is about half the US median.
- Average rent is \$639 (Index 62).
- This is an older market, with half of the householders aged 55 years or older and predominantly single-person households (Index 139).

## SOCIOECONOMIC TRAITS

- Education: 67% with high school diploma or some college.
- Labor force participation lower at 52% (Index 83), which could result from lack of jobs or retirement.
- Income from wages and salaries (Index 83), Social Security (Index 133) or retirement (Index 106), increased by Supplemental Security Income (Index 183).
- Price-conscious consumers that shop accordingly, with coupons at discount centers.
- Connected, but not to the latest or greatest gadgets; keep their landlines.
- Community-oriented residents; more conservative than middle of the road.
- Rely on television or newspapers to stay informed.



LifeMode Group: Hometown

# Small Town Sincerity



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## MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Small Town Sincerity features a semirural lifestyle, complete with domestic trucks and SUVs, ATVs, and vegetable gardens.
- Residents enjoy outdoor activities like hunting and fishing as well as watching NASCAR and college football and basketball on TV.
- A large senior population visit doctors and health practitioners regularly.
- A largely single population favors convenience over cooking—frozen meals and fast food.
- Home improvement is not a priority, but vehicle maintenance is.

## HOUSING

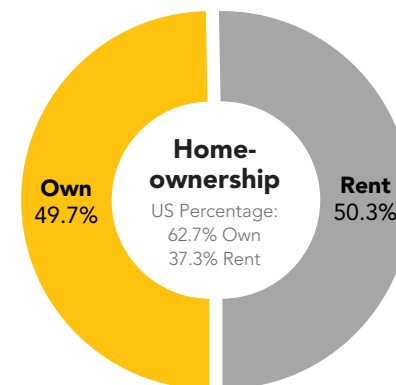
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



**Typical Housing:**  
Single Family

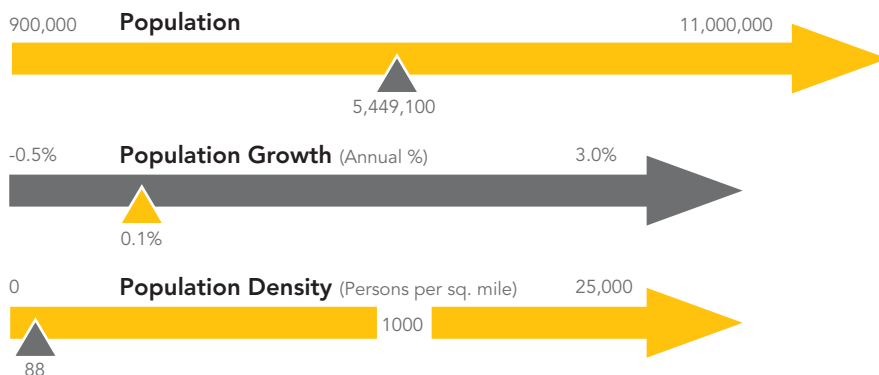
**Median Value:**  
\$92,300

US Median: \$207,300



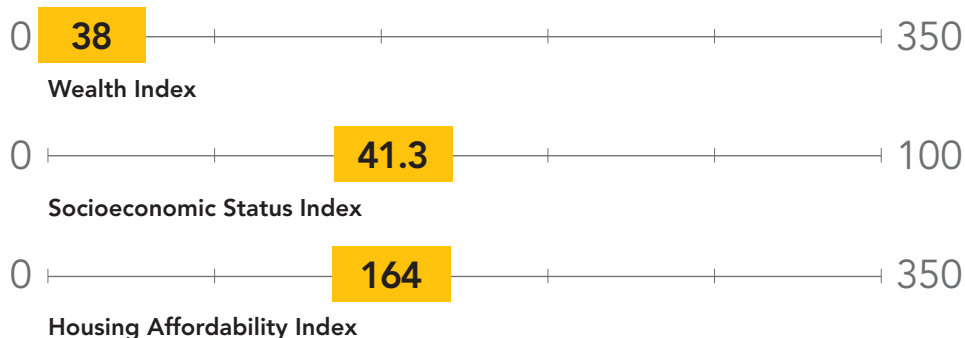
## POPULATION CHARACTERISTICS

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## ESRI INDEXES

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LifeMode Group: Hometown

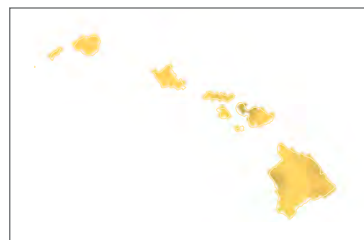
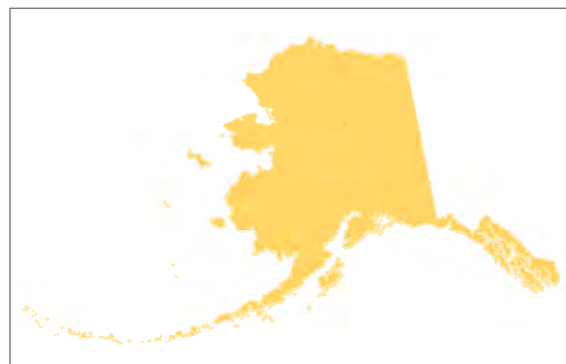
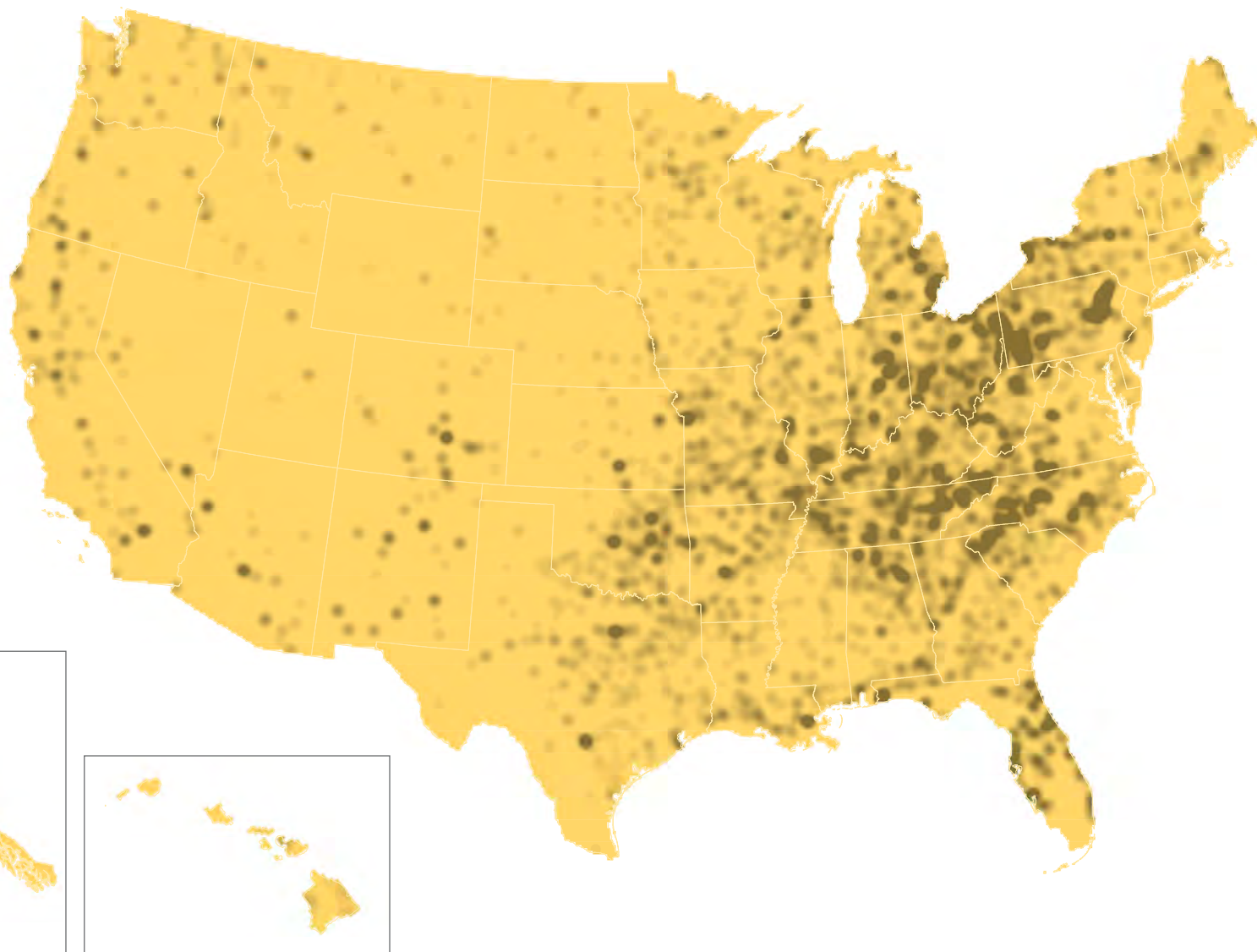
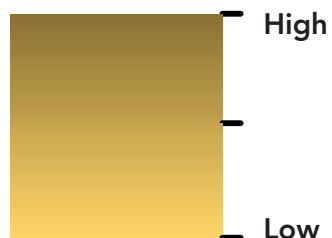
# Small Town Sincerity



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## SEGMENT DENSITY

This map illustrates the density and distribution of the *Small Town Sincerity* Tapestry Segment by households.



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LifeMode Group: GenXurban

# Midlife Constants

5E

**Households:** 3,068,400

**Average Household Size:** 2.31

**Median Age:** 47.0

**Median Household Income:** \$53,200

## WHO ARE WE?

*Midlife Constants* residents are seniors, at or approaching retirement, with below-average labor force participation and below-average net worth. Although located in predominantly metropolitan areas, they live outside the central cities, in smaller communities. Their lifestyle is more country than urban. They are generous but not spendthrifts.

## OUR NEIGHBORHOOD

- Older homes (most built before 1980) found in the suburban periphery of smaller metropolitan markets.
- Primarily married couples, with a growing share of singles.
- Settled neighborhoods with slow rates of change and residents that have lived in the same house for years.
- Single-family homes, less than half still mortgaged, with a median home value of \$154,100 (Index 74).

## SOCIOECONOMIC TRAITS

- Education: 63% have a high school diploma or some college.
- At 31%, the labor force participation rate is low in this market (Index 91).
- Almost 42% of households are receiving Social Security (Index 141); 27% also receive retirement income (Index 149).
- Traditional, not trendy; opt for convenience and comfort not cutting edge. Technology has its uses, but the bells and whistles are a bother.
- Attentive to price, but not at the expense of quality, they prefer to buy American and natural products.
- Radio and newspapers are the media of choice (after television).



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



## MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Prefer practical vehicles like SUVs and trucks (domestic, of course).
- Sociable, church-going residents belonging to fraternal orders, veterans' clubs, and charitable organizations and do volunteer work and fundraising.
- Contribute to arts/cultural, educational, health, and social services organizations.
- DIY homebodies that spend on home improvement and gardening.
- Media preferences: country or movie channels.
- Leisure activities include movies at home, reading, fishing, and golf.

## HOUSING

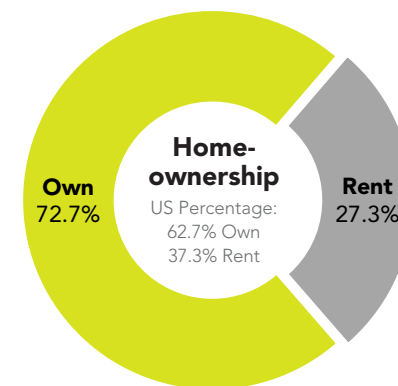
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



**Typical Housing:**  
Single Family

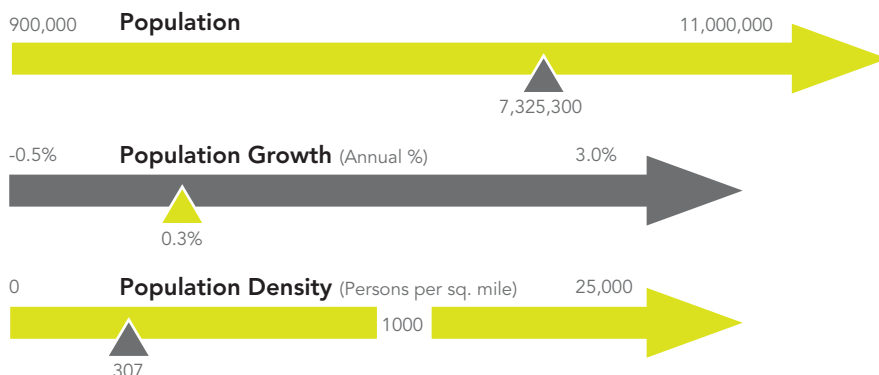
**Median Value:**  
\$154,100

US Median: \$207,300



## POPULATION CHARACTERISTICS

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## ESRI INDEXES

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LifeMode Group: GenXurban

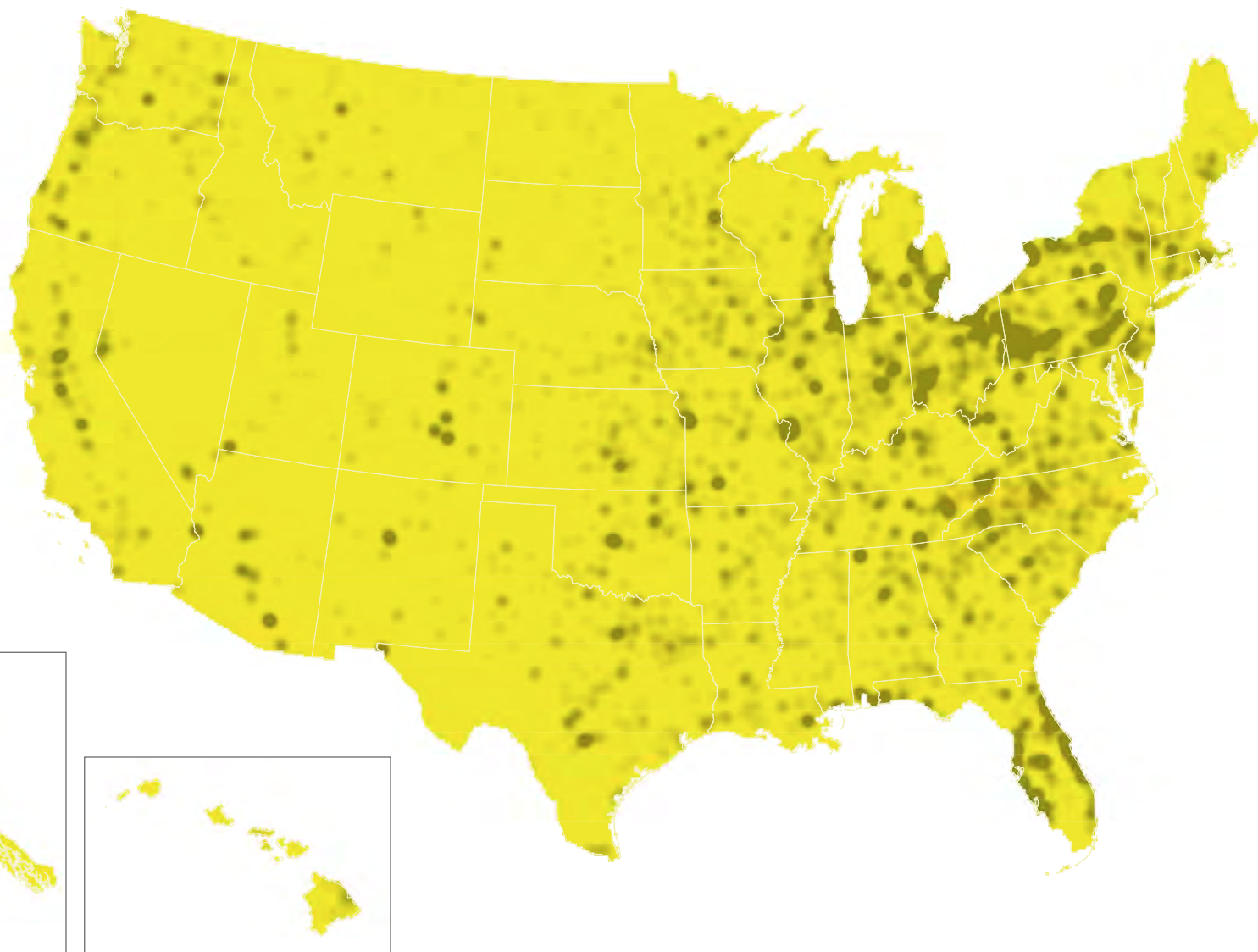
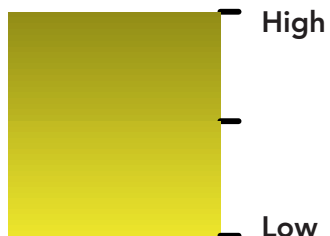
# Midlife Constants



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## SEGMENT DENSITY

This map illustrates the density and distribution of the *Midlife Constants* Tapestry Segment by households.



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LifeMode Group: Cozy Country Living

# Heartland Communities

6F

**Households:** 2,850,600

**Average Household Size:** 2.39

**Median Age:** 42.3

**Median Household Income:** \$42,400

## WHO ARE WE?

Well settled and close-knit, *Heartland Communities* residents are semirural and semiretired. These older householders are primarily homeowners, and many have paid off their mortgages. Their children have moved away, but they have no plans to leave their homes. Their hearts are with the country; they embrace the slower pace of life here but actively participate in outdoor activities and community events. Traditional and patriotic, these residents support their local businesses, always buy American, and favor domestic driving vacations over foreign plane trips.

## OUR NEIGHBORHOOD

- Rural communities or small towns are concentrated in the Midwest, from older Rustbelt cities to the Great Plains.
- Distribution of household types is comparable to the US, primarily (but not the majority) married couples, more with no children, and a slightly higher proportion of singles (Index 112) that reflects the aging of the population.
- Residents own modest, single-family homes built before 1970.
- They own one or two vehicles; commutes are short (Index 82).

## SOCIOECONOMIC TRAITS

- Retirees in this market depress the average labor force participation rate to less than 60% (Index 94). More workers are white collar than blue collar; more skilled than unskilled.
- The rural economy of this market provides employment in the manufacturing, construction, utilities, health-care, and agriculture industries.
- These are budget-savvy consumers; they stick to brands they grew up with and know the price of goods they purchase. Buying American is important.
- Daily life is busy but routine. Working on the weekends is not uncommon.
- Residents trust TV and newspapers more than any other media.
- Skeptical about their financial future, they stick to community banks and low-risk investments.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by MRI-Simmons.



LifeMode Group: Cozy Country Living

# Heartland Communities



**TAPESTRY**  
SEGMENTATION  
[esri.com/tapestry](http://esri.com/tapestry)

## MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Traditional in their ways, residents of *Heartland Communities* choose to bank and pay their bills in person and purchase insurance from an agent.
- Most have high-speed internet access at home or on their cell phone but aren't ready to go paperless.
- Many residents have paid off their home mortgages but still hold auto loans and student loans. Interest checking accounts are common.
- To support their local community, residents participate in public activities.
- Home remodeling is not a priority, but homeowners do tackle necessary maintenance work on their cherished homes. They have invested in riding lawn mowers to maintain their larger yards.
- They enjoy country music and watch CMT.
- Motorcycling, hunting, and fishing are popular; walking is the main form of exercise.
- To get around these semirural communities, residents prefer domestic trucks or SUVs.

## HOUSING

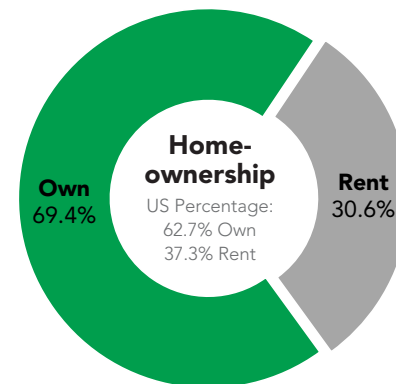
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**Typical Housing:**  
Single Family

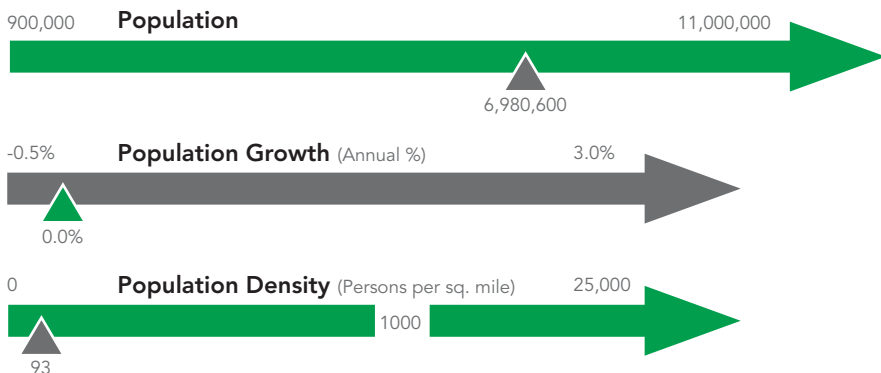
**Median Value:**  
\$95,700

US Median: \$207,300



## POPULATION CHARACTERISTICS

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## ESRI INDEXES

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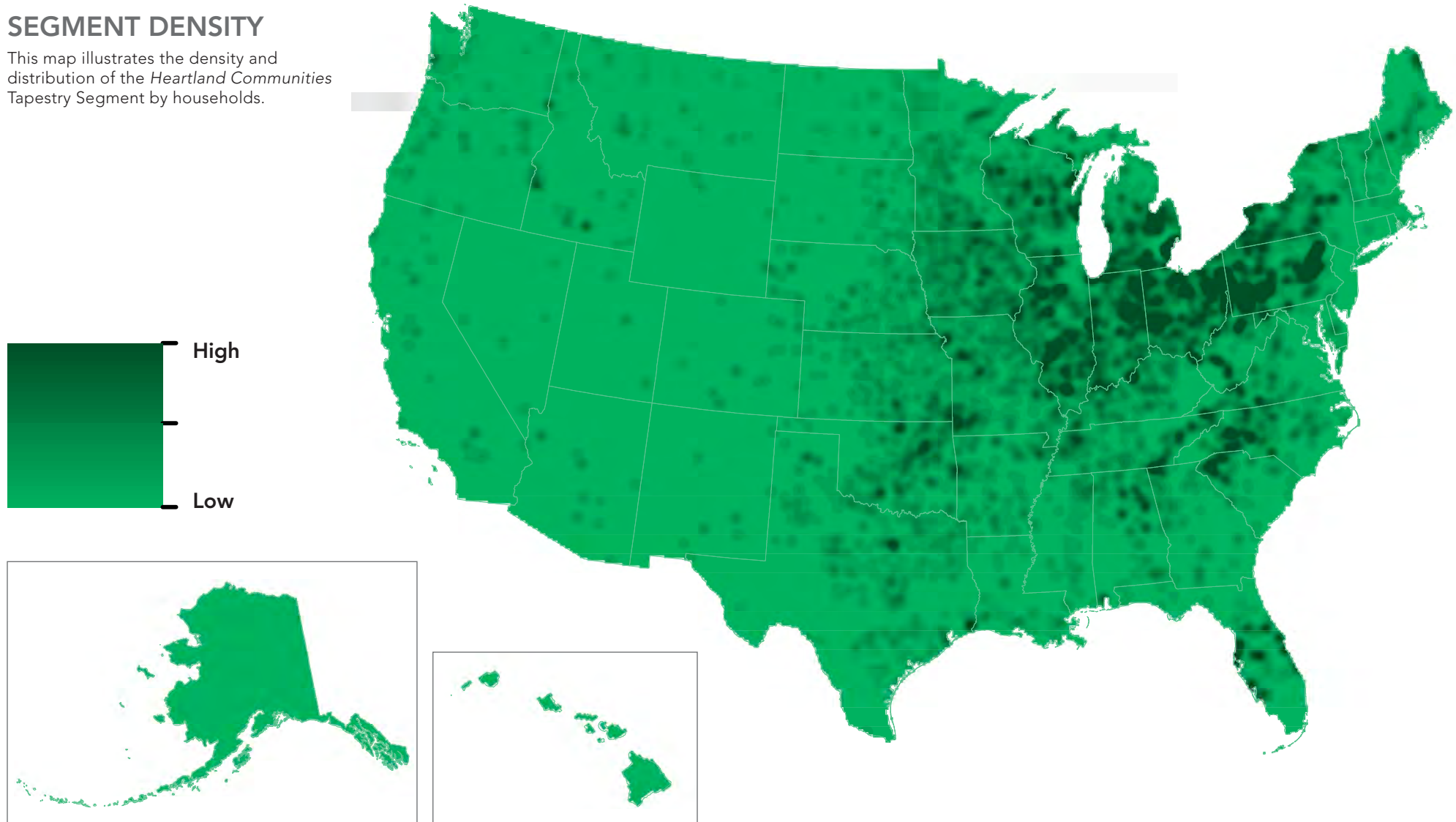






## SEGMENT DENSITY

This map illustrates the density and distribution of the *Heartland Communities* Tapestry Segment by households.





LifeMode Group: GenXurban

# Comfortable Empty Nesters

5A

**Households:** 3,024,200

**Average Household Size:** 2.52

**Median Age:** 48.0

**Median Household Income:** \$75,000

## WHO ARE WE?

Residents in this large, growing segment are older, with nearly half of all householders aged 55 or older; many still live in the suburbs where they grew up. Most are professionals working in government, health care, or manufacturing. These Baby Boomers are earning a comfortable living and benefitting from years of prudent investing and saving. Their net worth is well above average (Index 314). Many are enjoying the transition from child rearing to retirement. They value their health and financial well-being.

## OUR NEIGHBORHOOD

- Married couples, some with children, but most without (Index 149).
- Average household size slightly higher at 2.52.
- Found throughout the suburbs and small towns of metropolitan areas, where most residents own and live in single-family detached homes (Index 142).
- Most homes built between 1950 and 1990 (Index 131).
- Households generally have one or two vehicles.

## SOCIOECONOMIC TRAITS

- Education: 36% college graduates; nearly 68% with some college education.
- Average labor force participation at 61%.
- Most households' income from wages or salaries, but a third also draw income from investments (Index 150) and retirement (Index 159).
- *Comfortable Empty Nesters* residents physically and financially active.
- Prefer eating at home instead of dining out.
- Home maintenance a priority among these homeowners.



## MARKET PROFILE

(Consumer preferences are estimated from data by MRI-Simmons.)

- Residents enjoy listening to sports radio or watching sports on television.
- Physically active, they play golf, ski, ride bicycles, and work out regularly.
- Spending a lot of time online isn't a priority, so most own older home computers.
- Financial portfolio includes stocks, certificates of deposit, mutual funds, and real estate.

## HOUSING

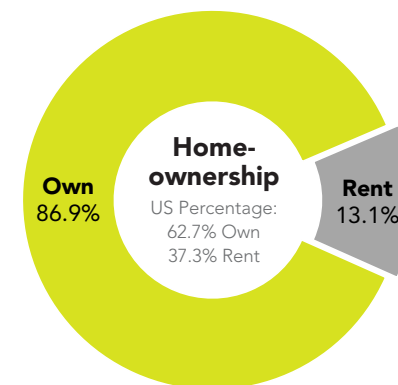
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



**Typical Housing:**  
Single Family

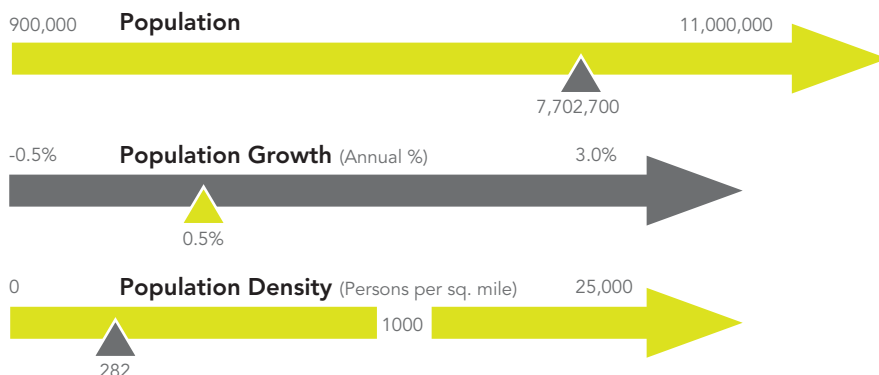
**Median Value:**  
\$203,400

US Median: \$207,300



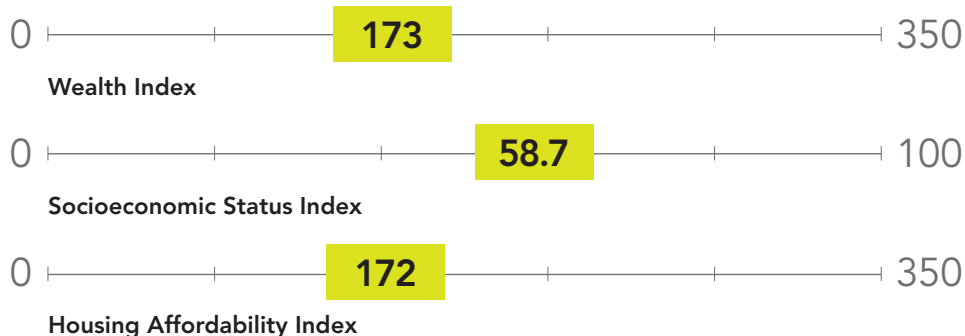
## POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



## ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





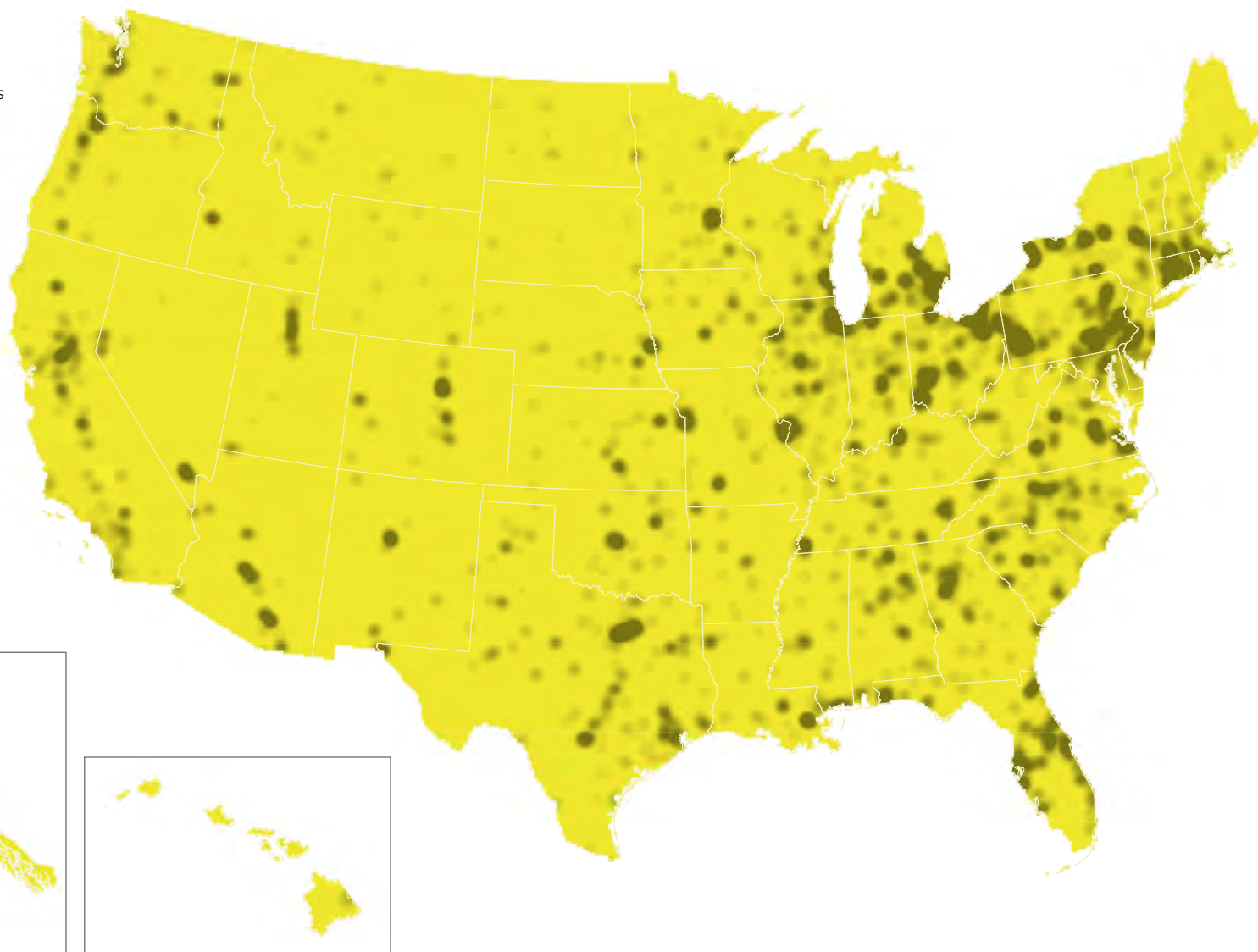
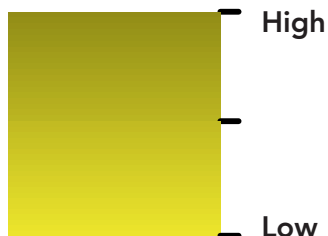


# Comfortable Empty Nesters



## SEGMENT DENSITY

This map illustrates the density and distribution of the *Comfortable Empty Nesters* Tapestry Segment by households.





## LifeMode Group: Senior Styles

# Senior Escapes

9D

**Households:** 1,116,000

**Average Household Size:** 2.20

**Median Age:** 54.6

**Median Household Income:** \$38,700

### WHO ARE WE?

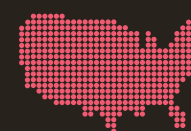
*Senior Escapes* neighborhoods are heavily concentrated in the warmer states of Florida, California, and Arizona. These areas are highly seasonal, yet owner occupied. Many homes began as seasonal getaways and now serve as primary residences. Nearly 40% are mobile homes; over half are single-family dwellings. About half are in unincorporated and more rural areas. Nearly one-fifth of the population is between 65 and 74 years old. Residents enjoy watching TV, going on cruises, playing trivia games, bicycling, boating, and fishing. They are very conscious of their health and buy specialty foods and dietary supplements.

### OUR NEIGHBORHOOD

- Neighborhoods include primary and second homes in rural or semirural settings.
- One quarter of all housing units are vacant; many are for seasonal use only.
- More than one-third of the households are married couples without children; a third are single-person households.
- More than half the homes are single family; nearly 40% are mobile homes.
- Three-quarters of all homes are owner occupied, and the majority own their homes free and clear.
- Most households have one or two vehicles.

### SOCIOECONOMIC TRAITS

- Labor force participation is low, but more than half the households are drawing Social Security income.
- They spend majority of their time with spouse or significant other or alone.
- They are limited by medical conditions but still enjoy gardening and working on their vehicles.
- They take good care of vehicles, but haven't bought a new one in over five years.
- They only spend within their means, do their banking in person, and do not carry a balance on their credit card.



## MARKET PROFILE (Consumer preferences are estimated from data by MRI-Simmons.)

- Stock up on good deals, especially high-fiber, low-calorie, low-fat, and fat-free foods.
- Own three, sometimes four or more TVs and watch news, sports, CMT, Hallmark, and AMC.
- Belong to veterans' clubs; maintain AARP and AAA memberships.
- Get most information from TV and the Sunday newspaper; light users of home computers and the internet.
- Travel in the US via guided tours but weary of security issues.
- Frequently dine at Wendy's, Golden Corral, and Cracker Barrel.

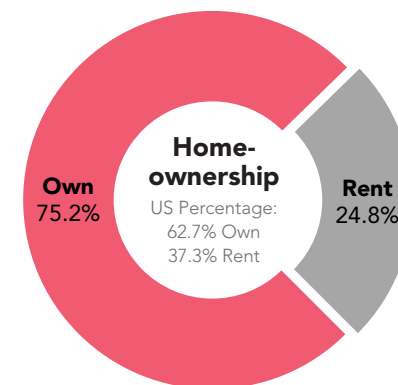
## HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



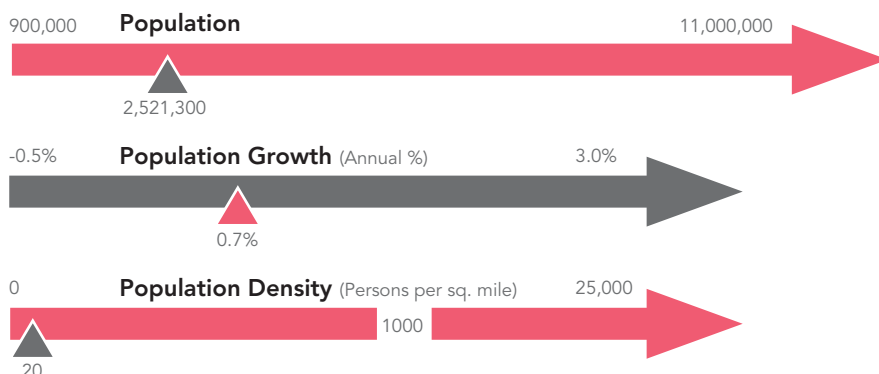
**Typical Housing:**  
Single Family;  
Mobile Homes/Seasonal

**Median Value:**  
\$120,000  
US Median: \$207,300



## POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



## ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.

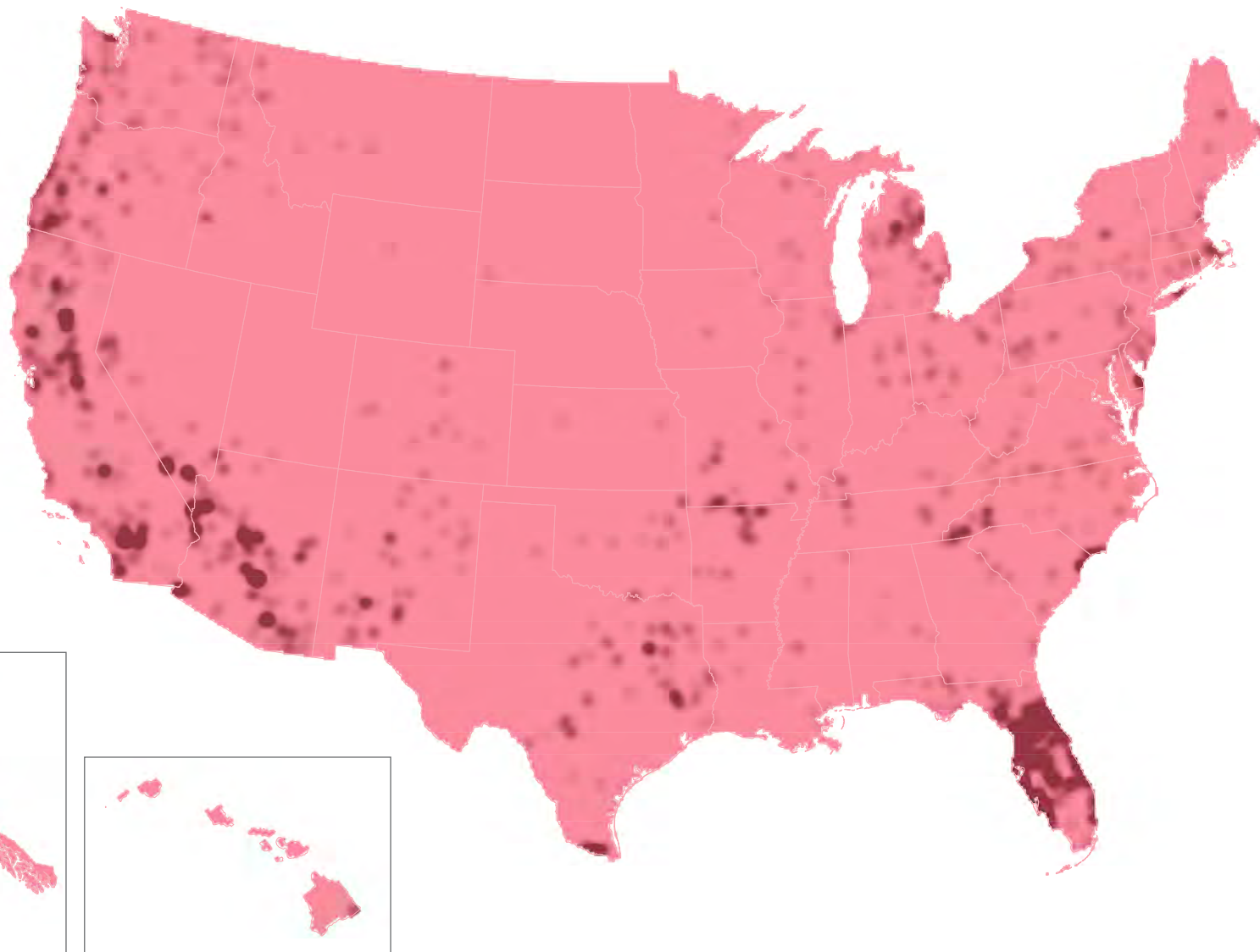
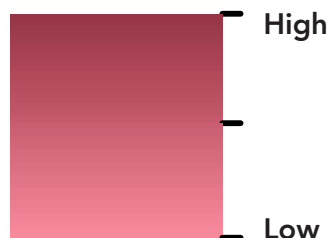






## SEGMENT DENSITY

This map illustrates the density and distribution of the *Senior Escapes* Tapestry Segment by households.



# **Appendix D**

## **Neighboring**

## **Zoning Review**



Map 1: Manistee County Township, Villages, City, and surrounding Townships and Villages.



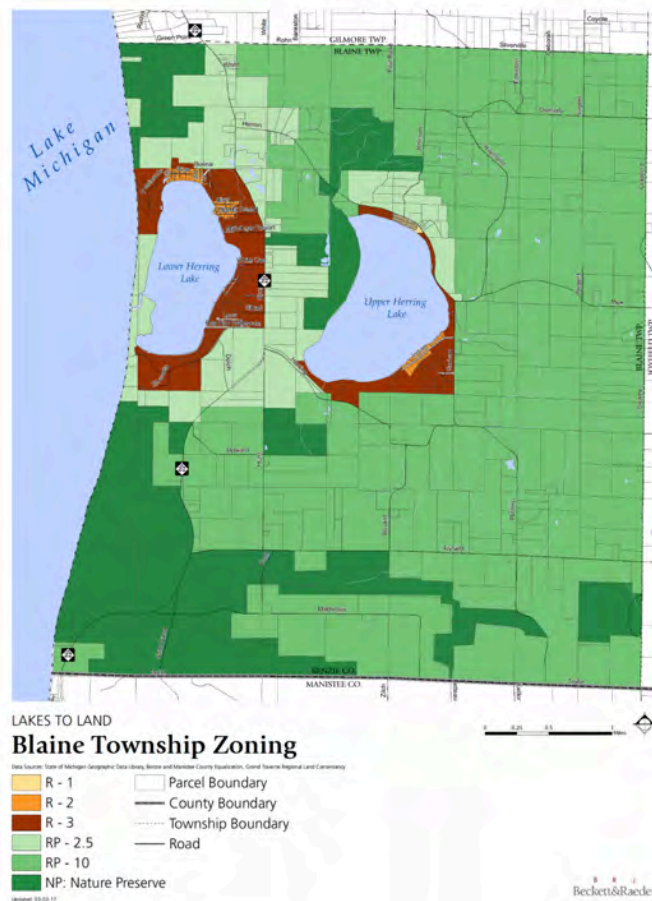
## **Neighboring Communities and their Land Uses**

Manistee County does not have County-wide zoning, this makes it important to review land uses within Manistee County, but also to assess neighboring land uses bordering Manistee County. Communities should look to have similar or compatible zoning districts along their borders. Manistee County consists of 1,281 mi<sup>2</sup>. Manistee County is bordered to the North by Benzie County, to the East by Wexford County, and to the South by Mason County and Lake County. Benzie does not have County-wide zoning and as such the northern boundary of Manistee County land use assessment will consist of reviewing Blaine Township, Joyfield Township, Colfax Township, and Weldon Township. Mason County to the South has portions of County-wide zoning and Township zoning. The review of the southern border will compare Mason County zoning with Stronach Township and Dickson Township, while Grant Township (Mason County) will be compared with the charter Township of Filer zoning. Lake County does not have zoning along the border with Manistee County, as such, no review will take place for this area. Wexford County to the East of Manistee County does not have County-wide zoning, but does have a joint planning commission consisting of Antioch Township, Boon Township, Cherry Grove Township, Hanover Township, Liberty Township, Selma Township, Slagle Township, South Branch Township, Springville Township, and Wexford Township. The review of land uses in Wexford County will be concentrated on the townships that border Manistee County, South Branch Township, Slagle Township, Springville Township, and Wexford Township. The Eastern border of Manistee County will compare Cleon Township, Norman Township and Dickson Township (Manistee County) to Wexford Township, Springville Township, Slagle Township, and South Branch Township (Wexford County). Manistee County's western border is completely bordered by Lake Michigan and thus a comparison of land uses on this border is not needed. What follows is a detailing of the zoning districts and accompanying regulations found currently within Manistee County and neighboring communities.

### ***Benzie County***

#### **Blaine Township**

Blaine Township is located adjacent and to the North of Manistee County along the Lake Michigan shoreline in Benzie County, Michigan. The Township is rural in nature and has had both land and water conservation efforts implemented along its border with Arcadia Township in Manistee County. These efforts are shown through restricted development in the Nature Preserve district and required yearly land management plans to be submitted to the Planning Commission for approval. The districts that abut Manistee County are the Nature Preserve District and the Rural Preservation 10 (RP-10) district. The location of these districts can be shown on Map 1, the regulation can be found in table 1.



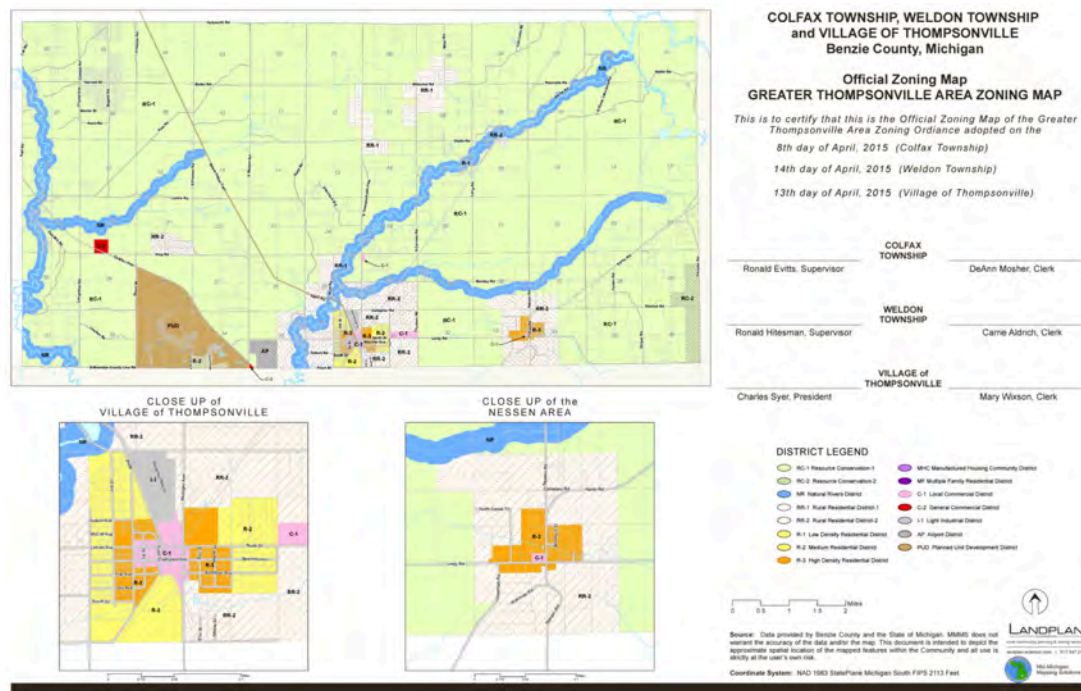
Map 2: Blaine Township Zoning Map

Blaine Township		Zoning Districts	
Standards		Rural Preservation RP-10	Nature Preserve
Min Lot Area		10 acres	N/A
Min Lot Width		300 feet	N/A
Max Height		36 feet	N/A
Min. Dwelling Area		720 sq. feet *	N/A
Max Lot Coverage %		N/A	N/A
Setbacks	Front	40 feet	40 feet
	Side	25 feet	25 feet
	Rear	50 feet	50 feet
	Waterfront Access	50 feet	50 feet
While maximum lot coverage percentage does exist, it does not exist within the zoning ordinance it does not withing these two districts.			
* Ancillary living units shall not be less than 350 sq. feet and shall have a bathroom, additional living area, and kitchen.			

Table 1: Blaine Township Zoning District Regulations that Border Manistee County

## Colfax Township and Village of Thompsonville

Colfax Township and the Village of Thompsonville have a joint Planning Commission, zoning ordinance, and zoning map. The joint effort used to include Weldon Township, but as of 2018, Weldon Township withdrew from this joint venture. Colfax Township and the Village of Thompsonville are located adjacent and to the North of Manistee County along the Betsie River in Benzie County, Michigan. The Township and Village are rural in nature and have had both land and water conservation efforts implemented along its border with Cleon Township in Manistee County. These efforts are shown through restricted development in the Nature River district. The districts that are adjacent to Manistee County are the Nature River District, and the Rural Preservation 10 (RP-10) district. The location of these districts can be shown on Map 4.2.



Map 3: Colfax Township and Village of Thompsonville Zoning Map

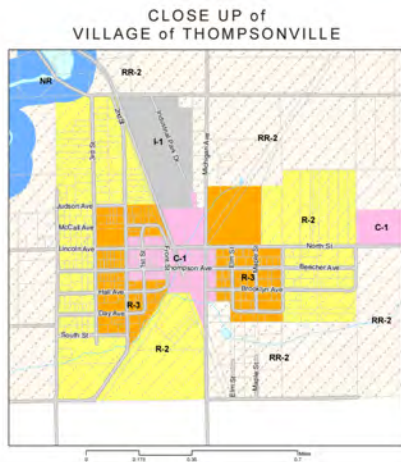


Colfax Township and Village of Thompsonville		Zoning Districts				
Standards		Resource Conservation (RC-1)	Resource Conservation (RC-2)	Natural River***	Rural Residential 2 (RR-2)	Medium Density Residential (R-2)
Min Lot Area		15 acres	10 acres	*	2 acres	10,000 sq. ft.
Min Lot Width		200 feet	330 feet	200 feet	150 feet	80 feet
Max Height		40 feet	40 feet	*	40 feet	28 feet
Min. Dwelling Area****		720 sq. feet	720 sq. feet	*	720 sq. feet	720 sq. ft.
Max Lot Coverage %		25%	25%	*	25%	30%
Setbacks	Front	50 feet	50 feet	50	40 feet	20 feet
	Side	40 feet	40 feet	40**	20 feet	5 feet
	Rear	50 feet	50 feet	100**	20 feet	20 feet
	Waterfront Lot	100 feet	100 feet	200 feet	100 feet	100 feet

\* Uses within the district should be limited to agricultural and forestry activities as well as passive recreational interests such as hiking, fishing and hunting. No dwellings, structures or earth altering activities should be allowed for within the district without proper permitting by the State Department of Environmental Quality.

\*\* In no case less than two-hundred (200) feet from the ordinary high-water mark of the Betsie River and Dair Creek.

\*\*\* Minimum open space requirement of ninety-five percent (95%), all of which shall be comprised of grassed, wooded and/or other vegetative conditions.



Map 4: Close up of the Village of Thompsonville Zoning Map

Table 2: Colfax Township and Village of Thompsonville boundary with Manistee County zoning district regulations.

## Joyfield Township

Joyfield Township is located adjacent and to the North of Manistee County, bordering with Pleasanton Township. The Township is rural in nature consisting of a single zoning district bordering Manistee County, the rural zoning district. Joyfield is unique in the way their setbacks work within their township. The uses are broken up into zones and depending on the zone and road it resides on determines the setback for that use as well as the current width of the property. Taylor road, aka County-line Road is the road that borders Manistee County, depending on the use the setback can range from 0-385+, depending on the use in the zone. Typically, Joyfield Township has had agricultural uses and specifically

developed this zoning ordinance to protect and incorporate additional agricultural uses with current uses and agricultural character.

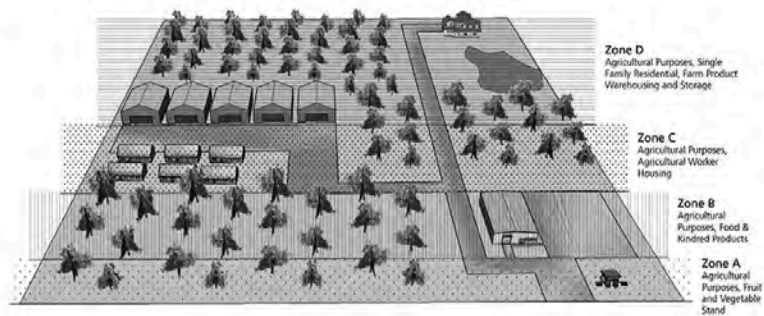


Figure 1: Demonstrating character-based zoning with uses within Joyfield Township Zoning Ordinance.

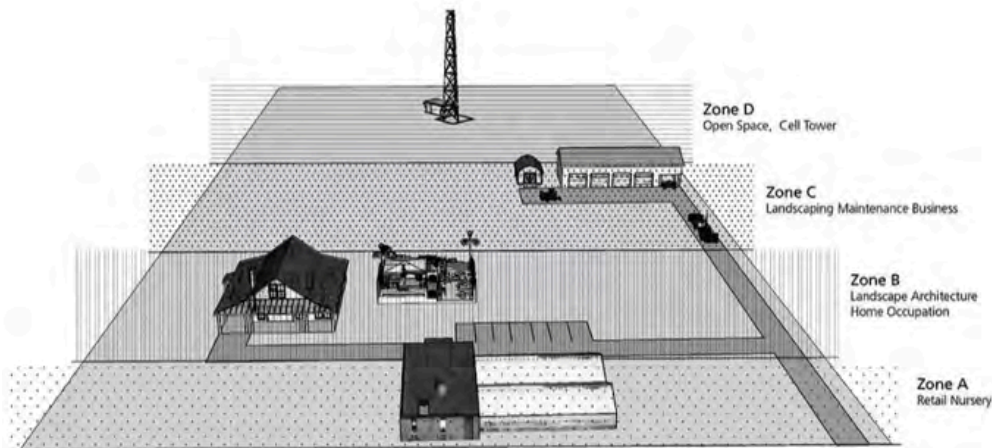


Figure 2: Demonstrating character-based zoning with uses within Joyfield Township Zoning Ordinance.

Zoning District Typology				
	Distance from Road Centerline (ft)			
	A	B	C	D
Arner Road	0 - 65	65 - 145	145 - 205	205 +
Ballard Road	0 - 95	95 - 250	250 - 320	320 +
Benzie Highway (US-31)	0 - 85	85 - 245	245 - 395	395 +
Cadillac Highway (M-115)	0 - 95	95 - 195	195 - 290	290 +
Cook Road	0 - 80	80 - 210	210 - 345	345 +
Crawford Road	0 - 100	100 - 355	355 - 455	455 +
Crum Road	0 - 60	60 - 160	160 - 510	510 +
Demerly Road	0 - 80	80 - 210	210 - 345	345 +
Eugene Drive (PVT)	0 - 60	60 - 195	195 - 325	325 +
Fred's Landing	0 - 80	80 - 210	210 +	
Hoadley Road	0 - 75	75 - 195	195 - 295	295 +
Joyfield Road	0 - 75	75 - 190	190 - 320	320 +
Kast Road	0 - 65	65 - 170	170 - 290	290 +
King Road	0 - 80	80 - 170	170 - 410	410 +
Michael Eric Lane (PVT)	0 - 65	65 - 170	170 - 290	290 +
Mick Road	0 - 80	80 - 230	230 - 355	355 +
Pond Road	0 - 75	75 - 195	195 - 295	295 +
Rice Road	0 - 95	95 - 250	250 - 370	370 +
Ridgeley Road	0 - 85	85 - 195	195 - 295	295 +
Six Mile Road	0 - 80	80 - 210	210 - 385	385 +
Smeltzer Road	0 - 85	85 - 215	215 - 265	265 +
Swamp Road Segment #1	0 - 100	100 - 195	195 - 510	510 +
Swamp Road Segment #2	0 - 95	95 - 160	160 - 510	510 +
Swamp Road Segment #3	0 - 100	100 - 360	360 - 510	510 +
Taylor Road (County Line Road)	0 - 80 ft	80 - 210	210 - 385	385 +
Wallaker Road North #1	0 - 80	80 - 175	175 - 330	330 +
Wallaker Road North #2	0 - 100	100 - 225	225 - 345	345 +
Wallaker Road South	0 - 100	100 - 360	360 - 510	510 +
Waug Road (PVT)	0 - 75	75 - 140	140 - 210	210 +
Willis Road (PVT)	0 - 105	105 - 160	160 - 210	210 +

Table 3: Zoning district setbacks as determined by road and zone in Joyfield Township.

Minimum floor area = 20x20 or 400 sq. ft.

Height of buildings = as needed, while still meeting State of Michigan building code.

#### 4.10 Setbacks from Property Line

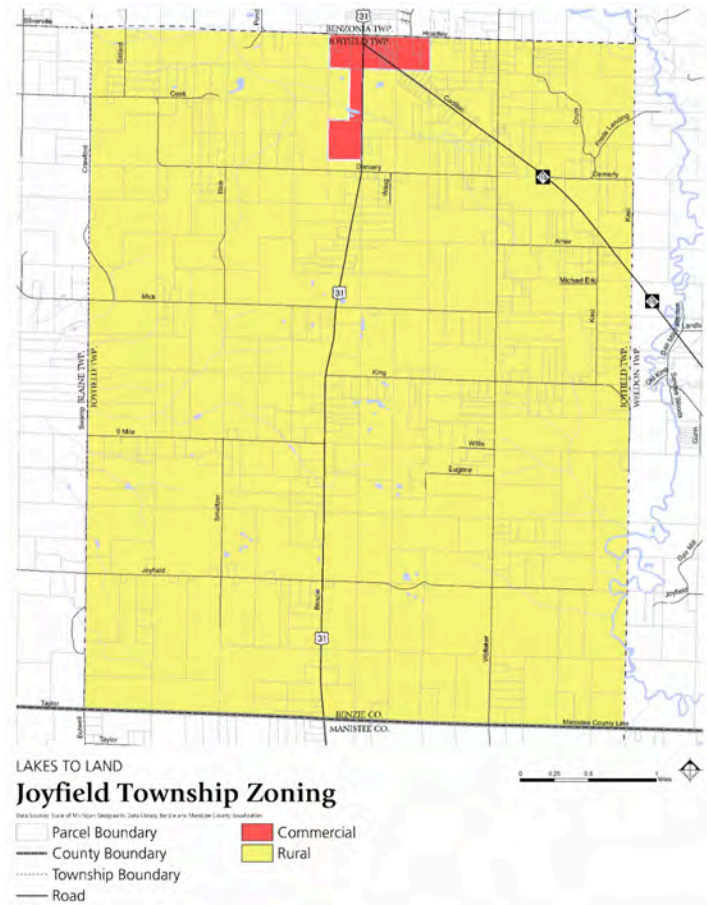
In addition to the placement of land uses within the proper sub-zone based on Section 4.9, dimensional setbacks from the property line for the side yard and rear yard are required as follows:

A. Side Yard – the side yard setback shall be determined by the width of the property along the front property line multiplied by 8% for lots less than 300 feet in width and 30 feet for lots greater than 300 feet.

B. Rear Yard – the rear yard setback shall be at least 25 feet from the rear property line regardless of property width or depth.

Image 1: Setback requirements for side and rear property lines in Joyfield Township and other regulations found in the zoning ordinance.





Map 5: Joyfield Township Zoning Map from the Lakes to Land Initiative

## Weldon Township

Weldon Township, Michigan is located in Benzie County adjacent and to the North of Central Manistee County along the border of Springdale Township. The Township is rural in nature containing one half of the village of Thompsonville, as well as the entire census-designated place of Crystal Mountain, containing the Crystal Mountain Resort, is in the southern part of the township. The village of Thompsonville is zoned as part of a joint planning effort with Colfax Township and will not be discussed in this section. Weldon Township zoning districts that border Manistee County are Planned Unit Development, Resource Conservation (RC), Airport District (AP), Natural River District (NR), and Medium Density Residential (R-2). The location of these districts can be shown on [Map 4.2](#), while [table 4.2](#) will outline the district requirements. Weldon Township borders Springdale Township, which is the only non-zoned community in Manistee County. If zoning efforts are pursued in Springdale Township in the future, effort should be made to ensure that the land uses and districts are compatible with all neighboring communities.

Weldon Township		Zoning Districts					
Standards		Resource Conservation (RC)	Airport District (AP)	Natural River (NR)***	Planned Unit Development (PUD)	Medium Density Residential (R-2)	Rural Residential (RR)
Min Lot Area		15 acres	240 acres	*	*****	****	5 acres
Min Lot Width		200 feet	660 feet	200 feet	*****	****	250 feet
Max Height		40 feet	40 feet	*	*****	****	40 feet
Min. Dwelling Area		480 sq. feet	480 sq. feet	*	*****	****	480 sq. ft
Max Lot Coverage % ****		25%	25%	*	*****	****	25%
S e t b a c k s	Front	75 feet	50 feet	50	*****	****	75 feet
	Side	40 feet	40 feet	40**	*****	****	20 feet
	Rear	50 feet	50 feet	100**	*****	****	20 feet
	Waterfront Lot	100 feet	100 feet	200 feet	*****	****	100 feet

\* Uses within the district should be limited to agricultural and forestry activities as well as passive recreational interests such as hiking, fishing and hunting. No dwellings, structures or earth altering activities should be allowed for within the district without proper permitting by the State Department of Environmental Quality.

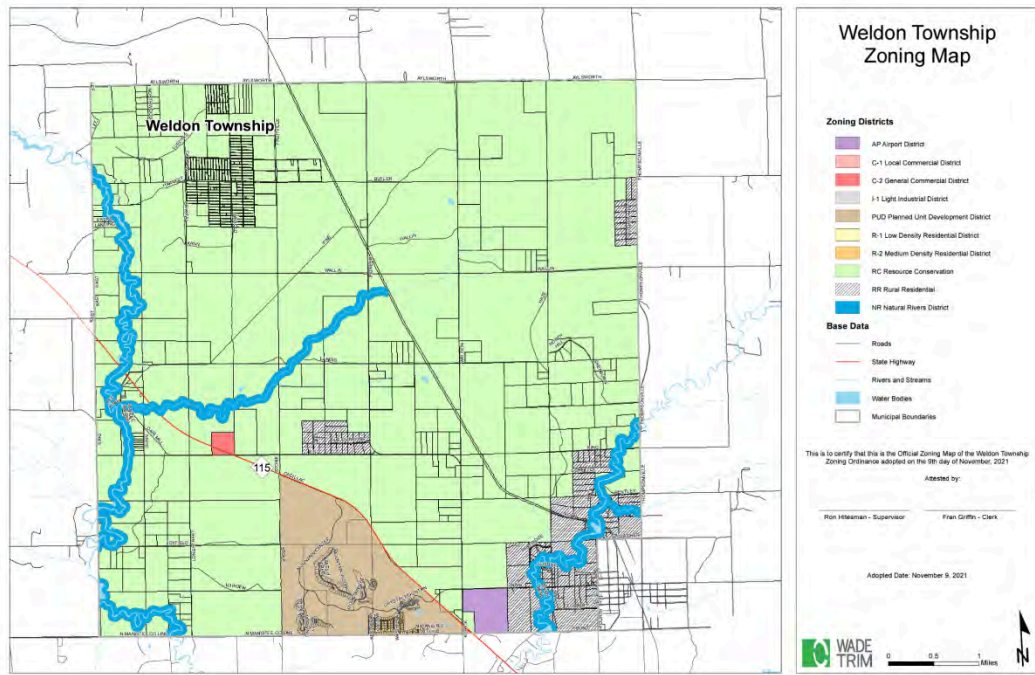
\*\* The boundaries of the NR District extend 400 feet from the ordinary high-water marks of the Betsie River and Dair Creek, in a perpendicular direction from such ordinary high-water mark, except that the NR District shall terminate along Dair Creek at a point 1,000 feet east of Pioneer Road. All land located within 400 feet of such ordinary high-water marks shall be subject to the regulations of the NR District.

\*\*\* Minimum open space requirement of ninety-five percent (95%) to NR district, seventy-five percent (75%) shall apply to RC, RR, R-1 districts, fifty percent (50%) to C-2, I-1, AP districts, and thirty percent (30%) to the C-1 zoning district.

\*\*\*\* Shown on zoning map but not listed in districts or any regulation shown in zoning ordinance.

\*\*\*\*\* A PUD is permitted as a separate zoning district and only when determined to be in compliance with the provisions of this Article. The approval of a PUD shall require an amendment of the Zoning Map constituting a part of the Ordinance so as to designate the property "PUD" and the PUD shall be subject to the approved PUD application.

Table 4: Weldon Township zoning district regulations.



Map 6: Weldon Township zoning map.

## Lake County

### Elden Township:

No zoning.

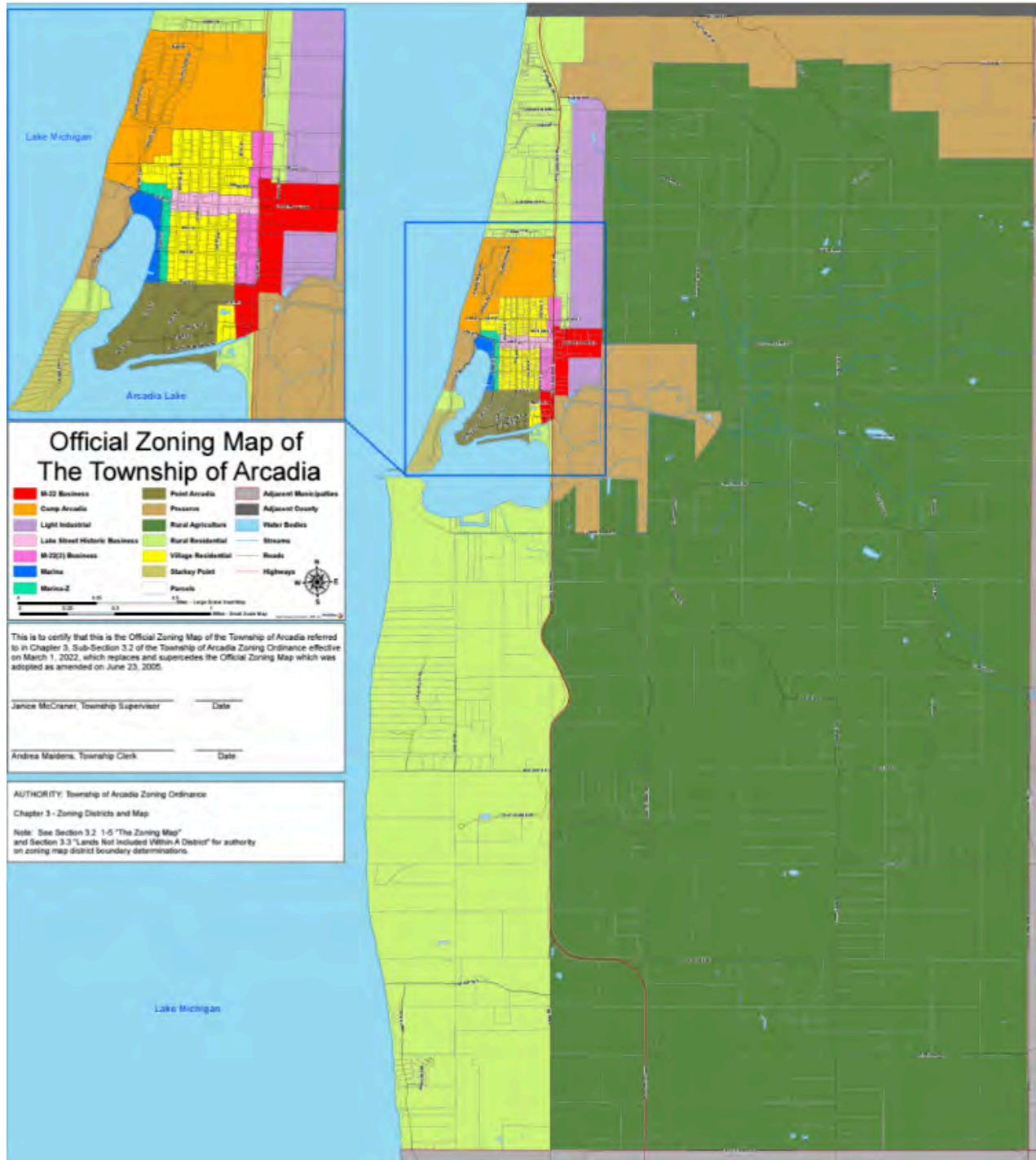
### Elk Township:

No zoning.



## Manistee County

### Arcadia Township

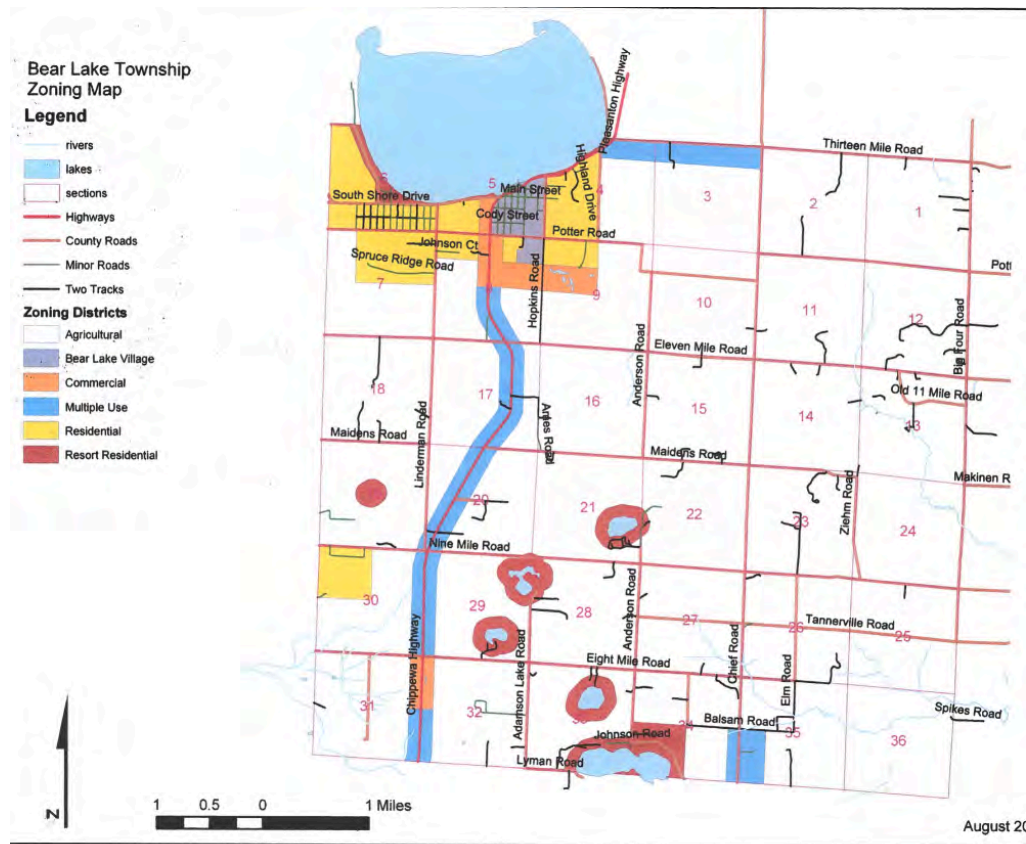


Map 7: Arcadia Township zoning map.

Arcadia Township		Zoning Districts		
Standards		Rural Residential	Rural Agriculture	Preserve
Min Lot Area		1 acre	2 acres	*
Min Lot Width		120 feet	175 feet	*
Max Height		35 feet ****	35 feet ****	*
Min. Dwelling Area		800 sq. feet ****	800 sq. feet ****	*
Max Lot Coverage %		*****	*****	*
Setbacks	Front	20 feet **	20 feet **	*
	Side	10 feet	20 feet	*
	Rear	15 feet	25 feet	*
	Water front	50 feet ***	50 feet	*
<p>* The non-developmental nature of this district is such that a traditional conception of density, area, placement, and height requirements is not consistent with the unique intent and purpose of this district. Accordingly, all such requirements for any permissible limited development in this district shall be determined by the Planning Commission on a use specific and site-specific basis pursuant to the standards for special land use approval specified in Section 20.3 of this Ordinance, the standards for site plan approval specified in Section 19.7 of this Ordinance, and the intent and purpose of the district as specified in preceding Section 15.1.</p>				
<p>** The greater of 20 feet from the front property line or 83 feet from the centerline of State Highway M-22; 68 feet from the center of Manistee County Primary Roads; 58 feet from the center of private roads and Manistee County Seasonal and Local Roads.</p>				
<p>*** 50 feet except where a different setback is required by the State or Federal government or act.</p>				
<p>**** Except as otherwise allowed under Section 4.6.2., except 240 square feet for an otherwise permissible Economy Efficient Dwelling and Accessory Apartment.</p>				
<p>***** While defined, it is not used to regulate within the ordinance.</p>				

Table 5: Arcadia Township zoning district regulations.

## Bear Lake Township



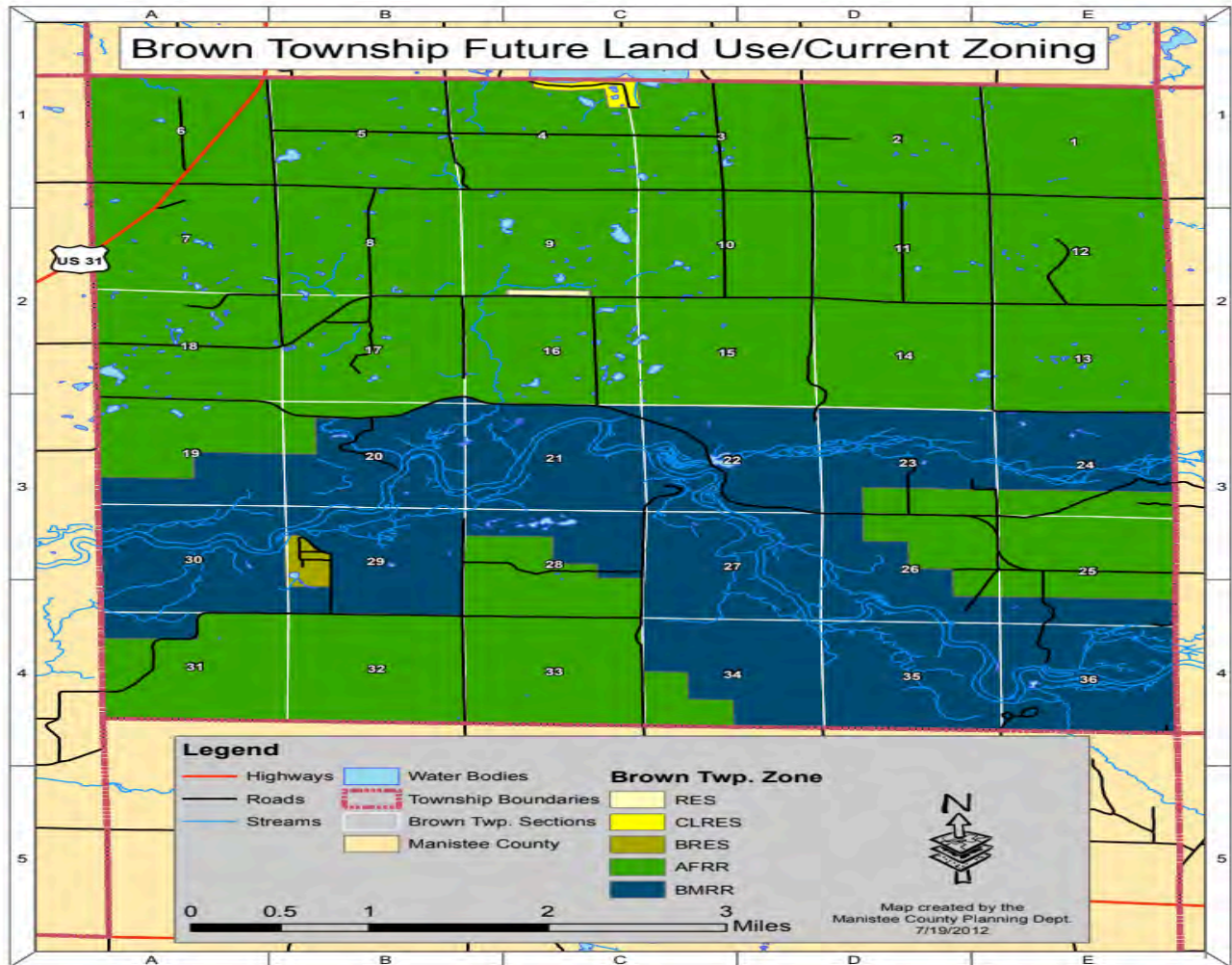
Map 8: Bear Lake Township zoning map.

Bear Lake Township		Zoning Districts			
Standards		Residential District R-1	Resort Residential	Agriculture	Multiple Use
Min Lot Area		20,000 sq. feet	20,000 sq. feet	1 acre	40,000 sq. feet
Min Lot Width		100 feet	100 feet	200 feet	150 feet
Max Height		35 feet	35 feet	35 feet	35 feet
Min. Dwelling Area		1,000 sq. feet	1,000 sq. feet	850 sq. feet	850 sq. feet
Max Lot Coverage %		N/A	N/A	N/A	N/A
Setbacks	Front	25 feet	25 feet	50 feet	100 feet
	Side	10 feet	10 feet	20 feet	20 feet
	Rear	25 feet	25 feet	20 feet	20 feet
	water's edge setback	50 feet	50 feet	50 feet	N/A



Table 6: Bear Lake zoning regulations.

## Brown Township

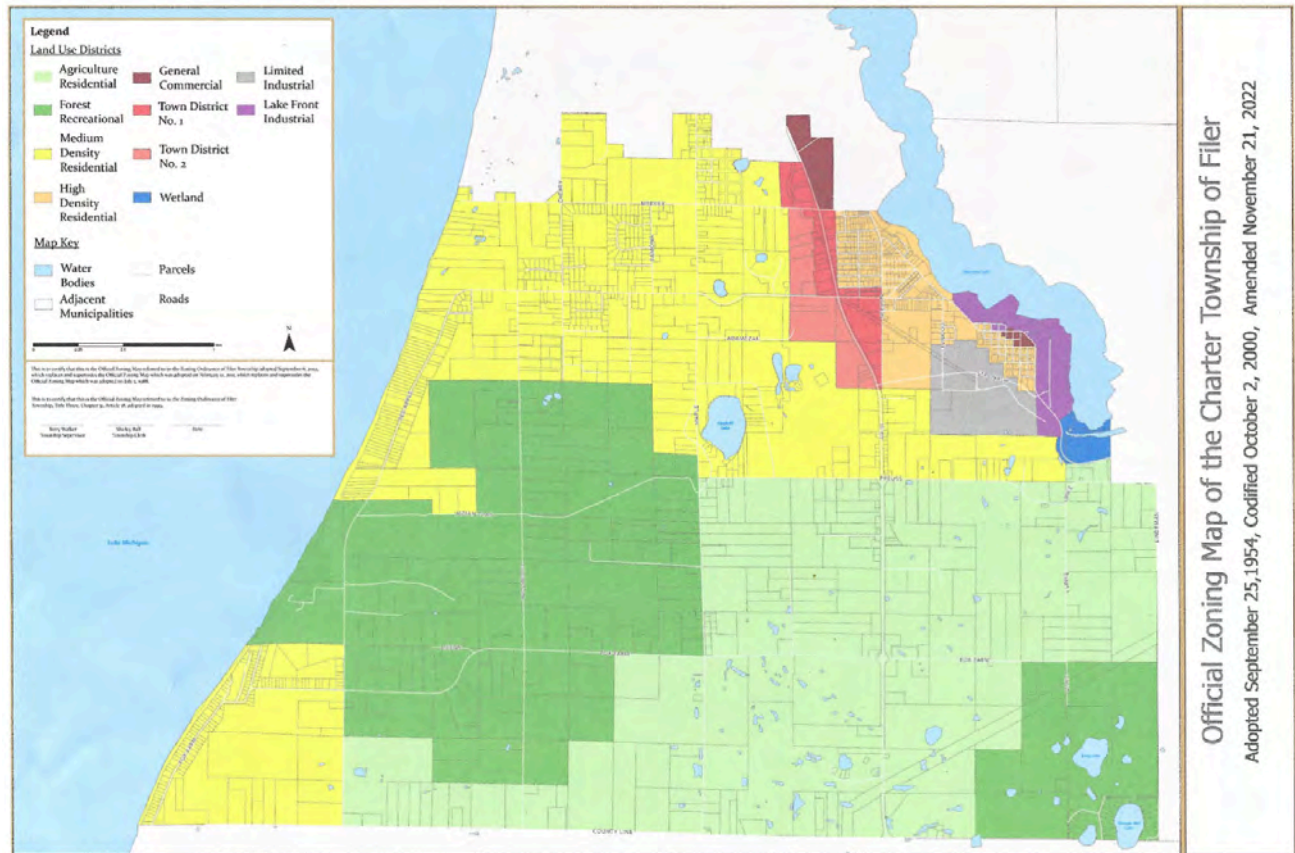


Map 9: Brown Township Zoning Map.

Brown Township		Zoning Districts		
Standards		Agriculture, Forestry, & Rural Residential	Big Manistee River Corridor District	Chief Lake Residential
Min Lot Area		10 Acres	10 Acres	20,000 sq. feet
Min Lot Width		330 feet	330 feet	150 feet
Max Height		35 feet	35 feet	35 feet
Min. Dwelling Area		600 sq. feet	600 sq. feet	600 sq. feet
Max Lot Coverage %		N/A	N/A	N/A
Setbacks	Front	75 / 150 feet *	75 feet	25 feet ****
	Side	40 feet / 75 feet **	40 feet	10 feet *****
	Rear	40 feet	100 feet	20 feet
	Water Yard	200 feet	100 / 200 ***	50 feet
* Parcels abutting US - 31 the setback shall be 150 feet to property line.				
** Corner Lots the setback shall be 75 feet to property line.				
*** Two hundred feet from normal water line of the Big Manistee River, Big Bear Creek and their tributaries, lakes, and bayous; and one hundred feet from the crest of the hillside of the river's valley, whichever's greater.				
**** The minimum setback shall not be less than 25 feet away from front property line or 58 feet from road centerline or right of way, whichever is greater.				
***** the minimum setback of either side yard shall not be less than ten feet from a property line except in case of a corner parcel where the side yard on a road side shall not be less that twenty-five feet from the front property line or ninety on feet from the centerline of a road right ow way, whichever is greater.				

Table 7: Brown Township Bulk Zoning Requirements

## Charter Township of Filer



Map 10: Charter Township of Filer zoning map.



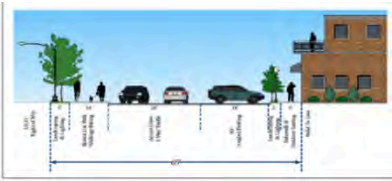
Charter Township of Filer		Zoning Districts					
Standards		Agricultural District	Town District No. 1*	Town District No. 2*	Forest Recreational	Medium Density Residential	Wetland
Min Lot Area		5 acres	6,250 square feet	6,250 square feet	10 acres	20,000 sq. ft. if no public water supply. 15,000 sq. ft. if water supply	**
Min Lot Width		208 feet	*	*	297 feet	100 feet	**
Max Height		40 feet	18 min/35 max feet	18 min/35 max feet	40 feet	35 feet	**
Min. Dwelling Area		720 sq. feet	*	*	720 sq. feet	720 sq. feet	**
Max Lot Coverage %		25%	*	*	N/A	25%	**
Setbacks	Front	50 feet	*	*	50 feet	35 feet	**
	Side	20 feet	*	*	30 feet	10 feet	**
	Rear	50 feet	*	*	50 feet	35 feet	**
	Lake Michigan Setback	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet
* Town Districts utilize hybrid form based zoning and Euclidian zoning. See included zoning regulations included. For more information see Article 56 of the Charter Township of Filer Zoning Ordinance.							
** The intent of the wetland district is protection of ecologically sensitive area as such development within this area is restricted to hunting, recreation, boat launches, open space, parking (with correct permits). and municipal game areas.							

Table 7: Charter Township of Filer zoning regulations.

31-56.5604. Building Placement.

(b) Building Placement		
Build-To Zone		
Front yard (FTC No. 1 Distance from the R.O.W. primary street frontage)	Minimum: 65 ft Maximum: 85 ft *Shall include 5 ft space reserved for lighting and street trees; 10 ft Shared Use Pathway; 24 ft car lanes located in the required access easement; 8 ft landscaping strip and sidewalk adjacent to the building, and 18 ft with 90 degree angled parking	
Front yard (FTC No. 2 Distance from the lot line)	Minimum: 36 ft Maximum: 46 ft *Shall include 10 ft reserved for lighting and landscape strip, and 18 ft with 90 degree angled parking	
Side yard (street-facing)	Minimum: 0 ft Maximum: 45 ft *Shall include 5 ft reserved for street lighting and street trees; 10 ft shared use pathway	b
Setback (FTC No. 1 and 2: Distance from the Lot Line)		
Side yard (internal to US-31 Corridor District)	0 ft	c
Side yard (adjacent to any Residential District)	30 ft min.	d
Rear yard (internal to U.S. 31 Corridor District)	10 ft min.	e
Rear yard (adjacent to any Residential District)	30 ft min.	e
Building Form (FTC No. 1 and 2)		
Primary street façade: percent built to Build-To Zone (BTZ)	60% min*	f
Side (street-facing) façade: percent built to BTZ	25% min*	g

Image 3: Additional regulations for hybrid form-based regulation in Charter Township of Filer.



(b) Building Height and Floor/Ceiling Regulations (FTC No. 1 and 2)		
Building height minimum	18 ft	h
Building height maximum	2 stories; 35 ft	i
Accessory building maximum height	15 ft	j
Finished ground floor level (max.)	8 inches above sidewalk	k
First floor ceiling height (min.)	15ft	l
Upper floor ceiling height (min)	9 ft	m

(c) Building Placement for accessory structures (FTC No. 1 and 2)		
Street-facing Setback (Distance from the Right of Way)		
Front yard (primary street frontage)*	75 ft min.	0 ft max.
Side yard (street-facing)*	50 ft	0 ft max.
Setback (Distance from the Property Line)		
Side yard (internal to US-31 Corridor District)	0 ft	
Side or rear yard (adjacent to a residential district)	20 ft	
Other		
Maximum lot coverage by accessory buildings	10%	
Maximum accessory building height	20 ft	

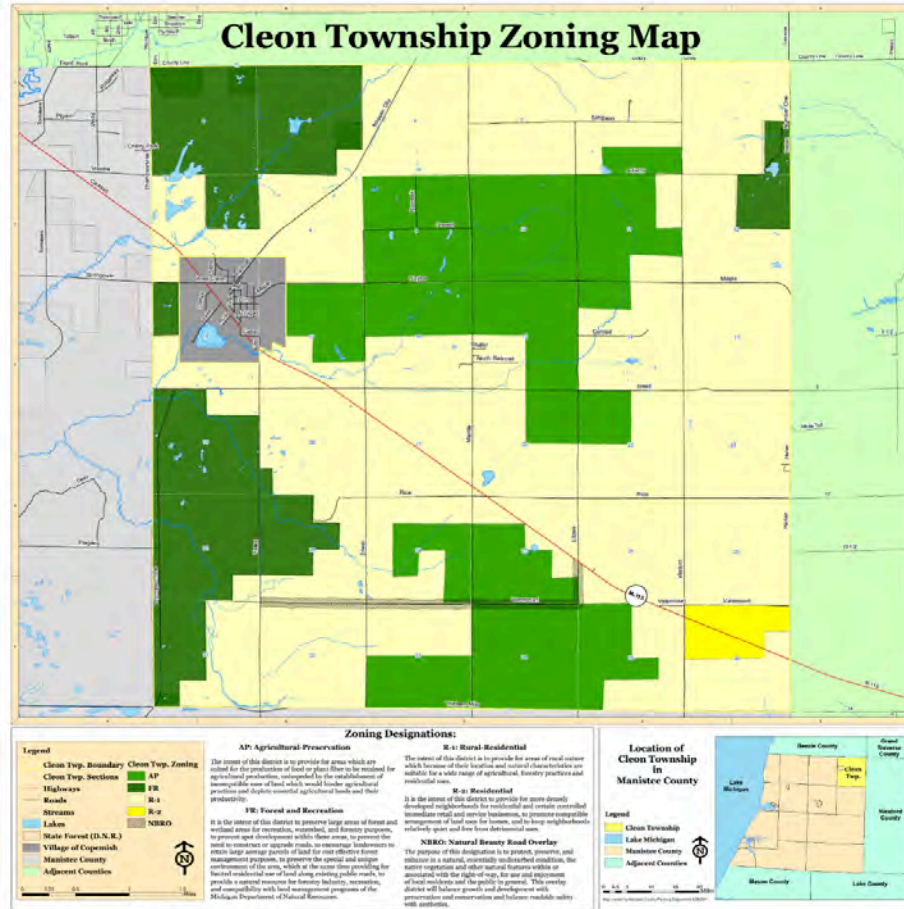
(d) **Frontage Area.** Buildings shall be constructed so that the building façade on a Filer Town Center District street is within the Build-to Zone (BTZ). For two-story buildings, the second floor shall meet this requirement, but the ground floor may be set back up to twenty-five (25) additional feet. Such primary street façades shall occupy the minimum percentage (60%) of the full width of the parcel, subject to the following:

Image 4: Additional regulations for hybrid form-based regulation in Charter Township of Filer.

- Building Entrances.** Recessed areas from three (3) to five (5) feet from the façade may be provided for primary building entrances.
  - Paved Areas.** All areas located between the building and the street shall be concrete or other decorative pavement for pedestrian use unless specific landscaped areas within the paved sections are approved by the Township.
- (e) **Minimum Parcel Size.** 6,250 square feet.

Image 5: Additional regulations for hybrid form-based regulation in Charter Township of Filer.

## Cleon Township



Map 11: Cleon Township zoning map.

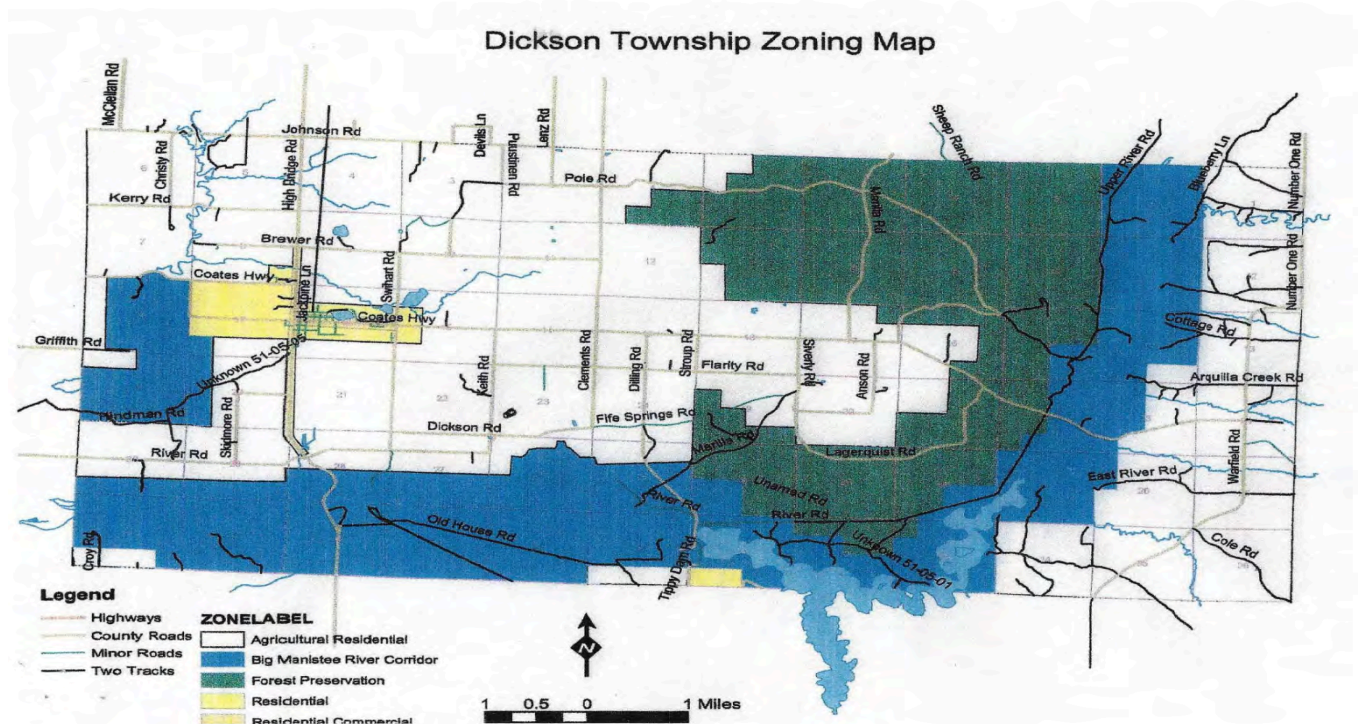
Cleon Township		Zoning Districts			
Standards		Rural Residential District R-1	Residential District R-2	Forest and Recreation	Agricultural Preservation
Min Lot Area		5 acres	1 acre	10 acres	5 acres
Min Lot Width		330 feet	150 feet	330 feet	330 feet
Max Height		40 feet	40 feet	40 feet	40 feet
Min. Dwelling Area		900 sq. feet	900 sq. feet	900 sq. feet	900 sq. feet
Max Lot Coverage %		N/A	N/A	N/A	N/A
Setbacks	Front	50-83 feet*	50-83 feet*	50-83 feet*	50-83 feet*
	Side	30 feet	10 feet	30 feet	30 feet
	Rear	30 feet	20 feet	30 feet	30 feet
	Rear/Waterfront lot	100 feet	100 feet	100 feet	100 feet

\*Setbacks are from road centerline or front setback and can be either 50 (from front setback or 83 feet from road centerline, whichever is greater).

Table 8: Cleon Township zoning regulations.



## Dickson Township:



Map 12: The Dickson Township Zoning Map. The boundary zoning districts of the community are Agricultural Residential, Forest Preservation, and Big Manistee River Corridor.

Dickson Township		Zoning Districts			
Standards		Agricultural Rural Residential	Big Manistee River Corridor	Forest Preservation	Residential
Min Lot Area		1.5 Acres	10 Acres	10 Acres	15,000 sq. feet
Min Lot Width		150 feet	330 feet	330 feet	100 feet
Max Height		35 / 50 feet *	35 / 50 feet *	35 / 50 feet *	35 / 50 feet *
Min. Dwelling Area		600 sq. feet	600 sq. feet	600 sq. feet	15,000 sq. feet
Max Lot Coverage %		30%	N/A	N/A	100%
Setbacks	Front	45 feet	45 feet	45 feet	25 / 60 feet ***
	Side	30 feet	100 feet	100 feet	15 / 25 / 60 ****
	Rear	50 feet	100 feet	100 feet	15 feet

\* No building or structure or part thereof shall be erected or altered to a height exceeding 35 feet, except that non - dwelling buildings or structures other than accessory buildings or structures, may be erected or altered to a height not to exceeding 50 feet.

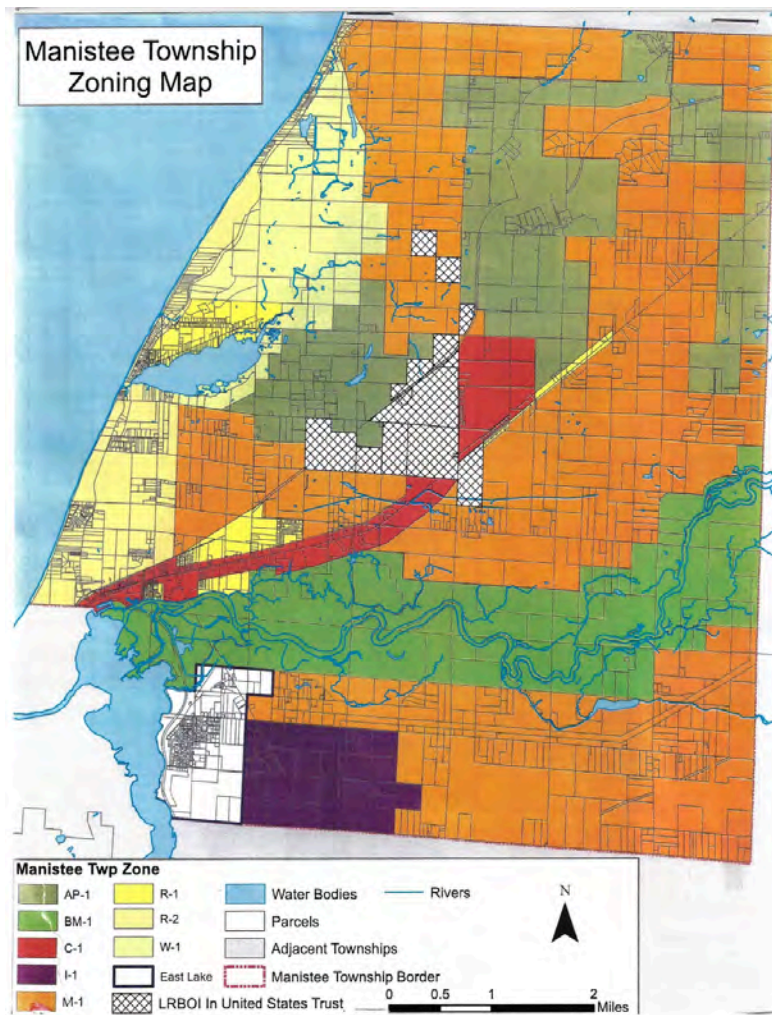
\*\* General Provisions for water setbacks are 100 feet, but can be reduced for every 2 feet of incline, but shall not be less than 50 feet.

\*\*\* Front Yard: The minimum setback shall not be less than twenty five (25) feet from front property line, or sixty (60) feet from centetline, whichever is greater.

\*\*\*\* Side Yards: The minimum width of either yard shall not be less than fifteen (15) feet; except in the case of a corner parcel where the side yard on the road or street side shall not be less than twenty five (25) feet from the property line, or sixty (60) feet from the centerline of a road, whichever is greater.

Table 9: Dickson Township zoning table for the boundary districts within the community.

## Manistee Township



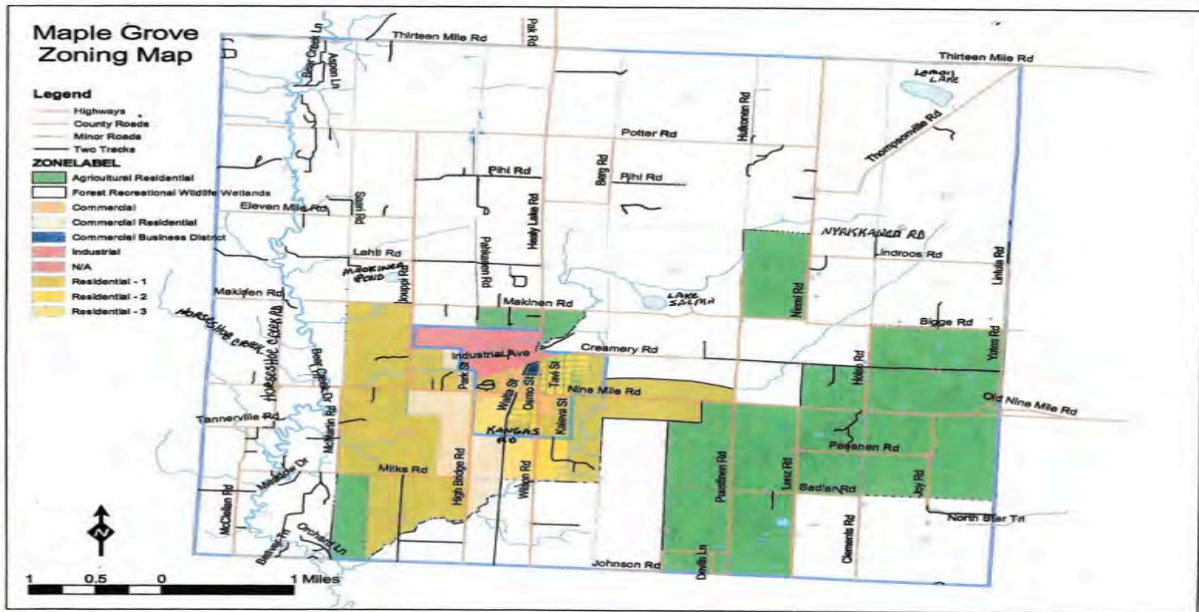
Map 13: Manistee Township zoning map.

Manistee Township		Zoning Districts					
Standards		Multiple Use (M-1)	Big Manistee (BM-1)	Residential 2 (R-2)	Commercial (C-1)	Industrial (I-1)	Agricultural Preservation (AP-1)
Min Lot Area		5 acres	15,000 sq. feet	25,000 sq. feet	15,000 sq. feet	3 acres *	10 acres*****
Min Lot Width		300 feet	100 feet	100 feet	100 feet	200 feet *	200 feet
Max Height		35 feet	35 feet	35 feet	35 feet	35 feet **	35 feet
Min. Dwelling Area		900 sq. feet	900 sq. feet	900 sq. feet	***	***	900 sq. feet
Max Lot Coverage %		****	40%	40%	****	****	****
Setbacks	Front	50 feet	25 feet	25 feet	25 feet	35 feet	50 feet
	Side	25 feet	10 feet	10 feet	20 feet	20 feet	25 feet
	Rear	25 feet	25 feet	25 feet	25 feet	35 feet	25 feet
	Water's edge	50 feet	50 feet	50 feet	50 feet	100 feet	50 feet
<p>* Minimum Parcel Size: a. Three (3) acres if the use is connected to a public sanitary sewer system or an on-site sewage system is used for the disposal of only human waste and not a part of the industrial process, and a minimum parcel width of 200 feet, or; b. Five (5) acres if an on-site sewage system is used for anything more than human waste, and a minimum parcel width of 300 feet. 2. Minimum exterior structure width (narrowest dimension) - 20 feet.</p>							
** Maximum height of 75 feet with fire suppression system and Fire Marshall approval.							
*** Minimum exterior structure width (narrowest dimension) - 20 feet. No other regulation listed.							
**** While certain uses have maximum lot coverages, regulation is not listed for all uses or districts.							
***** 1. Minimum parcel size – 10 acres 2. Minimum and maximum parcel size for a dwelling and other non-farm use: - 1 acre minimum; - 5 acres maximum, with a minimum parcel width of 200 feet. (Very confusing district req.)							

Table 10: Manistee Township zoning district regulation.



## Maple Grove Township

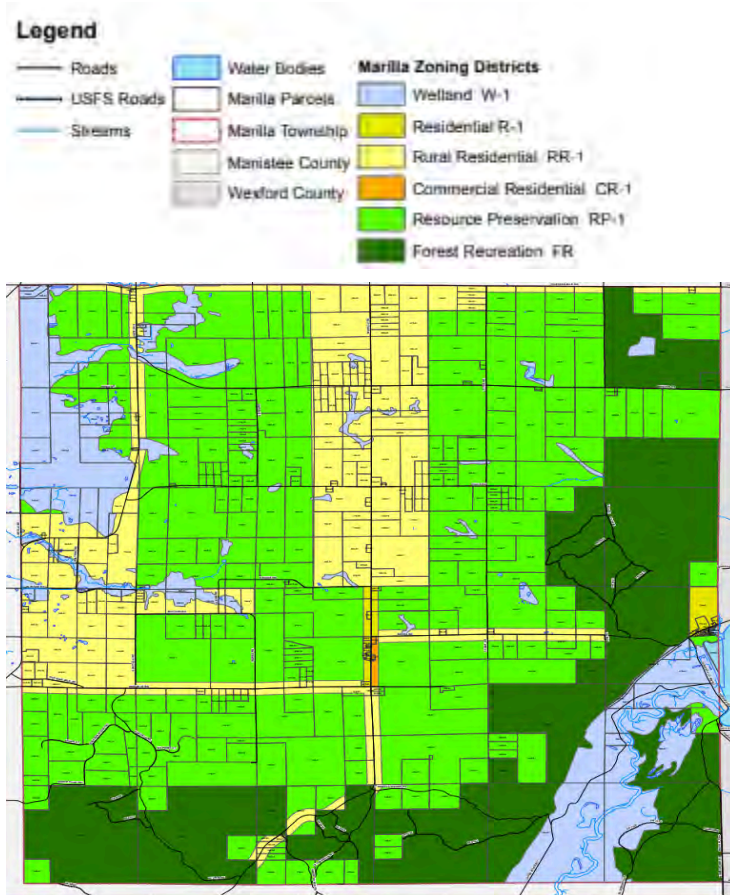


Map 14: Maple Grove Township Zoning Map

Maple Grove Township		Zoning Districts	
Standards		Agricultural Recreational	Forest Recreational Wildlife Wetlands
Min Lot Area		5 acres	5 acres
Min Lot Width		165 feet	165 feet
Max Height		35 / 50 feet *	35 / 50 feet *
Min. Dwelling Area		600 sq. feet	600 sq. feet
Max Lot Coverage %		N/A	N/A
Setbacks	Front	35 feet	35 feet
	Side	25 feet	25 feet
	Rear	25 feet	25 feet
	Wetland / Stream	10 ft / 45 ft	10 ft / 45 ft
<p>* No building or part thereof, shall be erect or altered to a height exceeding two and one-half (2.5) stories or thirty-five (35) feet except that non-dwelling buildings other than accessory buildings may be erected or altered to a height not exceeding fifty (50) feet when approved by the Maple Grove Township Planning Commission.</p>			

Table 11: Maple Grove Township bulk zoning requirements for the districts that border Dickson Township.

## Marilla Township



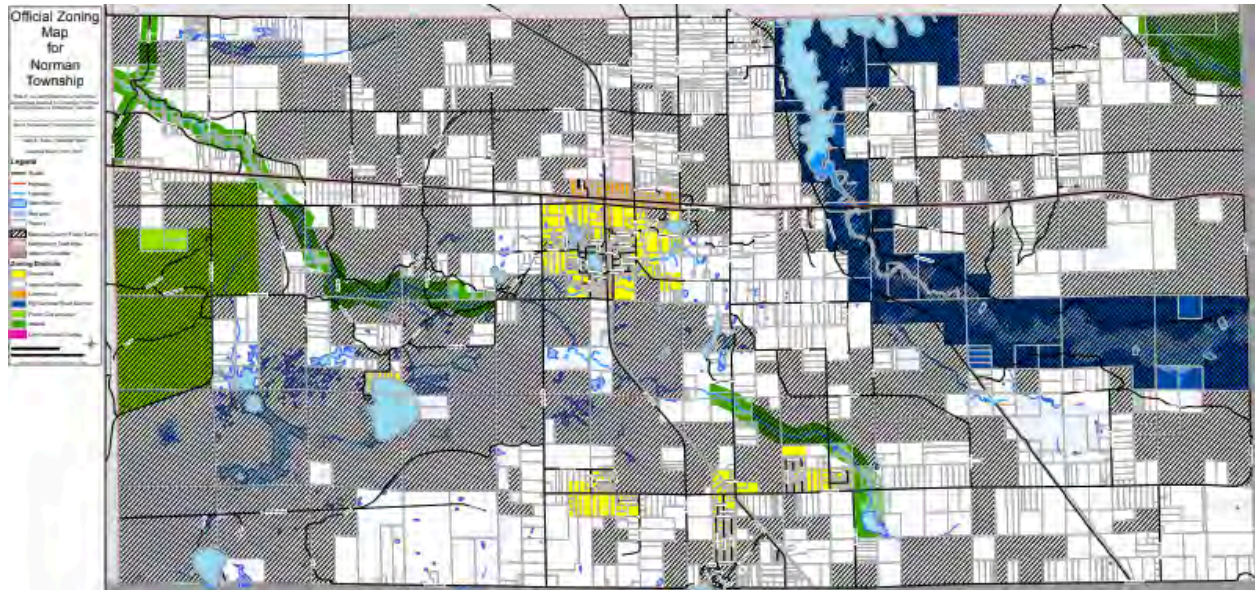
Map 15: Marilla Township Zoning Map.

Marilla Township		Zoning Districts				
Standards		Resource Preservation (RP-1)	Forest Recreation (FR-1)	Wetland (W-1)	Residential (R-1)	Rural Residential (RR-1)
Min Lot Area		40 Acres	N/A **	N/A ***	40,000 sq. feet	10 acres
Min Lot Width		1,200 feet	N/A **	N/A ***	150 feet	330 feet
Max Height		35 feet	N/A **	N/A ***	35 feet	35 feet
Min. Dwelling Area		600 sq. feet.	N/A **	N/A ***	600 sq. feet	600 sq. feet
Max Lot Coverage %		2-10% *	N/A **	N/A ***	30%****	2%*****
Setbacks	Front	50 feet	N/A **	N/A ***	50 feet	50 feet
	Side	20 feet	N/A **	N/A ***	20 feet	20 feet
	Rear	20 feet	N/A **	N/A ***	20 feet	20 feet
	Water yard	100 feet	N/A **	N/A ***	100 feet	100 feet
* Subject to Section 18.06 of the Marilla Township Zoning Ordinance						
** This district is intended to be a holding zone for lands owned and managed for the public trust by the United States Forest Service and the State of Michigan. The Township shall not regulate these lands under zoning provisions and should support the forest management plans created and incorporated by both State and Federal agencies.						
*** The wetland district is to provide protection to unique wetlands five (5) acres in size or larger, or which are connected to a riparian system or lake within the Township. Uses within the district should be limited to agricultural and forestry activities as well as passive recreational interests such as hiking, fishing and hunting. No dwellings, structures or earth altering activities should be allowed for within the district without proper permitting by the State Department of Environmental Quality.						
**** In addition to the maximum lot coverage, the township has a maximum impervious surface coverage of 40%.						
***** In addition to the maximum lot coverage, the township has a maximum impervious surface coverage of 5%.						

Table 12: Marilla Township bulk zoning requirements.

## Norman Township



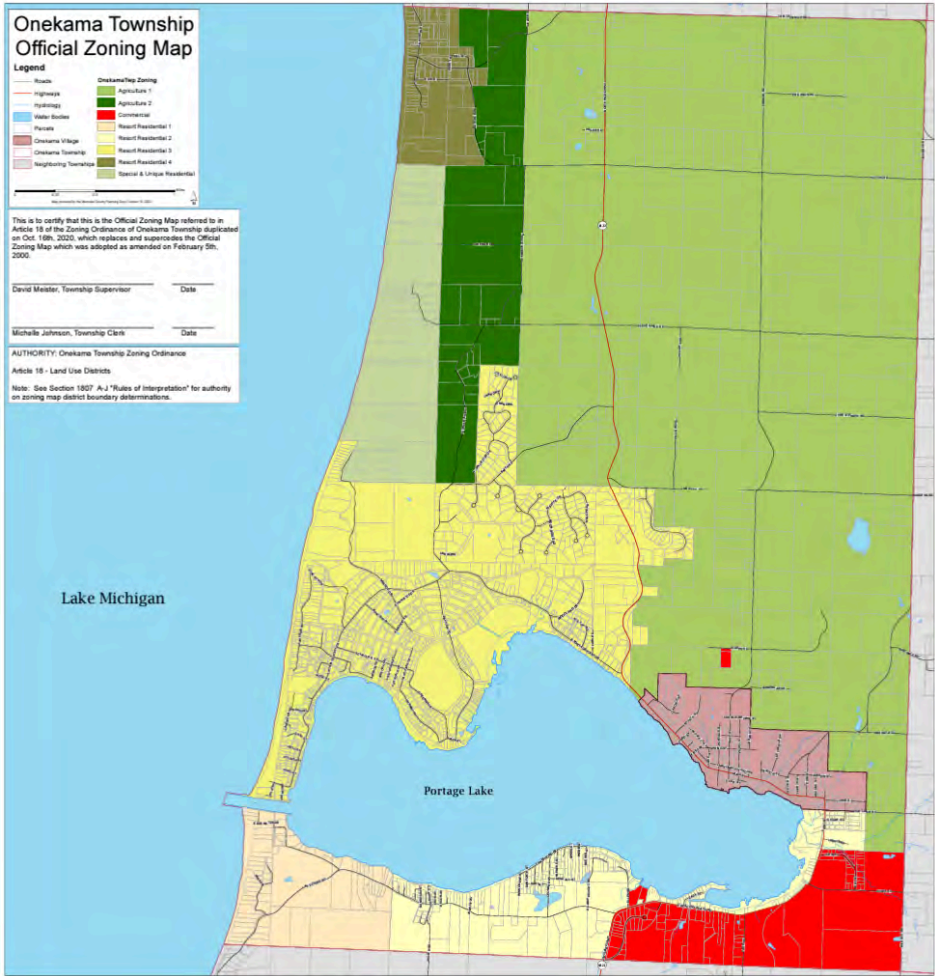


Map 16: Norman Township Zoning Map

Norman Township		Zoning Districts			
Standards		Agricultural / Rural Residential	Big Manistee River Corridor	Natural	Forest Conservation
Min Lot Area		2.5 Acres	20 Acres	10 Acres	40 acres
Min Lot Width		165 feet	600 feet	330 feet	1,320 feet
Max Height		40 feet	40 feet	40 feet	40 feet
Min. Dwelling Area		720 sq. feet	720 sq. feet	720 sq. feet	720 sq. feet
Max Lot Coverage %		30%	N/A	N/A	30%
Setbacks	Front	50 feet	100 / 133 feet *	100 / 133 *	100 feet
	Side	20 feet	50 feet	50 feet	50 feet
	Rear	50 feet	100 feet	100 feet	100 feet
	Water Yard	100 feet	100 / 150 feet **	100 feet	100 feet
* Front setback shall be measured 100 feet from front property line or 133 feet from centerline of road, whichever is greater.					
** The minimum waterfront setback from the Pine River and Big Manistee River shall not be less than one hundred fifty (150) feet, or one hundred (100) feet from the top (crest, rim) of the sides of the river valley, whichever is farther landward.					

Table 13: Norman Township Bulk Zoning Requirements

## Onkama Township



Map 17: Onekama Township zoning map.

Onekama Township	Zoning Districts
---------------------	------------------

Standards		Resort Residential 1 (R-1)	Resort Residential 2 (R-2)	Resort Residential 4 (R-4)	Commercial	Agricultural 1	Agricultural 2
Min Lot Area		1 acre	15,000 sq. feet	15,000 sq. feet	15,000 sq. feet	1 acre	1 acre
Min Lot Width		100 feet	100 feet	100 feet	100 feet	200 feet	200 feet
Max Height		35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Min. Dwelling Area		1000 sq. feet	800 sq. feet	800 sq. feet	800 sq. feet	800 sq. feet	800 sq. feet
Max Lot Coverage %		*	*	*	*	*	*
Setbacks	Front	25 feet	25 feet	25 feet	25 feet	50 feet	50 feet
	Side	10 feet	10 feet	10 feet	10 feet	20 feet	20 feet
	Rear	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
	Water front Lot	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet

\* For any parcel that is one (1) acre or less, any parcel containing a Guest Dwelling, or any parcel that is partially or wholly within five- hundred (500) feet of Portage Lake or any tributary of Portage Lake, the following standards shall apply: A. The impervious surfaces of the development of the property shall not cover more than 35% of the total parcel. B. For non-conforming parcels that are less than 15,000 square feet in area, the impervious surfaces shall not exceed 35% of the total property area or the area of the building envelope, whichever is less. C. For the purposes of this ordinance "impervious surfaces" means surfaces that are impenetrable by water, including, but not limited to, building roofs, sidewalks, driveways, parking lots, concrete or stone patios.

Table 14: Onekama Township zoning regulations.



This is to certify that this is the Official Zoning Map referenced in the  
 Rezoning Petition, Zoning Ordinance Article 18, adopted on June 14th, 2018,  
 which replaces and supersedes the Official Zoning Map which was adopted  
 on May 10th, 1995.

This Zoning Map is certified by the Township Supervisor and attested by the Township Clerk.

*Carol Merrill* 6/14/18  
 Carol Merrill, Planning and Zoning Supervisor Date  
*Amy Cross* 6-18  
 Amy Cross, Planning and Zoning Clerk Date

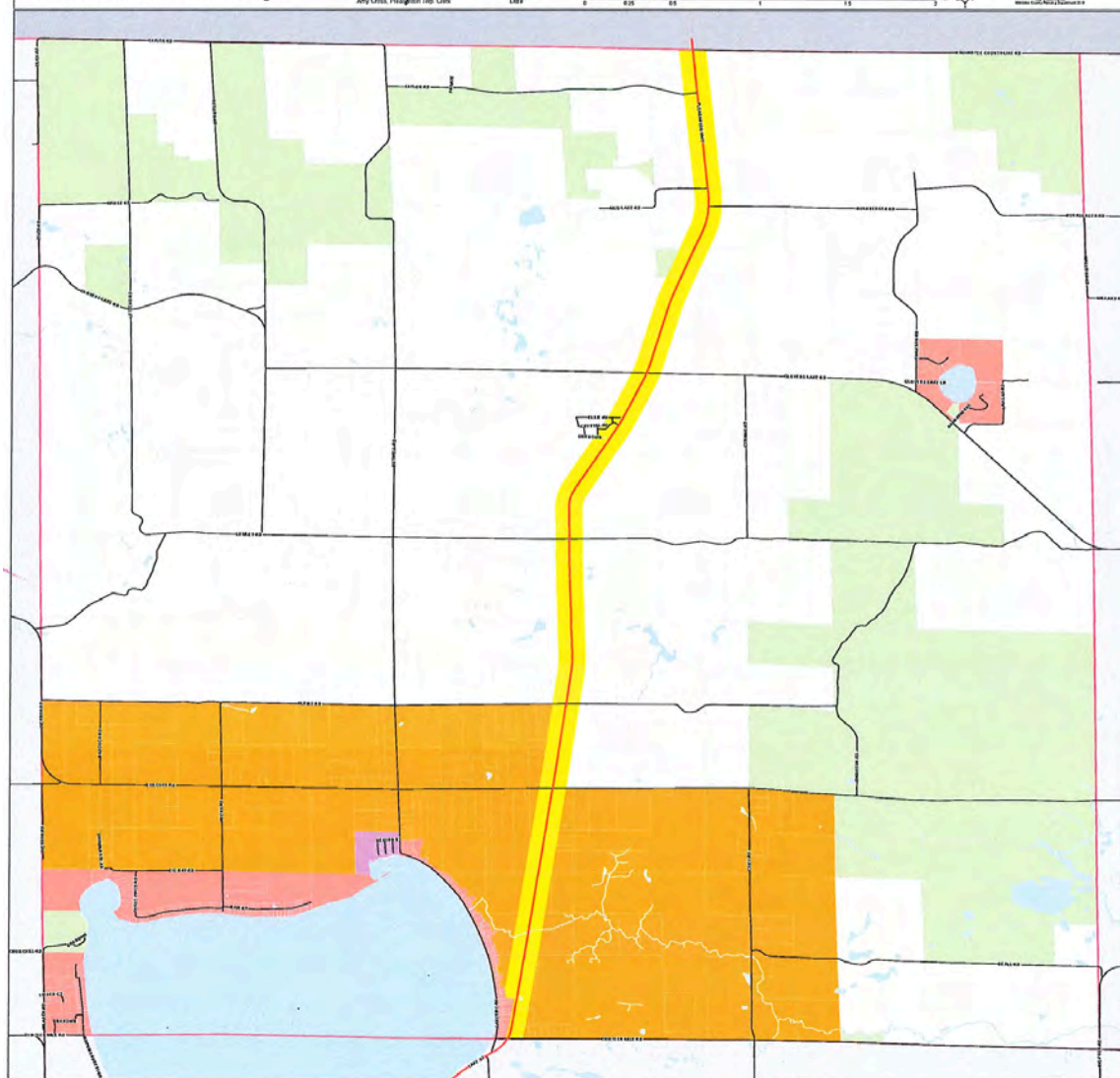
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*Carol Merrill* 6/14/18  
 Carol Merrill, Planning and Zoning Supervisor Date  
*Amy Cross* 6-18  
 Amy Cross, Planning and Zoning Clerk Date

— High

-  Highways  
 Roads  
 Hydrology  
 Water Bodies  
 Parcels  
 Zoning Label  
 Township Boundary  
 Adjacent Townships  
 Benzie County



Map 18: Pleasanton Township zoning map.

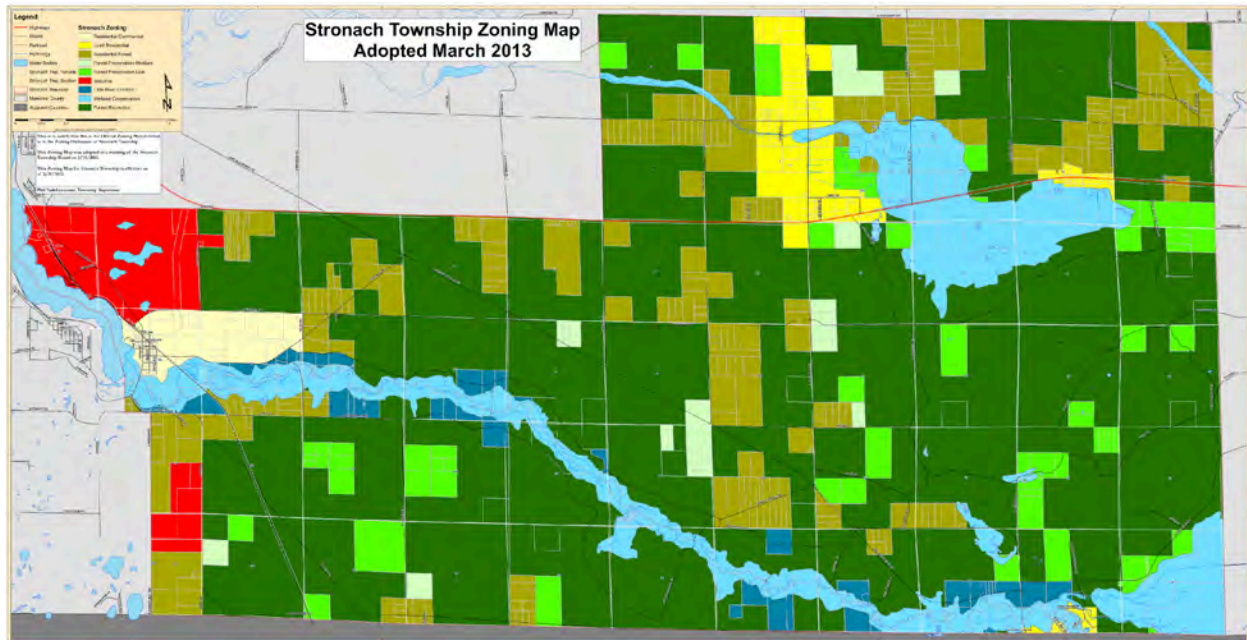
Pleasanton Township		Zoning Districts				
Standards		RA-1 Residential Ag	RA-2 Residential Ag	RA-3 Residential Ag	LS-1 Lakeshore Residential	WR-1 Preserve
Min Lot Area		10 acres *	2 acres *	5 acres *	20,000 sq. feet	10 acres
Min Lot Width		200 feet	200 feet **	200 feet	100 feet***	200 feet
Max Height		35 feet	35 feet	35 feet	28 feet	35 feet
Min. Dwelling Area		840 sq. feet	840 sq. feet	840 sq. feet	840 sq. feet	840 sq. feet
Max Lot Coverage %		*****	*****	*****	*****	*****
Setbacks	Front	83 feet	83 feet	83 feet	57 feet	83 feet
	Side	10 feet	20 feet	10 feet	10 feet	10 feet
	Rear	20 feet	20 feet	20 feet	20 feet	20 feet
	Water yard	100 feet	300 feet	100 feet	****	300 feet
* Except for flag lots. Flag Lot Minimums: A flag lot must have a minimum of 66 feet of road frontage with no structure over 50 square feet allowed in the pole area of the parcel. The pole area of a parcel may only access one parcel of land, unless a private road and proper land division is approved by the township.						
** Highway frontage.						
*** Road frontage.						
**** On riparian or littoral lots, or lots contiguous to that part of a road that is riparian or littoral, no structure shall be more than five (5) feet in height between the waters' edge and a line which is the average setback line of the two (2) principle residential structures on either side of the property.						
***** While defined the regulation is not used aside from allowing regulation in PUDs and other special uses.						

Table 15: Pleasanton Township zoning district regulations.

### Springdale Township

No zoning currently in Springdale Township. As such no comparison is available. If in the future Springdale Township decides to institute a Zoning Ordinance care should be provided to ensure that compatible land uses occur along its borders with its neighbors.

### Stronach Township



Map 19: Stonach Township zoning map.

Stonach Township		Zoning Districts					
Standards		Residential Forest	Udell Residential	Forest Recreation** *	Wetland Conservation	Forest Preservation Low	Little River Corridor Industrial
Min Lot Area		5 acres	20,000 sq. feet	***	*	40 acres	20,000 sq. feet
Min Lot Width		300 feet	100 feet	***	*	500 feet	150 feet
Max Height		35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Min. Dwelling Area		600 sq. feet	600 sq. feet	***	600 sq. feet	600 sq. feet	N/A
Max Lot Coverage %		N/A	N/A	N/A	N/A	N/A	N/A
S e t b a c k s	Front	30 feet **	30 feet **	30 feet **	30 feet **	30 feet **	30 feet **
	Side	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
	Rear	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
	Water lot	N/A	N/A	***	*	N/A	N/A

\* Dwellings and structures must have frontage on an existing public road that is maintained year-round.

\*\* Front Sixty feet from the center of the road way, or 30 feet from property line, whichever is greater.



Table 16: Stronach Township zoning district regulations.

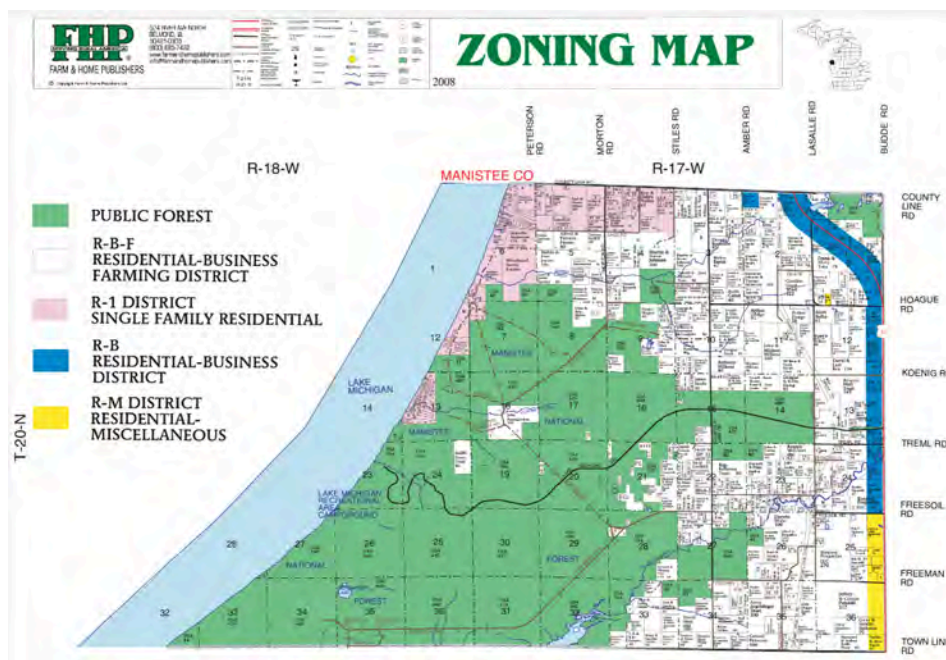
***Mason County***

**Mason County:**

Mason County, Michigan is located adjacent and to the South of Manistee County. The County is responsible for zoning in the following Mason County townships: Amber, Branch, Eden, Riverton, Summit, Sheridan, Sherman, Meade, Victory, Custer, and Logan. The County is rural in nature with two small cities of Ludington (pop. 7,699, 2022) and Scottville (pop. 1,367, 2022). Mason County has three townships that border Manistee County, Grant Township has standalone zoning and planning efforts while Freesoil Township and Meade Township border Manistee County in the North and Northeast of Mason County and planning and zoning in those townships are handled by Mason County Planning Department. Freesoil borders Stronach Township in Manistee County, while Meade Township borders both Stronach Township and Dickson Township.

**Grant Township:**

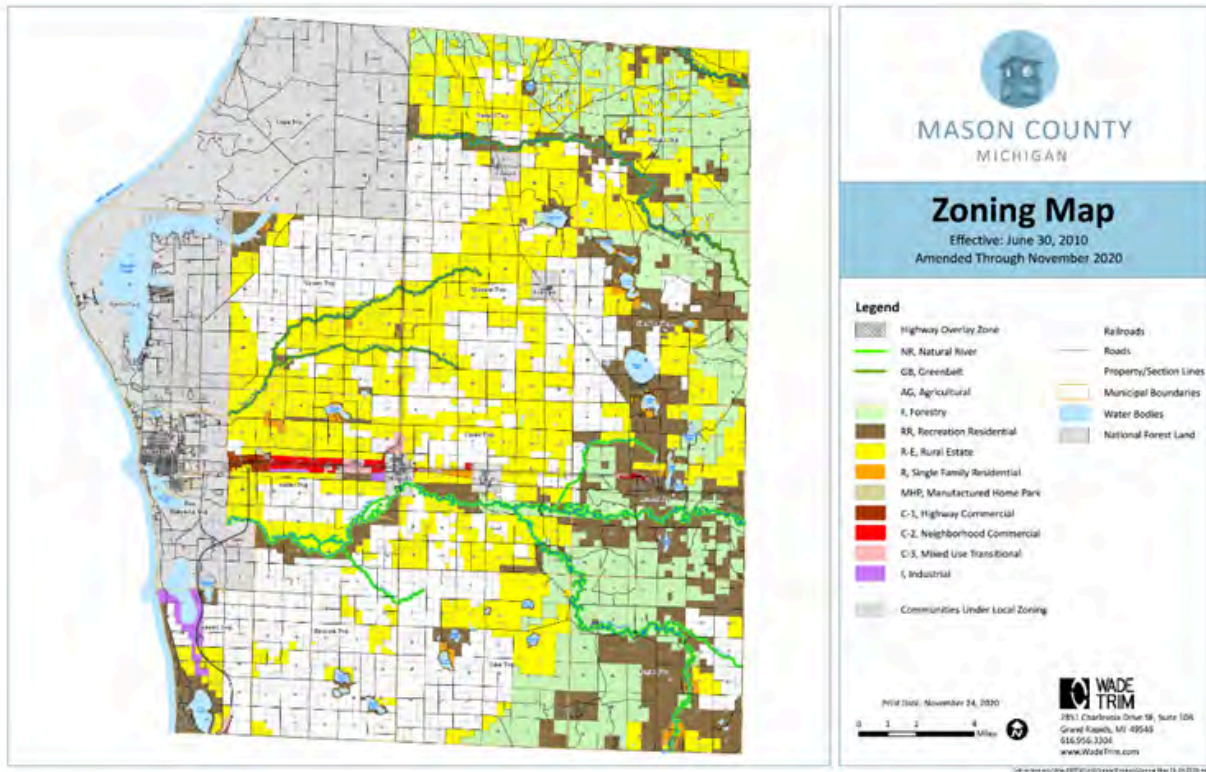
Grant Township is a rural Township located South of Filer Township (Manistee County) in Mason County, Michigan. The Residential-Business Farming District, Public Forest, Residential-Business District, and Single-Family Residential zoning districts abut to Manistee County.



Map 20: Grant Township zoning map.

Grant Township		Zoning Districts			
Standards		Residential-Business Farming	Single Family Residential	Public Forest	Residential Business
Min Lot Area		17,500 sq. ft.	17,500 sq. ft.	*	17,500 sq. ft.
Min Lot Width		175 feet	175 feet	*	175 feet
Max Height		45 feet	43 feet	*	45 feet
Min. Dwelling Area		720 sq. feet	720 sq. feet	*	720 sq. feet
Max Lot Coverage %		N/A	N/A	*	N/A
Setbacks	Front	30 feet	30 feet	*	50 feet
	Side	20 feet	20 feet	*	30 feet
	Rear	20 feet	20 feet	*	50 feet
	Rear/Waterfront lot	50 feet	50 feet	*	50 feet
* Uses within the district should be limited to agricultural and forestry activities as well as passive recreational interests such as hiking, fishing and hunting. No dwellings, structures or earth altering activities should be allowed for within the district without proper permitting by the State Department of Environmental Quality or the United States Forest Service.					

Table 17: Grant Township zoning regulations.



Map 21: Mason County zoning map.

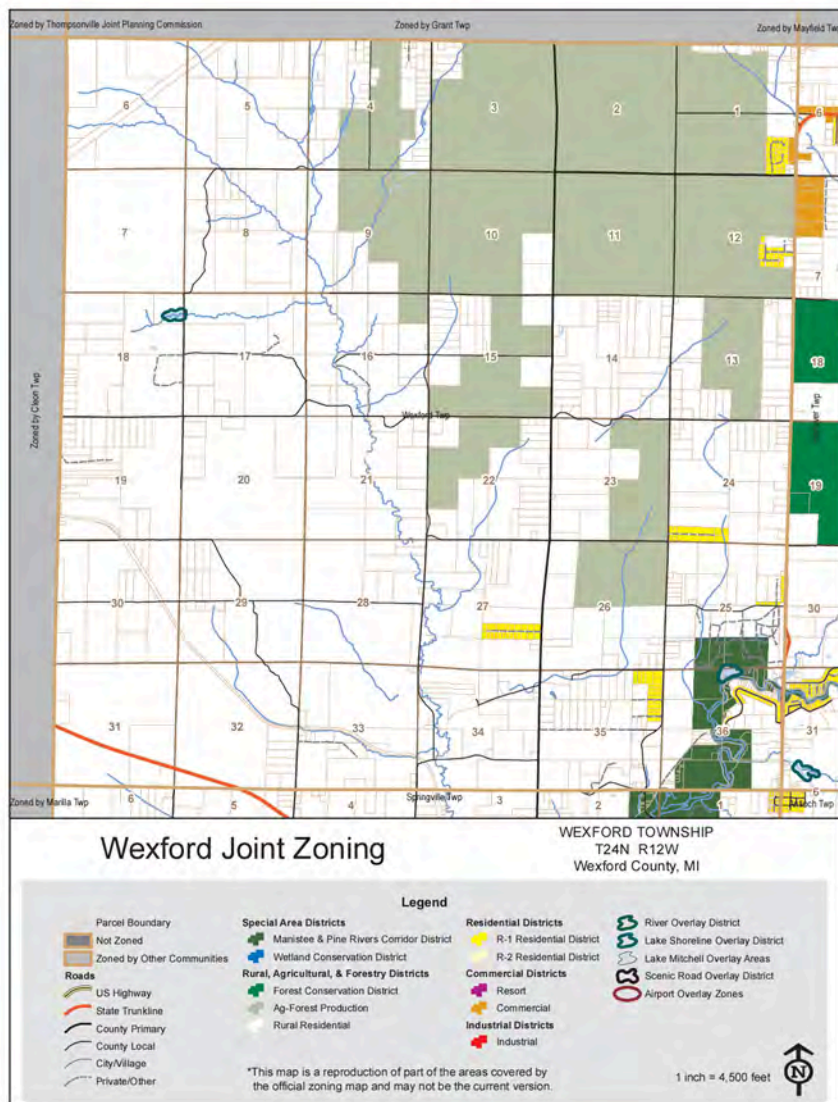
Mason County		Zoning Districts			
Standards		Recreation Residential	Rural Estate	Greenbelt	Forestry
Min Lot Area		10,000 - 15,000 sq. feet**	1 acre	20,000 sq. feet	1 acre
Min Lot Width		100 feet-150 feet ***	150 feet	100 feet	150 feet
Max Height		30 feet	30 feet	30 feet	30 feet
Min. Dwelling Area		720 sq. feet	720 sq. feet	720 sq. feet	720 sq. feet
Max Lot Coverage %		N/A	35% *	N/A	N/A
Setbacks	Front	25 feet	50 feet	50 feet	50 feet
	Side	35 feet ****	25 feet	25 feet	25 feet
	Rear	25 feet	25 feet	25 feet	25 feet
	Water front	40 feet	40 feet	50 feet	40 feet
* Building lot coverage applies only to special land use structures and special land use accessory buildings. In-ground or at-grade structures are not deemed structures for computing maximum allowable building lot coverage.					
** a. Fifteen-thousand (15,000) square feet for single-family dwellings, provided that existing separately owned, nonconforming lots and platted lots which are noncontiguous with other similar lots may be excepted from this restriction. b. Ten-thousand (10,000) square feet for two-family dwellings per unit. c. Fifteen thousand (15,000) square feet for all other special uses.					
*** a. One-hundred (100) feet for single-family dwellings. b. One-hundred and fifty (150) feet for two-family dwellings. c. One-hundred and fifty (150) feet for all other special uses.					
**** Minimum side yard setback per zoning lot shall be thirty-five (35) feet with one side not less than ten (10) feet					

Table 18: Mason County zoning district regulations.

## Wexford County



## Wexford Township

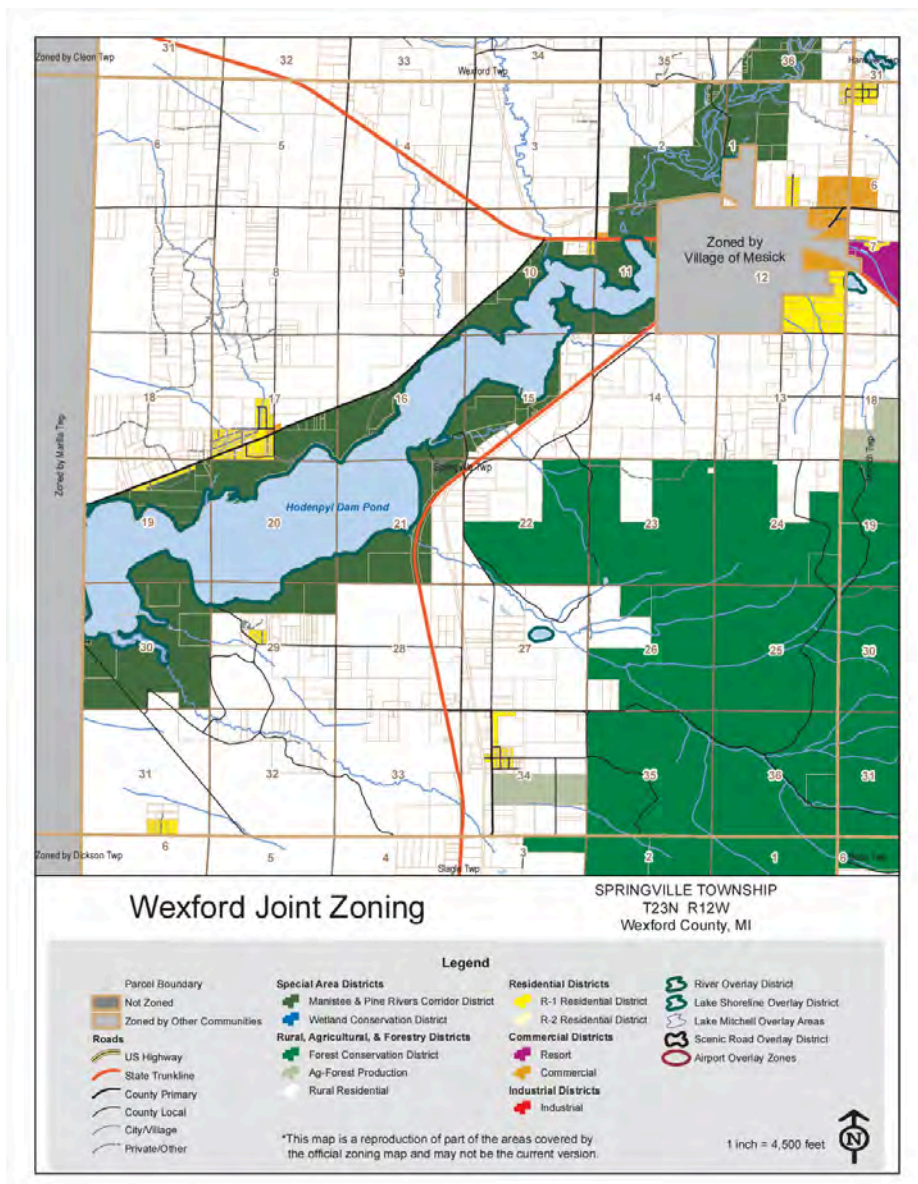


Map 22: Wexford Township joint zoning map.

Wexford Township		Zoning Districts
Standards		Rural Residential
Min Lot Area		1 acre
Min Lot Width		165 feet
Max Height		35 feet
Min. Dwelling Area		800 sq. feet
Max Lot Coverage %		Net zero runoff
Setbacks	Front	50 feet
	Side	30 feet
	Rear	50 feet
	Water front	Subject to section 1011: Water Protection

Table 19: Wexford Township zoning regulations.

## Springville Township



Map 23: Springville Township Zoning Map



Springville Township		Zoning Districts		
Standards		Rural Residential	Manistee Pine Rivers Corridor	Lake Shoreline Overlay
Min Lot Area		1 acre	80,000 sq. feet*	80,000 sq. feet*
Min Lot Width		165 feet	165 feet	165 feet
Max Height		35 feet	35 feet	35 feet
Min. Dwelling Area		800 sq. feet	800 sq. feet	800 sq. feet
Max Lot Coverage %		Net zero runoff	**	***
Setbacks	Front	50 feet	50 feet	****
	Side	30 feet	30 feet	****
	Rear	50 feet	50 feet	****
	Water front	Subject to section 1011: Water Protection	Subject to section 1011: Water Protection	Subject to section 1011: Water Protection

\* 80,000 sq. feet must be within 400 feet of a natural rivers

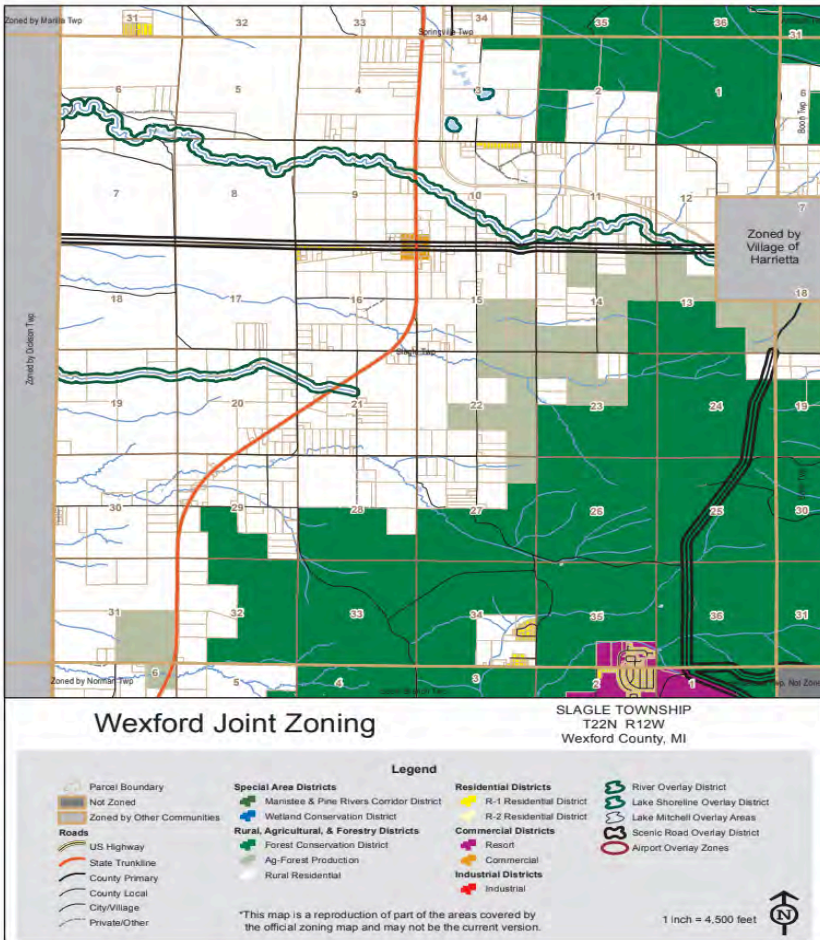
\*\* Parcel Coverage: A parcel which is less than 10,000 square feet in area shall not be more than thirty-five (35) percent covered by impervious surface, structures, and Buildings. A parcel which is between 10,000 and 40,000 square feet in area shall not be more than twenty-five (25) percent covered by impervious surface, structures, and Buildings. A parcel which is more than 40,000 square feet in area shall not be more than twenty (20) percent covered by impervious surface, structures, and Buildings.

\*\*\* A parcel which is less than 10,000 square feet in area shall not be more than thirty-five (35) percent covered by impervious surface, structures, and Buildings. A parcel which is between 10,000 and 40,000 square feet in area shall not be more than twenty-five (25) percent covered by impervious surface, structures, and Buildings. A parcel which is more than 40,000 square feet in area shall not be more than twenty (20) percent covered by impervious surface, structures, and Buildings.

\*\*\*\* Setback for all structures, driveways for motor vehicles, and solid waste disposal: Fifty (50) feet landward (measured horizontally) from the waterfront line, or two (2) feet above the surface (measured vertically) of the water body, whichever is farther landward. Nutrient sources (such as, but not limited to; drain field, manure storage, fertilizer storage, fertilized areas) shall be set back one hundred (100) feet landward (measured horizontally) from the waterfront line, or two (2) feet above the surface (measured vertically) of the water body, whichever is farther landward. (See Section 8001 et seq. of this Ordinance.)

Table 20: Springville Township zoning districts regulation.

Slagle Township is located to the east of Dickson Township in Wexford County. The Township is rural in nature with only the Rural Residential zoning district abutting Dickson Township's Agricultural Rural zoning district. Table 21 displays the bulk land use requirements for Slagle Township, while Map 24 displays the Slagle Township Zoning Map. The zoning districts are very similar with only a slight difference in minimum lot area, minimum dwelling area, height, and front setback requirements. The two zoning districts should be considered compatible with each other, but rural development to be considered low density should have higher min lot areas higher than 1-acre minimums.



Map 24: Slagle Township joint zoning map.

Slagle Township	Zoning Districts
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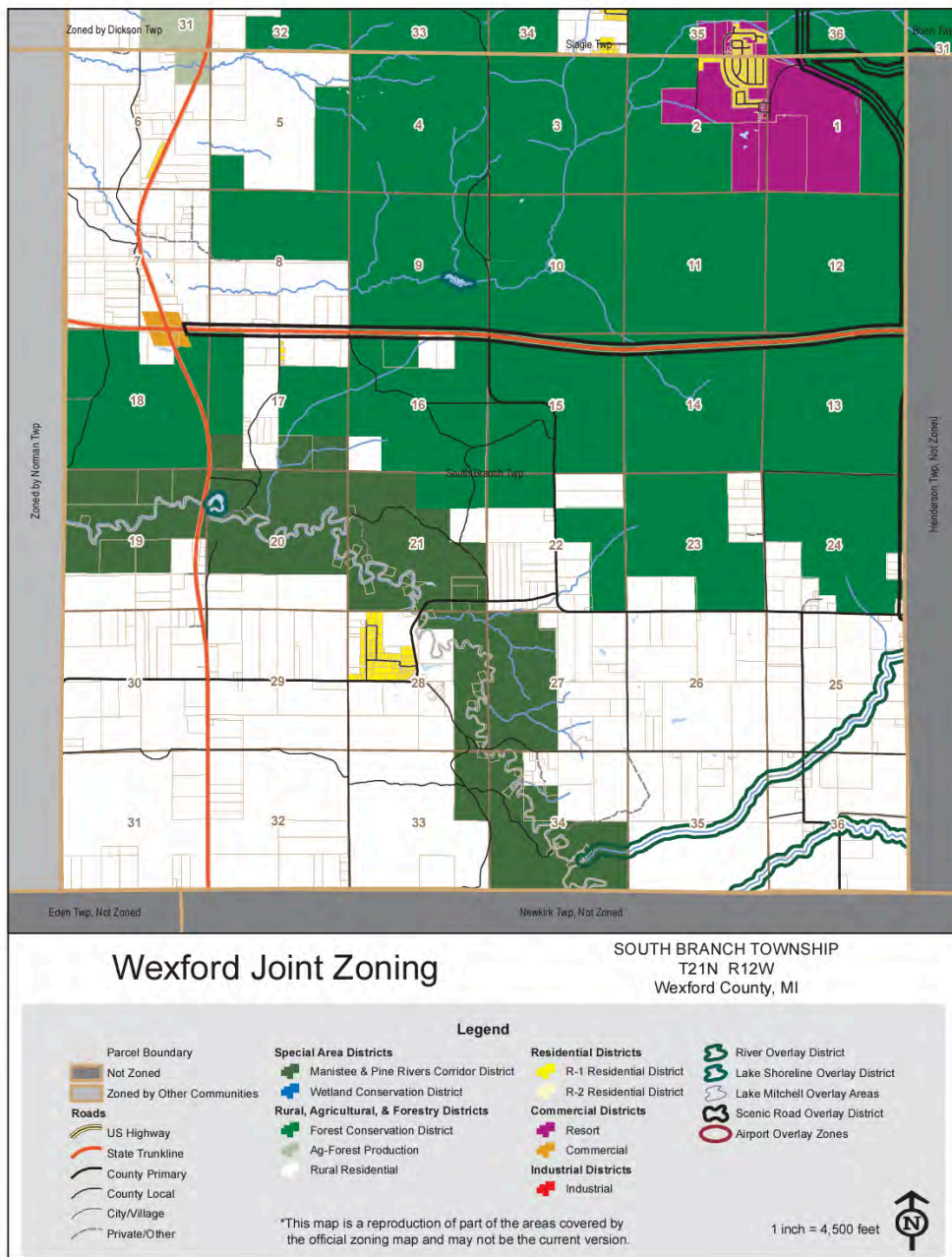
Standards		Rural Residential	River Overlay District
Min Lot Area		1 acre	40000 sq. feet
Min Lot Width		165 feet	150 feet
Max Height		35 feet	35 feet
Min. Dwelling Area		800 sq. feet	800 sq. feet
Max Lot Coverage %		Net zero runoff	*
Setbacks	Front	50 feet	50 feet
	Side	30 feet	30 feet
	Rear	50 feet	50 feet
	Water front	Subject to section 1011: Water Protection	Subject to section 1011: Water Protection & Article 7403(A)(5)(b)

\* Parcel Coverage: A parcel which is between 12,000 and 40,000 square feet in area shall not be more than thirty-three (33) percent covered by impervious surface, structures, and Buildings. A parcel which is more than 40,000 square feet in area shall not be more than twenty (20) percent covered by impervious surface, structures, and Buildings.

Table 21: Slagle Township bulk zoning district regulation.



## South Branch Township



Map 25: South Branch Township joint zoning map.

South Branch Township		Zoning Districts		
Standards		Rural Residential	Manistee Pine Rivers Corridor	Forest Conservation
Min Lot Area		1 acre	80,000 sq. feet*	20 acres
Min Lot Width		165 feet	165 feet	165 feet
Max Height		35 feet	35 feet	35 feet
Min. Dwelling Area		800 sq. feet	800 sq. feet	800 sq. feet
Max Lot Coverage %		Net zero runoff	**	***
Setbacks	Front	50 feet	50 feet	50 feet
	Side	30 feet	30 feet	30 feet
	Rear	50 feet	50 feet	50 feet
	Water front	Subject to section 1011: Water Protection	Subject to section 1011: Water Protection	Subject to section 1011: Water Protection

\* 80,000 sq. feet must be within 400 feet of a natural rivers

\*\* Parcel Coverage: A parcel which is less than 10,000 square feet in area shall not be more than thirty-five (35) percent covered by impervious surface, structures, and Buildings. A parcel which is between 10,000 and 40,000 square feet in area shall not be more than twenty-five (25) percent covered by impervious surface, structures, and Buildings. A parcel which is more than 40,000 square feet in area shall not be more than twenty (20) percent covered by impervious surface, structures, and Buildings.

\*\*\* Buildings and parcel Coverage: No dwellings and principal Buildings shall be constructed in this District which contain less than eight hundred (800) square feet of Building Area, and is not less than twelve (12) feet on all building faces.

Table 22: South Branch Township zoning district regulations.

# **Appendix E**

## **Collaborative**

## **Permitting**

## **Survey**



# Community Survey

Village/Township/City name: Stronach

Date: 4/12/24

I am a member of the Village Council/Township Board/City Council: Yes\_\_\_ No\_\_\_

I am a member of the Village PC/Township PC/ City PC: Yes\_\_\_ No\_\_\_

1. How often is your zoning administrator attending conferences or training to learn about changes in regulatory capabilities? (signage, for example)

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2. What was your perception of collaborative zoning before the meeting?

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3. What is your current perception of collaborative zoning?

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4. What challenges are you currently facing in administering your zoning, if any?

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Continued on next page

5. What concerns do you have in regard to a single county zoning model?

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6. What benefits do you see in a single county zoning model, if any?

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7. On a scale from 1 to 5, with **5 being the most interested** and **1 being least interested**, how interested are you in having your community participate in a coordinated land use permitting model? Put an X next to your response.

- ☐ 1. I'm not interested
- ☐ 2. I'm interested to engage in discussions, but am likely not participating
- ☐ 3. I'm interested, but I need clarifying information to make a final decision
- ☐ 4. I'm interested to participate in the long-term, but not immediately
- ☐ 5. I'm interested to participate now

\*Please mark only one with an X.

