

APPENDIX

to the 2025 City of East Jordan Economic Development Plan



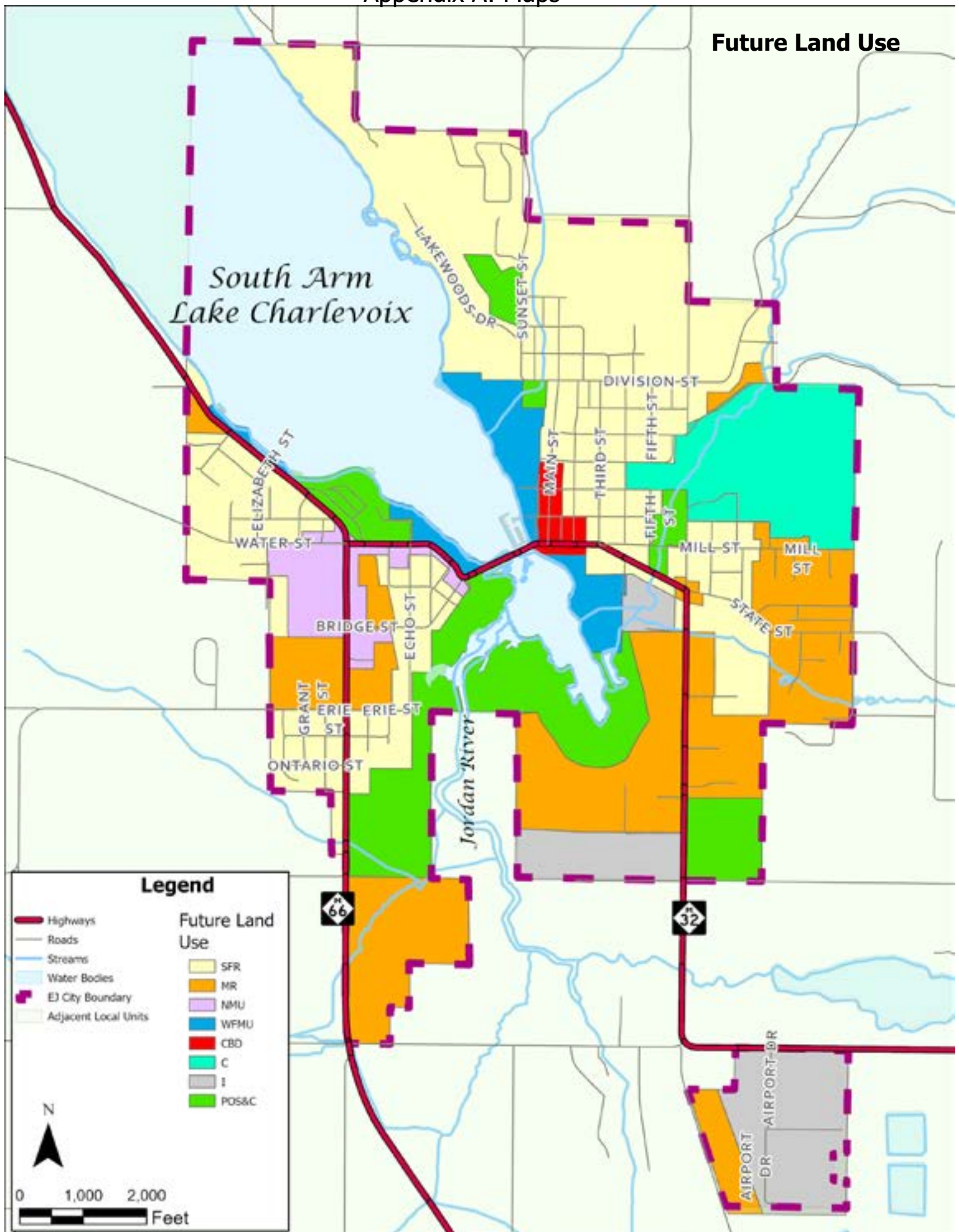
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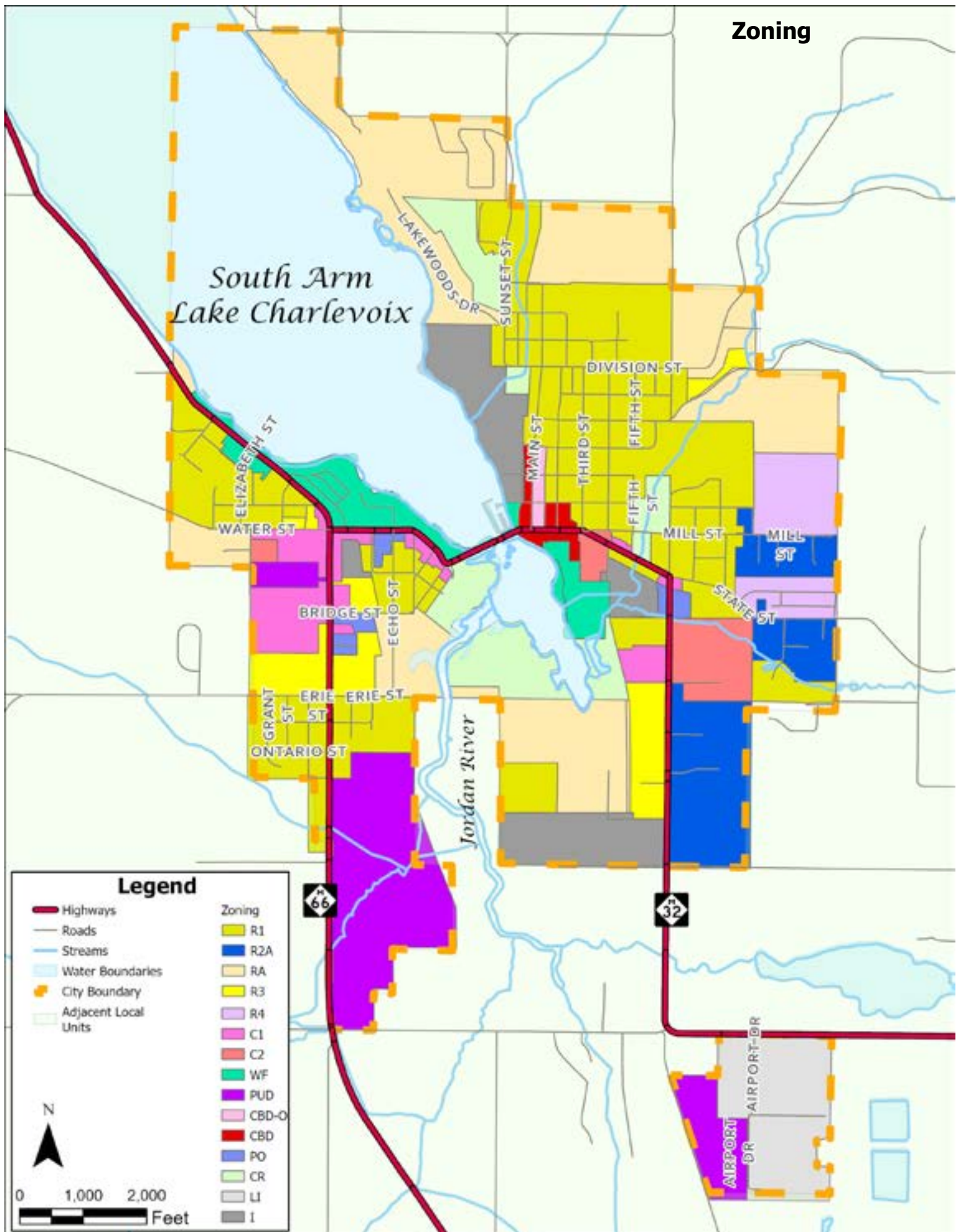
Plan Prepared with
Assistance Provided by:

Networks Northwest Community Development Department

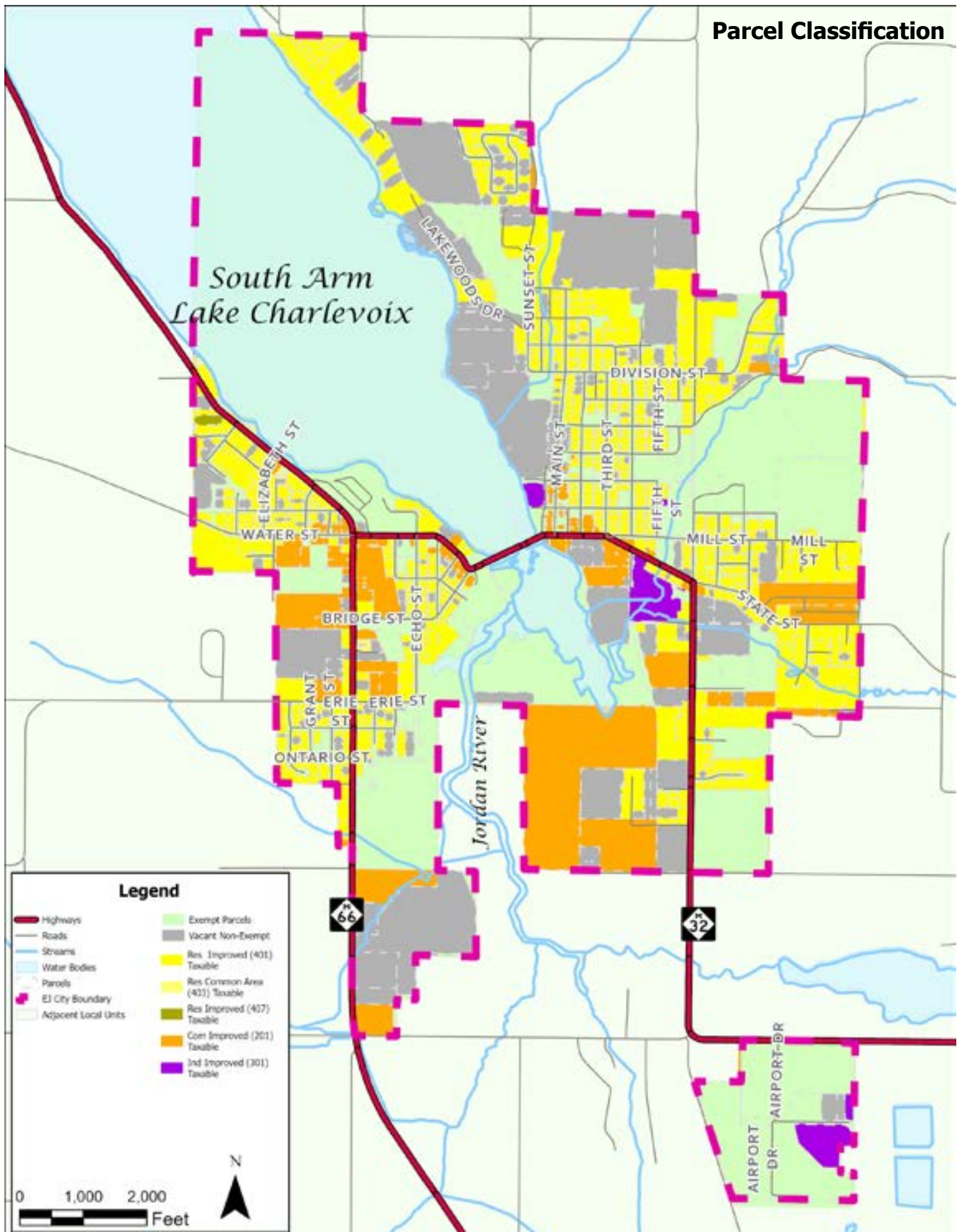




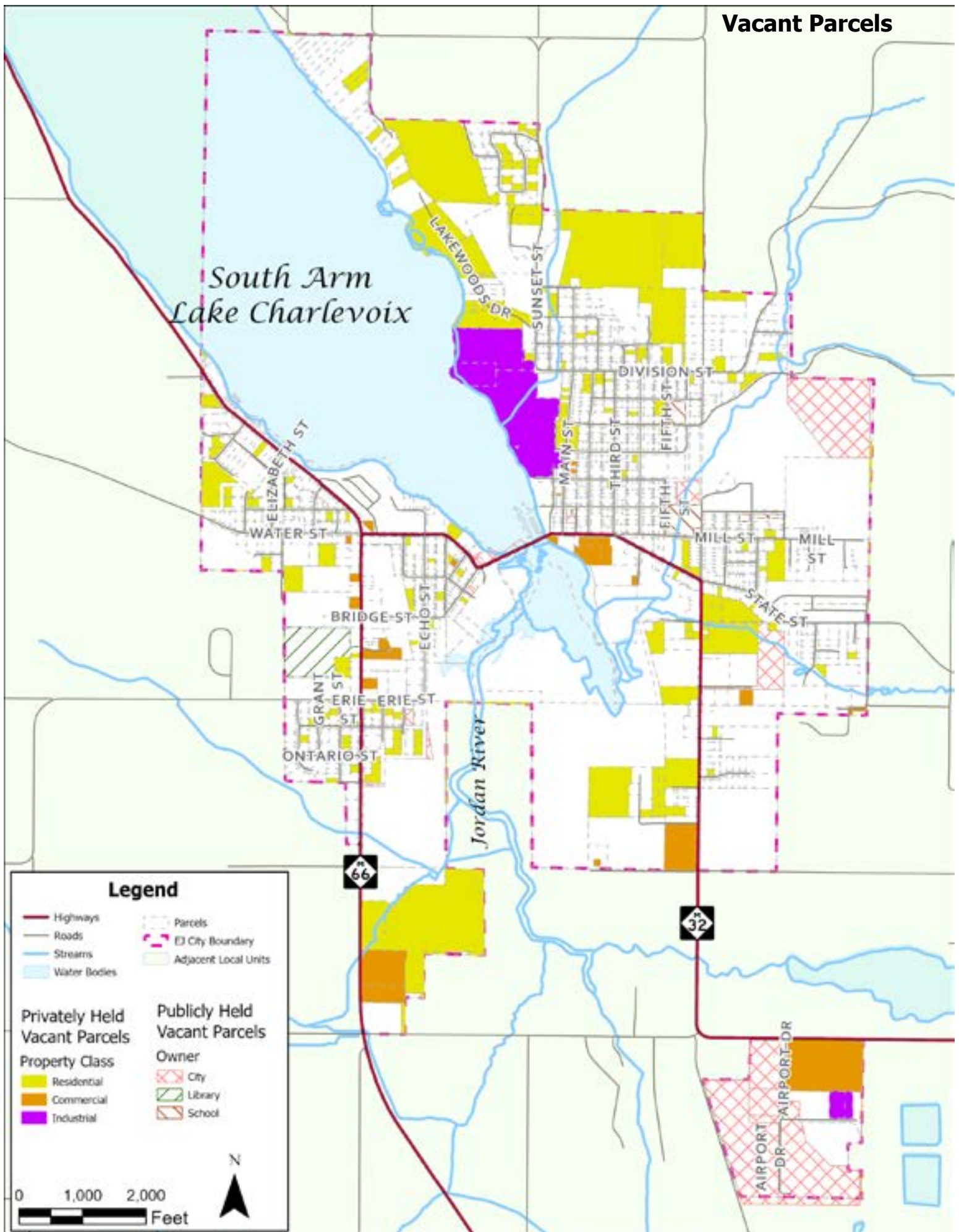
Zoning

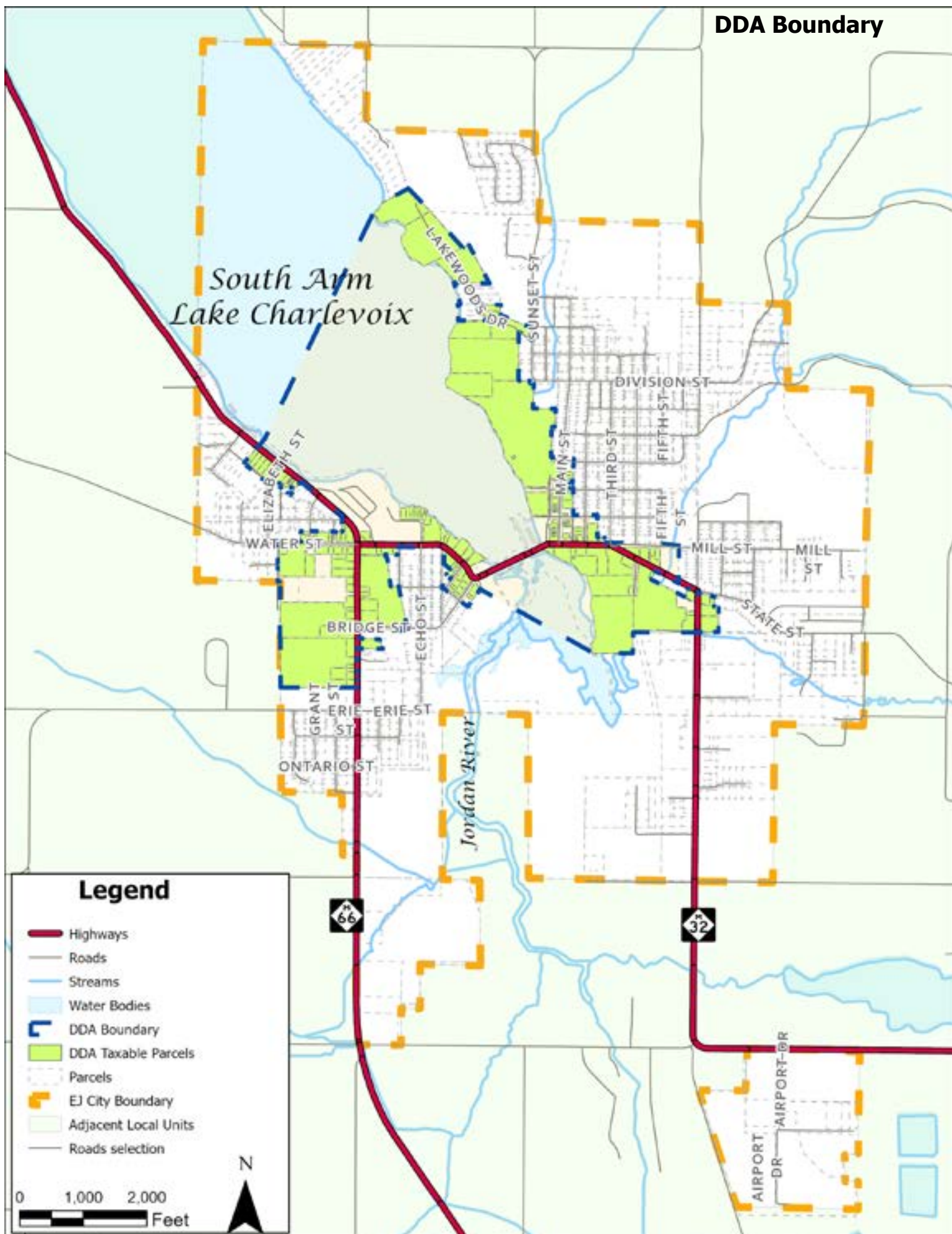


Parcel Classification



Vacant Parcels





Short Term Rental District

*South Arm
Lake Charlevoix*

LAKWOODS DR

SUNSET ST

DIVISION ST

THIRD ST

FIFTH ST

MAIN ST

WATER ST

ELIZABETH ST

MILL ST

MILL ST

STATE ST

BRIDGE ST

ECHO ST

GRANT ST

ERIE ST

ERIE ST

ONTARIO ST

Jordan River

66

32

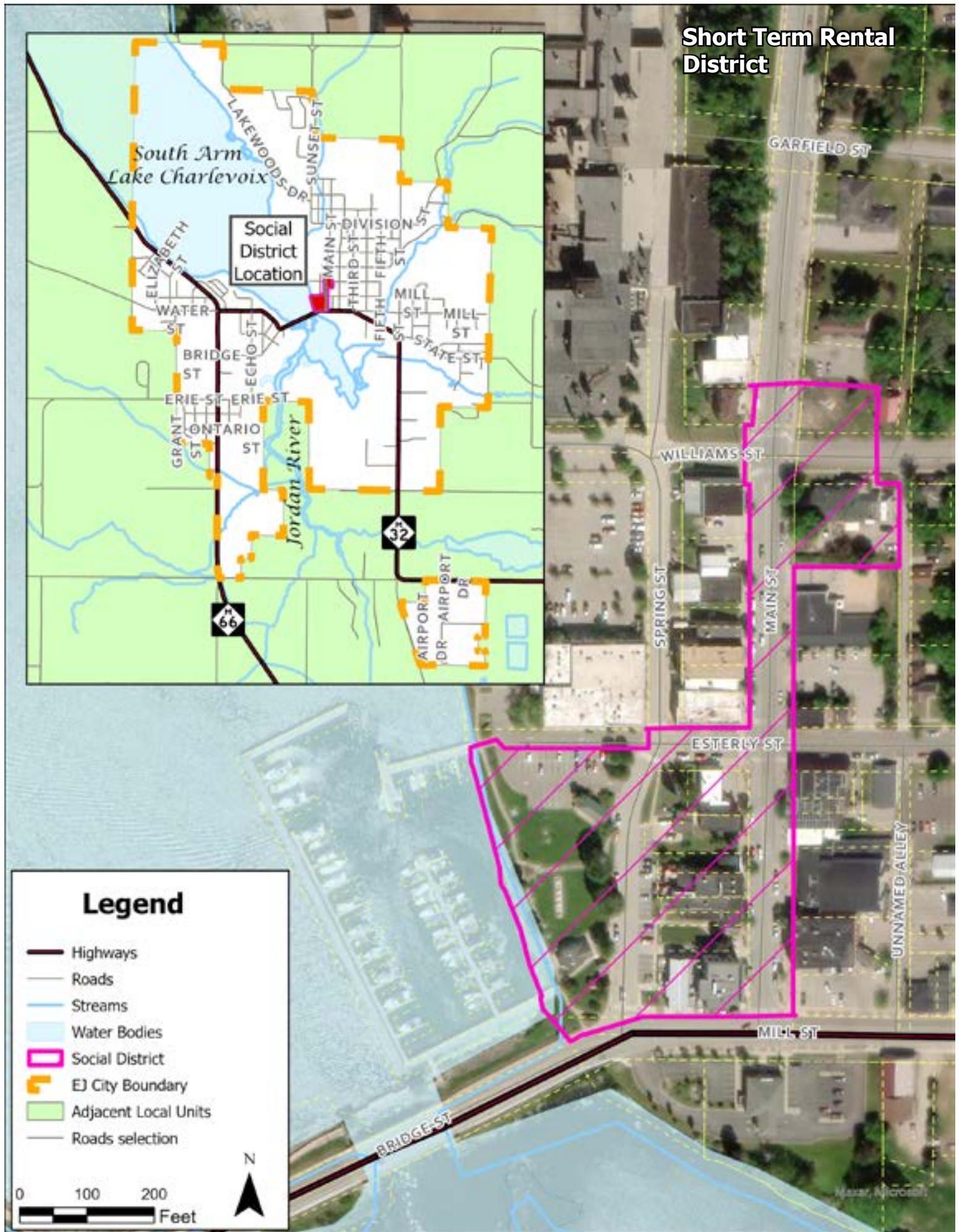
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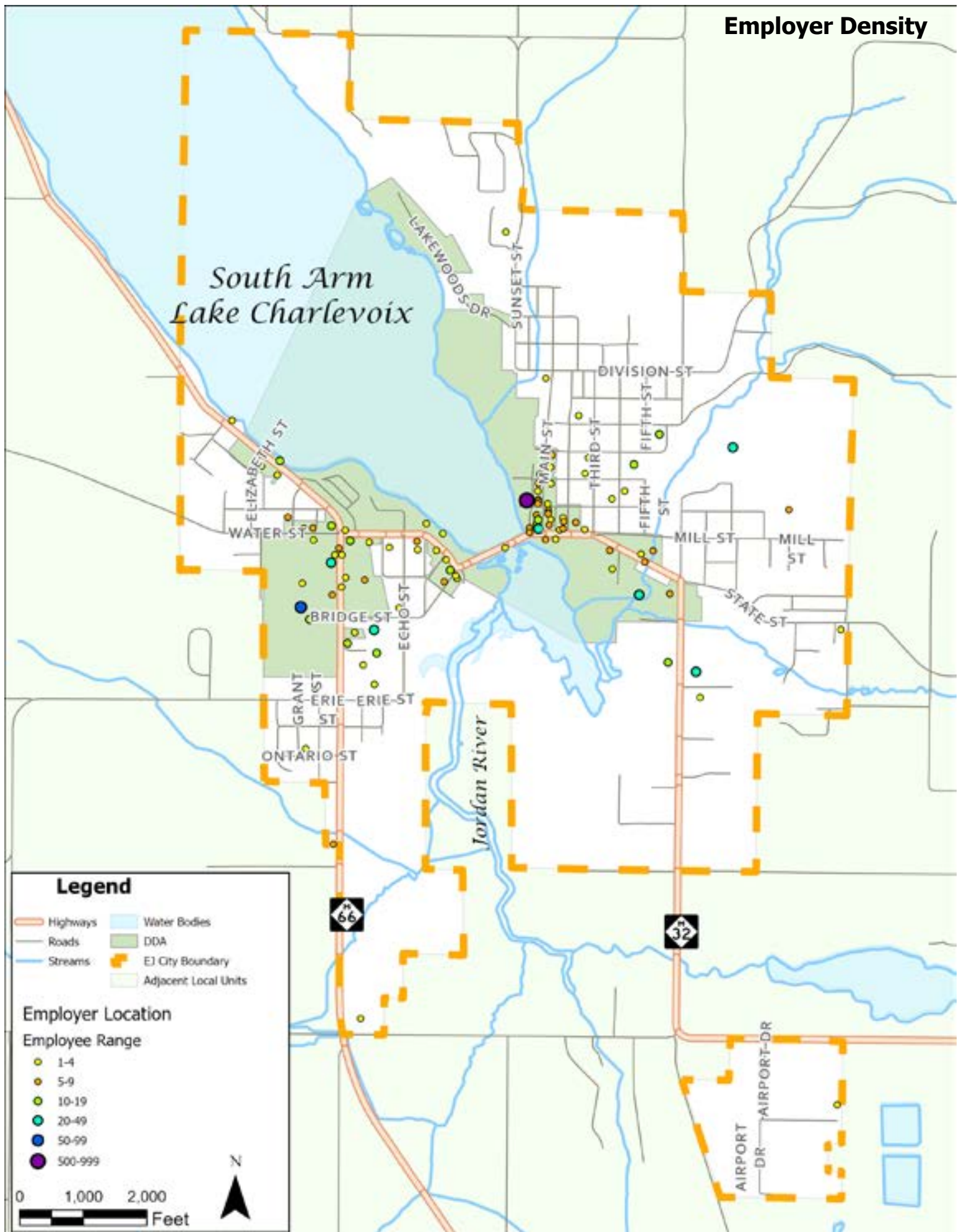
Legend

- Highways
 - Roads
 - Streams
 - Water Bodies
 - Short-Term Rental District (No Cap)
 - Parcels
 - EJ City Boundary
 - Adjacent Local Units
 - Roads selection
- 0 1,000 2,000 Feet

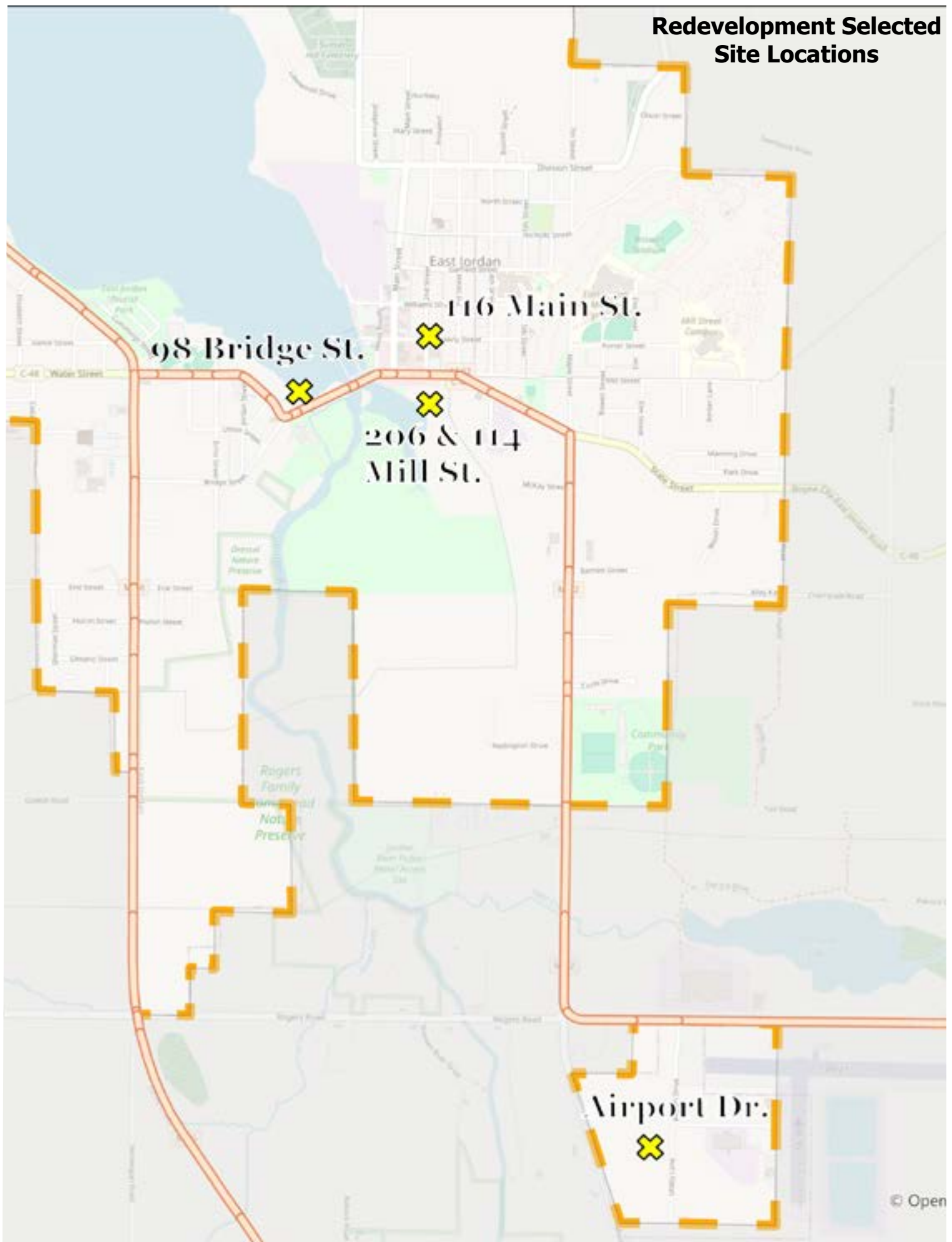
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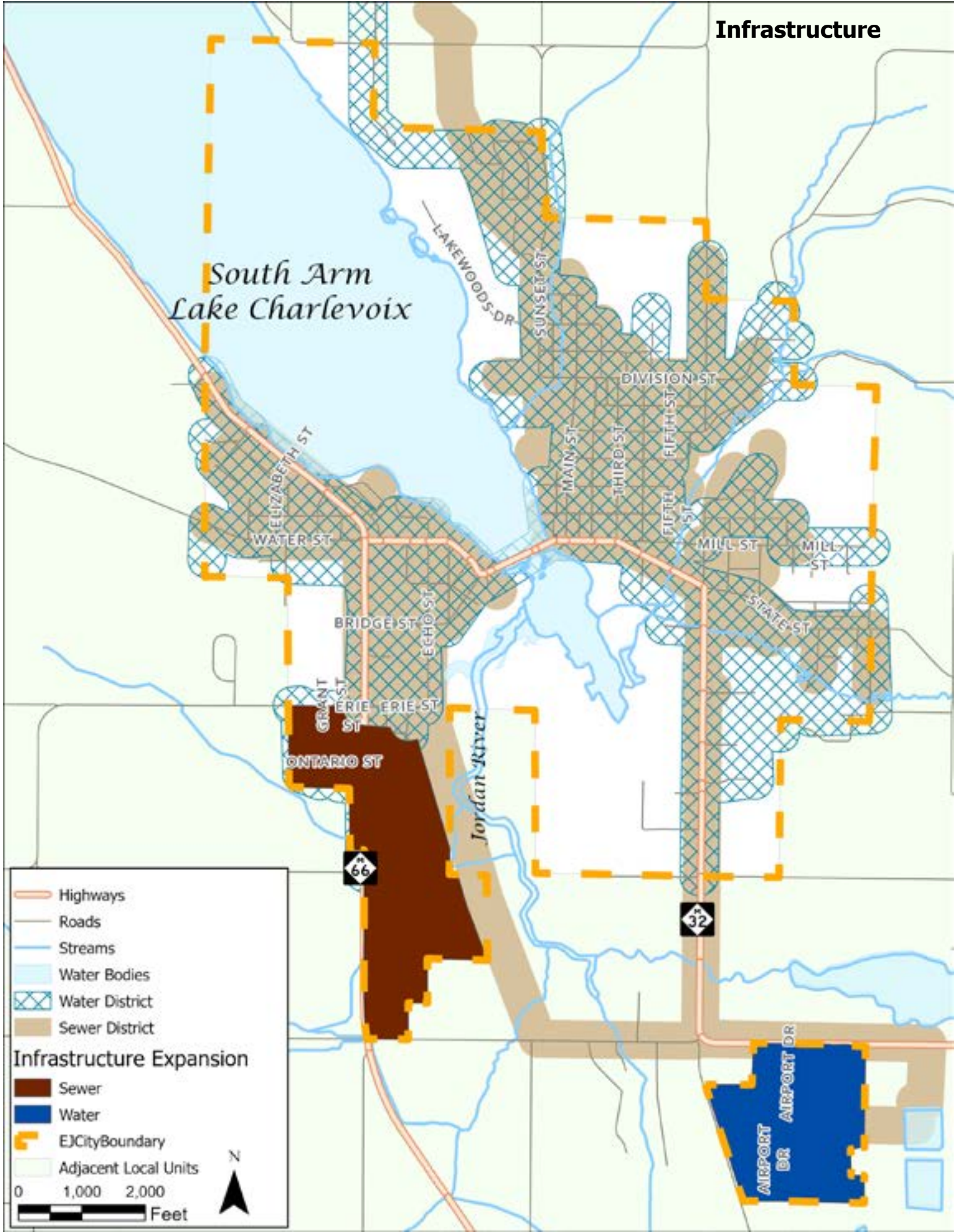
Employer Density



Redevelopment Selected Site Locations



Infrastructure

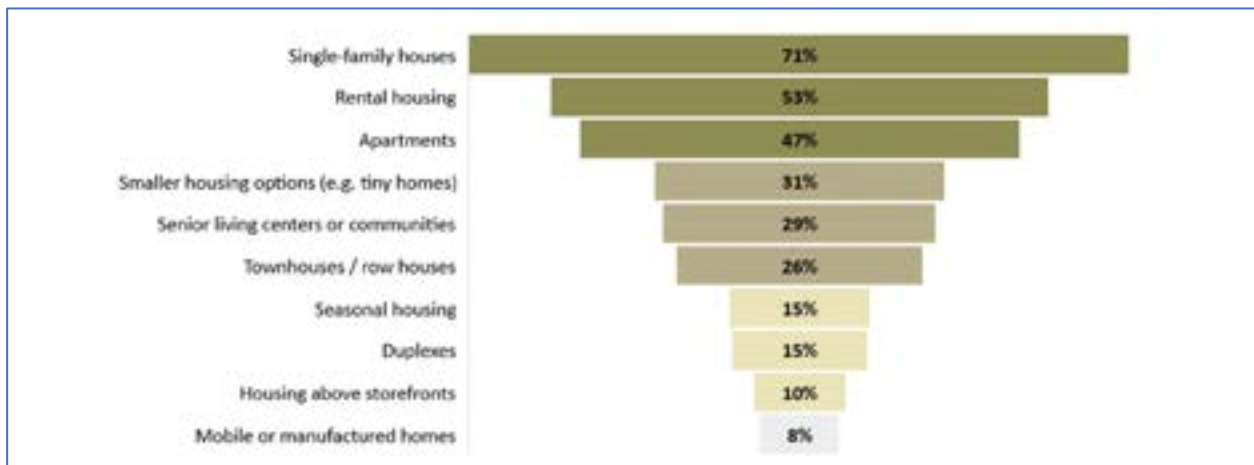


East Jordan 2020 Master Plan Review

Community Survey Results

Question 2: What are the four (4) most important assets needed to support a thriving East Jordan? Please select 4 options. The most important asset to support a thriving East Jordan is **restaurants and eateries (74%)**, followed by **access to the water (62%)**, **retail and shopping opportunities (57%)**, a **safe place to live work and play (52%)**, and **diverse housing choices (50%)**.

Question 3: Which of the following housing options do we need more of in East Jordan? Please check all that apply. **Single family homes** were rated the top choice in housing options for the City of East Jordan. Just over 50% of people said that **rental housing** is needed in East Jordan followed closely by **more apartments**.



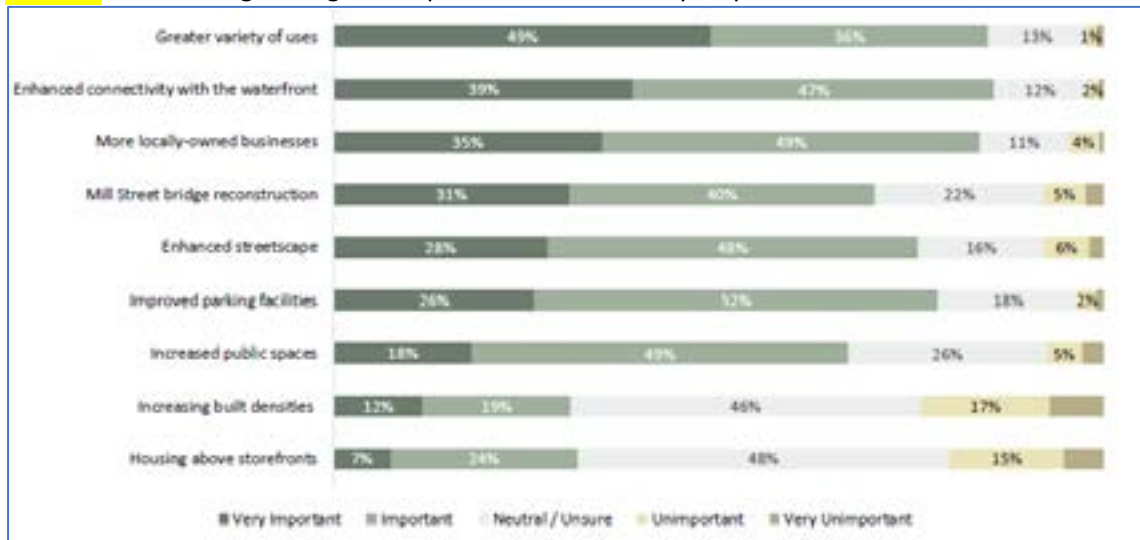
Question 4: Considering the future, which of the following transportation improvements are important to bettering the East Jordan community? Please check all that apply. **Improve the quality of roads** was at the top of the list at 77%. **Improvements for pedestrians** was chosen by 59% of survey takers. **Expanded bus service and new bicycling routes** both came in third on the list as recommended improvements.

Question 5: What types of features would you like to see prioritized in the East Jordan Waterfront / EJ site? Please check all that apply. The answers were fairly evenly distributed among **commercial services, lakefront public access, parks and recreation and mixed use (commercial, residential)**.

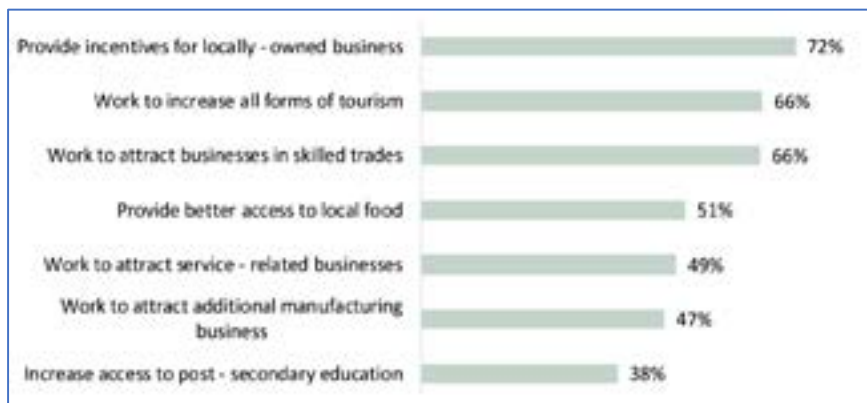
Question 6: What are some of the concerns (if any) that you have regarding potential development of the waterfront / EJ site? Some of the top concerns regarding the potential development of the waterfront/ EJ site is **expensive housing, overly large development or out of scale, lack of public access and increased taxes to fund public infrastructure**.

Question 7-8: Which of the following potential improvements would you like to see on the C-48 (State Street) and M-66 corridors? Please check all that apply. Similar answers were given to upgrade the streetscapes with **flowers, lighting and benches** along the way. Also, **improved pedestrian/nonmotorized infrastructure** was rated important for potential developments. Over 30% of people would like to see **increasing the variety of uses (residential, commercial services, commercial office)**.

Question 9: Please rate the importance of the following improvements in planning for the future of East Jordan's downtown. People felt that a greater variety of uses for the most part was important to very important. Enhancing water connectivity, more locally-owned businesses, and improved parking facilities were among the highest importance to the survey respondents.



Question 12: Which of the following actions would you be in favor of the City of East Jordan taking to improve East Jordan's local economy? The top rated item is provide incentives for locally-owned businesses, followed by increasing all forms of tourism and attracting businesses in skilled trades



Question 13. A large amount of people would need more information before deciding to agree or disagree with the following statements regarding property tax increases.



Housing

The 2020 Master Plan references data from the 2017 ACS 5-year estimates. The current housing stock is majority single-family detached units at 69%, followed by mobile homes at 9.2%, and structures containing 5-9 dwellings at 6.9%. Conversely, the share of housing units in the community with between 2 and four dwelling units was estimated at only 6.5%. Although mobile home formats can present a more affordable housing options for households with relatively modest incomes, these figures show that the City has a lack of options (Missing Middle Housing) between the scale of single family homes and large rental housing buildings.

FIGURE 2: ILLUSTRATION OF MISSING MIDDLE HOUSING TYPES AND THEIR PHYSICAL CHARACTERISTICS.

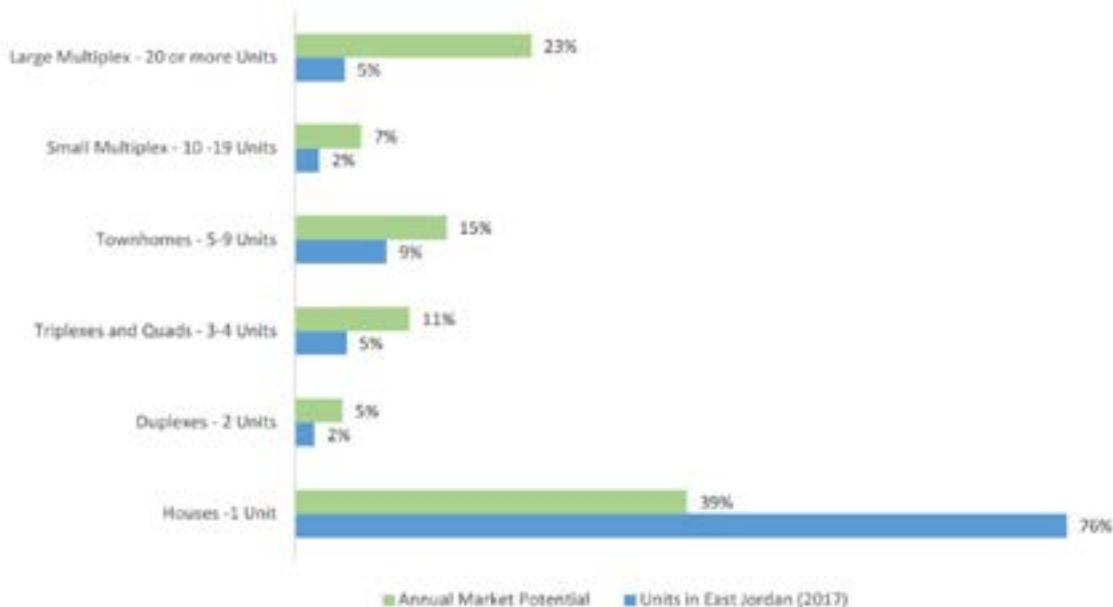


MissingMiddleHousing.com is powered by Opticos Design.
 Evolution © 2013 Opticos Design, Inc.



Source: Opticos Design. *Missing Middle Housing*

FIGURE 3. ANNUAL MARKET POTENTIAL



The master plan suggests that the City increase the permissible density of residential housing, where it is appropriate. Permitted densities would not need to be increased on a scale that would change the character of the community's existing neighborhoods.

The recommendation to allow for rental housing with two to four dwelling units per structure has the potential to accommodate a greater range of incomes and to enhance walking and biking travel while maintaining the character of existing single-family residential areas. Figures on the community's housing indicate that East Jordan currently has a relatively adequate share of housing structures containing between 5 and 9 dwelling units (6.9% of units), however this share could still be increased.

In 2020, a target market analysis was conducted in Charlevoix County to forecast housing demand in communities within the County over the subsequent five to 10 years, and the results affirm many of the notions of missing middle housing. Under the "maximum" growth scenario the analysis forecasts, which assumes demand from both in-migration and migration within the County, demand for renter-occupied housing options will outpace demand for owner-occupied housing units. The analysis forecasted that the County's housing market would support 792 new renter-occupied units per year while the market would only support 400 new owner-occupied housing units, a total of 1,192 new units annually.

Meanwhile, the forecasts found that 25% of new residents moving to Charlevoix County would seek attached housing units, albeit in a variety of different styles, while 75% of moving households would seek detached housing. The forecasted trends were similar in East Jordan; the study predicted that the City could support 109 renter units and 38 owner units annually. Meanwhile, the community could support more detached than attached dwelling units.

As is further explained in the target analysis, a community's ability to appropriately direct the physical form of development is tied to its ability to capitalize on the County's housing demand. The Figure showing annual market potential illustrates a mismatch between projected housing demand throughout Charlevoix County and the number and type of housing units supplied in East Jordan. According to the graph, relative shares of annual demand are much higher for duplexes, triplexes, quads, and multiplex housing types than the existing shares of these housing types in East Jordan, while the supply of detached housing in the City far exceeds the share of annual demand for that housing format. The City may need to expand R-3 residential zoning, which allows for multifamily housing along with single family formats, or to find other programs to facilitate construction in undeveloped R-3 areas. More broadly, the City may need to adjust its zoning policies to allow for and encourage higher density housing formats in order to fully capitalize on the growing housing market in Charlevoix County. That East Jordan did not experience any housing construction between 2010 and 2017 further indicates this need. The era of standardized housing formats and "one size fits all" solutions is over in the United States as demographics have shifted away from large families and toward small households, and especially elderly and young people living alone. Municipal policy must adjust to meet these needs of a changing population. Adding to the issue of a lack of supply, housing expenses remain costly compared with incomes in East Jordan, regardless of housing tenureship. Affordable housing prices are needed.

****Need to review 2023 Housing North Housing Needs Assessment data:**

[Charlevoix County HNA Summary Sheet](#)

[Charlevoix County HNA Overview](#)

Income and Earnings

Over half (53.8 %) of the City's households have annual incomes in the poverty range, which is defined as less than 34,999 dollars per year or less. Notably, this figure has held steady since its 2010 level (53.7%), further indicating that the City has not taken part in Michigan's recent economic recovery. Moreover, another third (33.4 %) of East Jordan households have annual incomes in the "moderate" range, defined as between 35,000 dollars per year and 74,999 dollars per year. Taken together, 87.1% of East Jordan make less than 74,999 dollars per year. This reveals that economic growth will be a major challenge for the community moving forward.

Employment and Economy

The causes of these trends toward lower incomes for East Jordan households are reflected in the breakdown of employment by sector within the City. Employment in entertainment, accommodation, and food service-related occupations comprises a large share of total employment in East Jordan (11.8%), as it does for many northern Michigan communities (21% in Boyne City). Median annual earnings for employment in this sector are 20,294 dollars, making these jobs some of the lowest-paying in the community. Jobs in education and healthcare professions make up another large share of employment for East Jordan residents (13.7%) but likewise yield modest pay. Median annual incomes in this sector are only 31,875 dollars. Notably absent in the city's employment are jobs in finance, information, insurance, and real estate – higher-paying professions associated with the New Economy.

On the other hand, ACS data indicates that East Jordan's strong economic ties to manufacturing continues to provide robust forms of employment and elevated incomes. Employment in manufacturing occupations makes up a disproportionately large share of the City's employment (30.7%) compared with statewide and national figures (18.4%) and (10.3%), correspondingly. Median annual earnings for East Jordan residents working in this sector is 47,773 dollars – considerably above per capita earnings in the City (20,606 dollars per year).

Considering that manufacturing jobs often do not stipulate high levels of education for employees, this economic sector is key to the City's future. Conversely, it is also critical to consider the need for economic diversity and the risk for communities that can accompany large single employers, as the 2008 recession showed. Charlevoix County and its communities continue to have only relatively small shares of employment in high tech and skilled industries. In 2016, there were only 35 jobs and 10 establishments in the "information" sector in 2015 in the county, while there were only 15 information-related jobs in East Jordan. Technology-based businesses and workers are highly mobile, and seek out locations with recreational opportunities, entertainment, diverse housing, all encompassed within a "sense of place."

LOCAL ECONOMIC DEVELOPMENT APPROACHES

- Business Financing** - Offer microloans or revolving loans funds to new businesses through local community development financing institutions.
- Talent Retention** - Encourage youth and skilled workers to live locally by providing networking opportunities and enhancing "place" through recreational, parks and trails.
- Business Incubator and Coworking Spaces** - Create a shared office space for new businesses and to connect them with common resources.
- Marketing** - Develop a unified image for the community through a marketing plan and market existing spaces to businesses and developers.
- Training and Education** - Partner with educational institutions to promote professional training in industries with talent gaps including advanced manufacturing, hospitality, and healthcare.

Source: Networks Northwest - A Framework for Growth and Investment in Northwest Michigan

Priority Redevelopment Sites

- **Former EJ Foundry** (64.4 acres; conceptual design plan of this site in the Appendix)
- **Community Center (0.37 acres) at 116 Main Street**

The community envisions that the site, with its waterfront access, could accommodate a mix of retail, dining, and housing.

The proposed development for the boat launch site seeks to maintain the valuable park setting at waters' edge of Lake Charlevoix. To achieve this, the eastern portion of the site will be developed as a public park space in the plan, featuring decks and piers for water and fishing access, a lakeside picnic shelter, and a portion of nonmotorized pedestrian trail linking the space to the proposed boardwalk spanning the Jordan River.

The west portion of the site will be developed to establish commercial and residential opportunities. This development would include single-story commercial featuring upper-level space, which could possibly accommodate uses such as rooftop dining. The two-story developments in the center of the site represent additional first-floor commercial retail opportunities, while the second floor and rooftops would serve as residential space. Because of their orientation and proximity to the lake, residential spaces would provide valuable view of Lake Charlevoix and downtown East Jordan, and proximity to the adjacent proposed park space.

The proposed redevelopment plan for the Boat Launch site could represent a visual gateway and introduction to Downtown East Jordan.

- **Former Public Boat Launch Site (1.27 acres) at 98 Bridge St.**

This site could house a flexible mix of service, residential and retail uses. The development proposed for the community center site would be a traditional first-floor retail, second floor residential building that would match and complement the existing architectural style. The proposed development maintains and enhances the existing physical setbacks of the existing community center building. This enhances pedestrian activity and can create opportunities for pedestrians to linger, whether it is to shop, dine, or interact with other pedestrians.

The recessed setback of the proposed development leads to an open atrium that physically splits the development. The open atrium presents the opportunity for additional commercial frontage and access to upper-level residential units. Furthermore, the open atrium would allow pedestrian circulation from the post office to the east, to Main Street, at which point there are established mid-block pedestrian routes to the marina and waterfront.



FIGURE 7. FORMER BOAT LAUNCH CONCEPT

CITY-OWNED FORMER BOAT LAUNCH SITE



Pictured above is an illustrative rendering of the proposed redevelopment on the city-owned boat launch site. Pictured to the left is conceptual rendering of the redevelopment site from a birds eye perspective.

FIGURE 8. COMMUNITY CENTER CONCEPT

CITY-OWNED COMMUNITY CENTER SITE

Pictured above is an illustrative rendering of the proposed redevelopment of the city-owned community center site. Pictured on the bottom is conceptual rendering of the redevelopment site from a birds eye perspective.



Placemaking

East Jordan's downtown has several two-floor brick buildings with classic character and architecture that are zoned to allow a variety of commercial and residential uses. The City has added second floor residential uses as a use allowable by right in its "Central Business District" zoning designation, along Main Street. The city also offers free WiFi downtown, and high-speed internet access is available to residents and businesses. The City should continue to follow its Parks and Recreation Plan as well as its Waterfront Design Guidelines, which outline a framework to strengthen the relationship between downtown and the waterfront.

M-66 CORRIDOR DESIRED STREETScape

Pictured above is a rendering of desired streetscape elements in the M-66 corridor in East Jordan. The illustration depicts the M-66 corridor south of the Water Street (M-32) intersection. Major streetscape elements include:

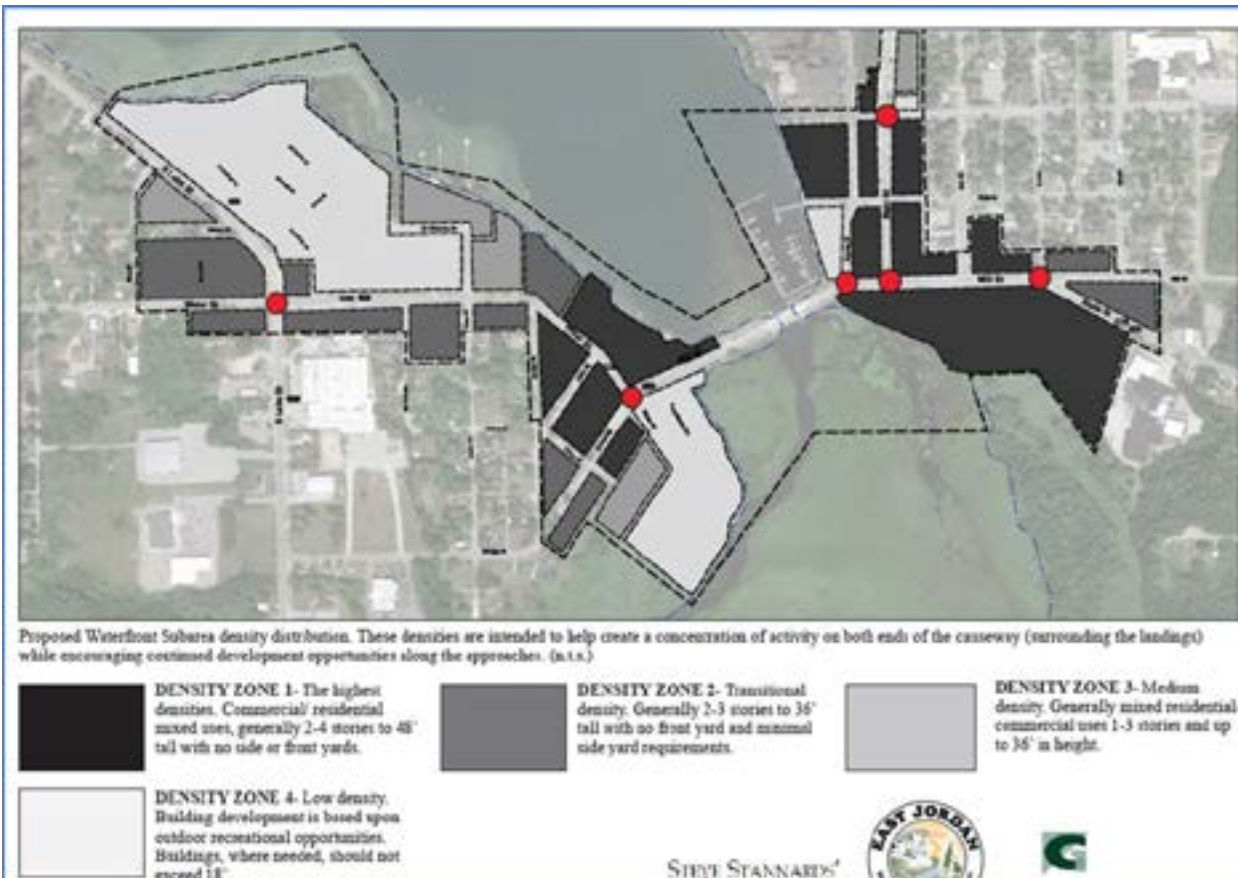
- Decorative brick and metal fencing
- Sidewalks on both east and west sides of the road
- Pedestrian-scale lighting fixtures
- Increased number of street trees
- Planter boxes lining the sidewalk
- Limited number of curb cuts
- Building frontages extending to the public right of way

M-32/C-48 CORRIDOR DESIRED STREETScape

Pictured above is a rendering of desired streetscape elements in the M-32/C-48 (Mill Street) corridor in East Jordan. The illustration depicts the M-32/C-48 corridor viewed immediately east of the 2nd Street intersection. Major streetscape elements include:

- Redevelopment of the Hotel Site property with two-floor, mixed commercial & residential structures
- Widened sidewalk on the south side of Mill Street
- Building frontages abutting the sidewalk
- Pedestrian scale lighting fixtures
- Increased street tree plantings
- Planter boxes lining the sidewalk on Mill Street's south side

In 2018, East Jordan also adopted* Waterfront Subarea Plan (WSPlan) Design Guidelines as standards for its waterfront areas to better foster a sense of place. The WSPlan outlines three distinct neighborhoods (A, B, and C) and four “Density Zones” with suggested building, landscape and environmental design guidelines. Note that the WSP area did not include the former EJ property.



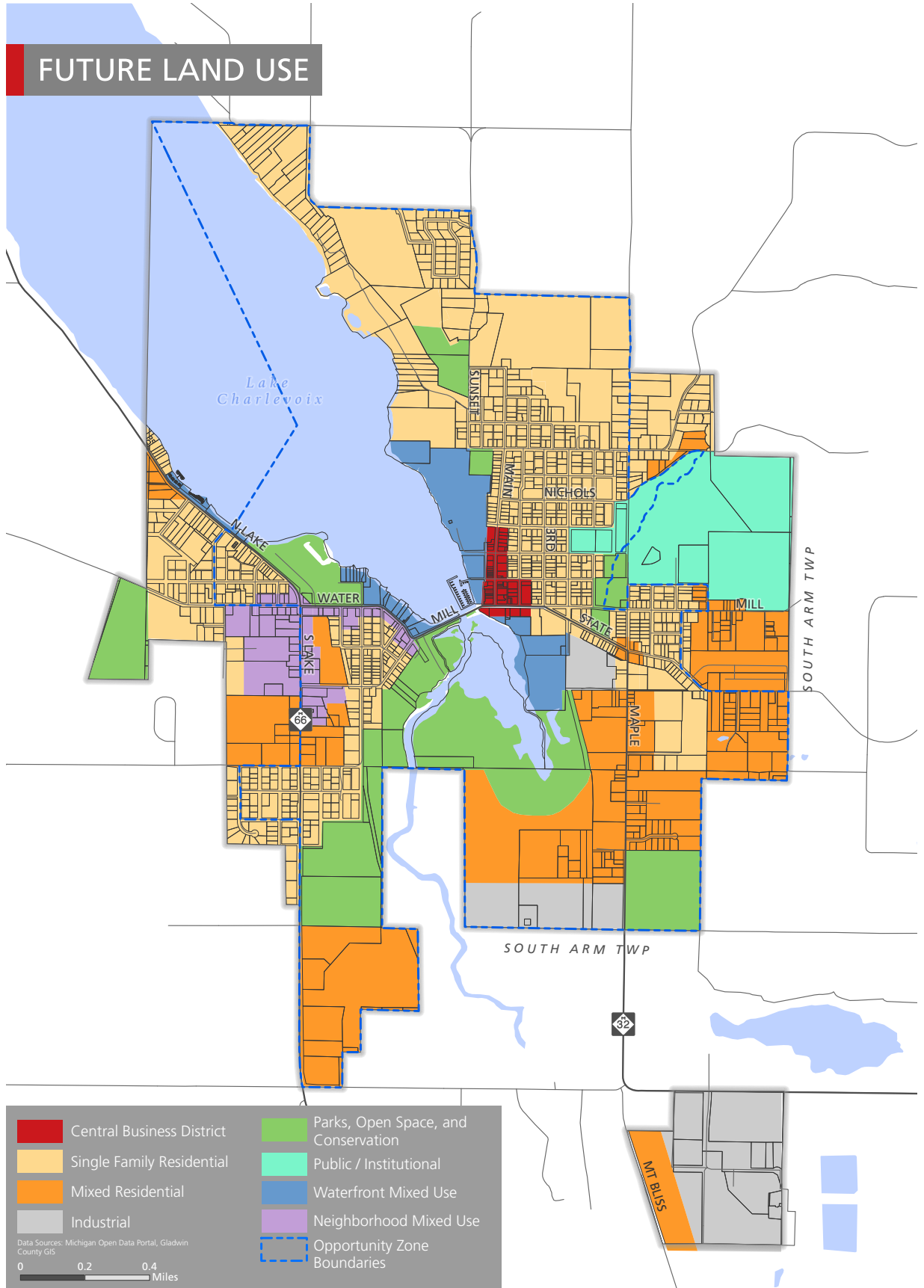
Key recommendations of the guidelines:

- Concentrate densities in the downtown, with new buildings constructed at a desired height of 48 feet, or roughly four floors. Radiating out from downtown, new construction should become less dense in the commercial properties west of the Jordan River. Setbacks should be eliminated or reduced.
- New infill buildings should fit their context by being constructed at similar heights as adjacent buildings.
- Reuse of historic buildings and the addition of architectural details including awnings and glass doors.

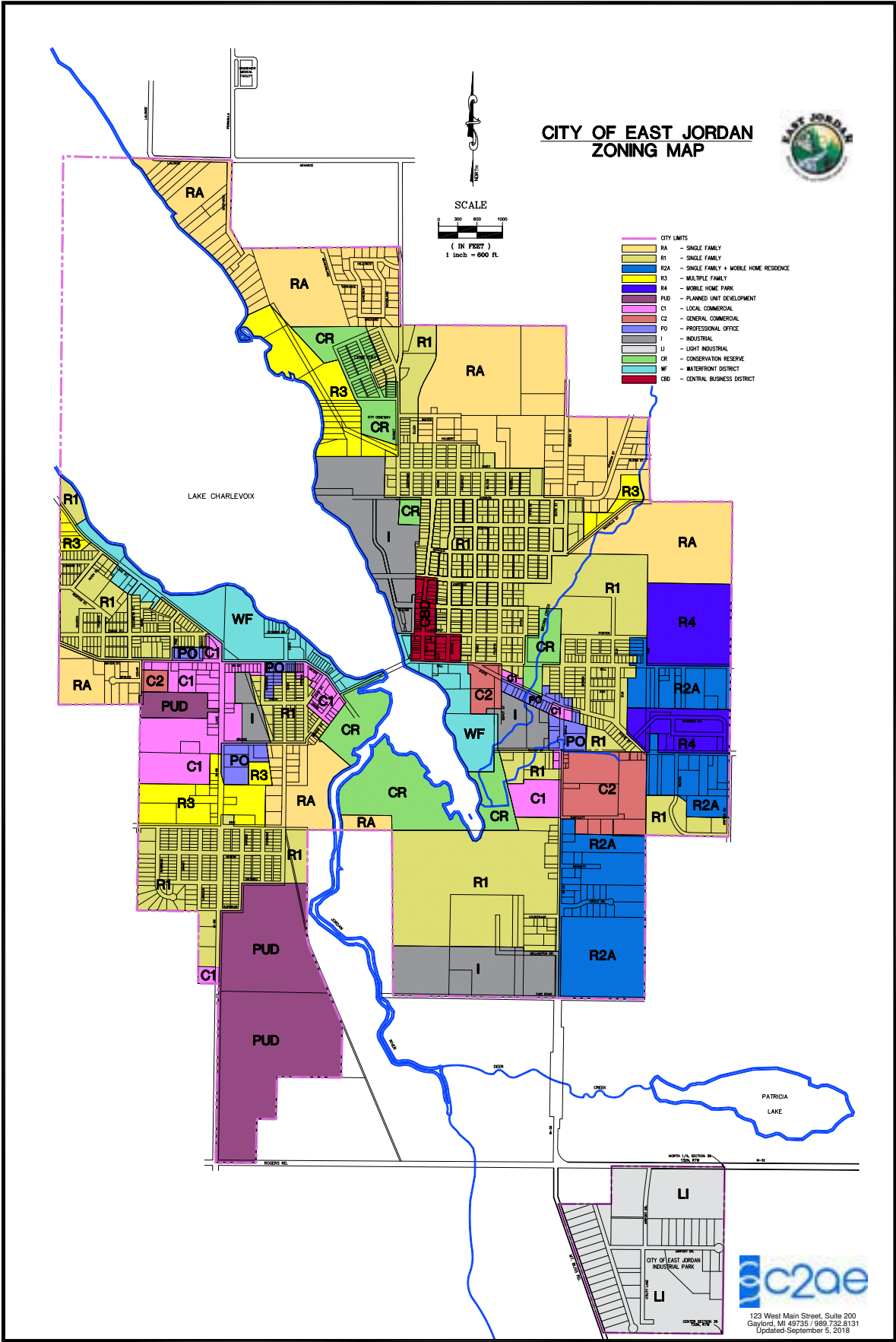
*NOTE: a review of this document (11/12/2018 draft form) indicates that the plan recommended the City create a new zone or overlay district that specifically pertains to the Waterfront Subarea. Review of the current zoning code *does not indicate that either a PUD or overlay district has been created to reflect the desired design guidelines for the waterfront subplan areas.* There is a CBD Overlay District for part of the CBD where the max bldg. ht is 60' and a detached acc. structure is under 15'. The CBD zone has a max ht. of 45' and setback minimums are based on the least existing setback/depth of the principal building lot or parcel on the block.

“To qualify as a redevelopment community with the MEDC, design guidelines and a method to administer them are required. The MEDC recommends either a Planned Urban Development (PUD) or form code. The WSPlan recommends a PUD as the simplest path. The new PUD should be applied to the entire WSPlan area and should be considered a zone by right. *In other words, a developer should not have to rezone to gain PUD status.* This will reduce a developer’s planning time and cost and introduce a degree of certainty into financing. It will also require that bulk criteria be incorporated directly into the new PUD zoning category. If overlay districts are considered to be the best alternative, density bonuses and other incentives should be structured so they are awarded above and beyond underlying zoning.”

MAP 18. FUTURE LAND USE



MAP 15. EAST JORDAN ZONING



Proposed Zoning Changes – (Check to see if have any of these been completed!)

In some instances, the district regulations are in conflict with the historic development patterns of the City. Where possible, these inconsistencies should be rectified in the zoning ordinance to reduce the number of non-conformities and support future development that is harmonious with historic patterns. Some examples of recommended changes to the district regulations include:

- In the R1 District, reduce the minimum parcel size and minimum lot width to ensure compatibility with the existing parcel boundaries.
- Consider converting the maximum building height in each district from feet to stories. This will allow for more creative development and allow some visual variation in the skyline.
- Consider reducing the front setbacks in the WF and C-2 zoning districts. Currently they are 30 feet. A shorter setback would push development closer to the public realm and help with placemaking.

Zoning Map Amendments

- Consider removing the PUD zoning designation and replacing it with a zoning designation that allows for flexible residential or mixed use development patterns. The way the current ordinance is written, it is confusing because there is PUD zoning district and a PUD land development option. We recommend keeping the PUD land development option and giving developers the opportunity to use it wherever it is appropriate.
- Rezone the EJ site to WF- Waterfront Residential and Mixed Housing (as illustrated on the EJ framework plan).
- Transition the Professional Office District along State Street (C-48) to Mixed Residential use to support concentrated commercial development near the Downtown.

Environmental Protections

- Consider requiring a 50-100 foot setback for any new waterfront development. This will reduce the impervious surfaces near the water and alleviate impacts of stormwater runoff, allowing for a more natural vegetated shoreline.
- Add greenbelt requirements for new residential developments. The greenbelt is generally a strip of land 25-50 feet from the water's edge. Greenbelt requirements could include restrictions on fertilizer use, requirements for native plants and woody vegetation, and restrictions on trimming of mature trees.
- Since the City relies on groundwater for its municipal water supply, consider adopting a wellhead protection overlay district. This would limit land use and activities with the potential for groundwater contamination within the City's wellhead protection boundary.
- Consider adding requirements for trees to be planted and/or preserved with new development.

Zoning for Housing

More diverse housing options in a community ensure that the neighborhoods will be inviting places for people of all ages, family sizes, and income levels to live in. In the R1 single family zoning district, consider allowing duplexes by right and ADUs (accessory dwelling units). The City could consider adding some provisions to require duplexes or other multi-family housing developments to preserve the look and feel of single family neighborhoods.

Redevelopment Ready Communities (RRC) Recommendations

The following zoning recommendations will help East Jordan foster a more welcoming environment for future development:

1. Adopt standards for pedestrian safety and complete streets concepts.
2. Adopt flexible parking standards
3. Adopt one or more green infrastructure standards.

Site Design Standards for Commercial Corridors

East Jordan should consider adopting some design standards for the commercial corridors to better foster a sense of place. Some examples include building design and placement, parking lot location (side or behind), landscape buffers and tree planting requirements, and site design and placement.

TABLE 14. DISTRICT REGULATIONS

ZONING DISTRICT	MIN. LOT AREA (SF)	MIN. LOT WIDTH (FT)	SETRBACKS (FT)			MAX. BLD. HEIGHT (FT)	MIN. FLOOR AREA (SF)	MAX % LOT COVERAGE
			FRONT	REAR	SIDE			
Residential Districts								
RA Single-Family	12,500	100	40	15	50	30	960	30
R-1 Single Family	10,000	80	35	10	40	30	960	30
R-2 Duplex Family	21,780	200	35	Bld. Height	50	30	450	30
R-2A SF & Mobile Home	7,500	60	25	10	25	30	600	30
R-3 Multiple Family	21,780	200	35	Bld. Height	50	35	450	30
R-4 Mobile Home Park	7,500	60	25	10	40	15	480	30
Commercial Districts								
PO Professional Office	n/a	n/a	35	10	35	40	n/a	75
C-1 Local Commercial	5,000	35	25	10	15	35	n/a	50
C-2 General Commercial	20,000	100	50	25	50	35	n/a	75
CBD Central Business	n/a	n/a	n/a	n/a	n/a	45	n/a	n/a
Industrial Districts								
I Industrial	40,000	120	75	10	50	40	n/a	75
Other								
WF Waterfront	n/a	40	30	10	25	35	n/a	75
CR Conservation Recreation	20 acres	600	50	50	50	35	960	20
PUD Planned Unit Development	5 acres	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Childcare Is not mentioned in the 2020 master plan as an issue

Action & Implementation

12

This Master Plan's primary function is to guide future development and growth within the City of East Jordan. The Master Plan identifies a future vision for the City and a series of goals and objectives to guide decision making. It is important that the vision and goals of the Master Plan reflect the needs and desires of the people of East Jordan, and the East Jordan planning process provided the public input that served as the basis for the guiding principles, goals, and objectives found in this chapter. At the end of this chapter, a 5-year action plan is presented with identification of partners, priority level, and funding opportunities.

GUIDING PRINCIPLES

During the planning process, a variety of key community issues and topics were identified by citizens, stakeholders, and City staff. This input was used by the planning team and the Planning Commission to develop a list of guiding principles to inform the creation of a goals and objectives for the future development of the City, and the remainder of the Master Plan. While the number of specific community issues and ideas for the future was long, the following list summarizes those items and identifies the main themes that formulated the basis of the Master Plan.

- Promote economic development and business diversification.
- Protect natural resources and water quality.
- Promote recreation-based tourism.
- Focus on non-motorized transportation.

- Emphasize aesthetics in the downtown and at entrances to the community.
- Provide sufficient community infrastructure and services to accommodate future growth.
- Promote diverse housing options to support a growing workforce.

GOALS AND POLICIES

Environment, Natural Features, and Recreation

Goal: Regulate development in ways that protect unique natural resources within the City.

- Enact zoning regulations that protect natural resources.
- Consider the adoption of a "no net loss of wetlands" policy and local wetlands protection ordinance.

Goal: Protect the water quality of the City's lakes, rivers, and streams.

- Establish stormwater management standards that prevent direct discharge of storm or melt water into surface water.
- Work with adjoining jurisdictions and groups like the Tip of the Mitt Watershed Council and the Friends of the Jordan River Watershed to educate residents and promote water quality protection.
- Encourage the use of Low Impact Development (LID) stormwater control techniques like rain gardens, bio-retention areas, and bioswales in private developments.
- Investigate the feasibility of installing pervious pavement in city-owned

- parking lots, in new sidewalk projects, and on low-traffic roadways.
- Investigate the potential for the adoption of a point of sale septic inspection ordinance for properties not served by municipal sewer services.
- Review current shoreline protection zoning standards for residential waterfront lots to ensure that they include items such as:
 1. Maximum allowable impervious surface coverage levels.
 2. Shoreline setbacks for structures, driveways, and parking areas.
 3. Shoreline greenbelts/vegetative buffers and greenbelt design standards.
 4. Prohibition of the use of herbicides, pesticides, and fertilizers within shoreline greenbelts/vegetative buffers.
 5. Enact zoning ordinance regulations that prohibit the clearing or grading of land without proper zoning approvals and erosion control permits.
 6. Consider requiring formal planning commission site plan review for all development on waterfront lots.

Goal: Increase tree canopy within the City.

- Create a tree planting program to increase the number of trees in City parks and on other City owned properties.
- Ensure that zoning ordinance standards require the planting of trees and other landscaping as a part of new private development.

Goal: Continue to maintain and improve all City parks to provide high quality recreation opportunities for residents and visitors.

- Implement the City Parks and Recreation Plan and create a maintenance and improvement plan for City properties and structures.
- Maintain existing playgrounds and develop new playgrounds on City properties.
- Create additional hiking and bicycle trails on City recreation properties.

- Consider physical changes to Memorial Park to improve its usability and provide additional community activities.
- Consider providing family-friendly recreation opportunities, like a splash pad, to promote greater visitation to the park and downtown.
- Consider relocating the farmers market to Memorial Park to promote greater visitation to the park and downtown.

Goal: Improve recreational water access to Lake Charlevoix and the Jordan River.

- Create a series of access walkways to the Jordan River.
- Maintain and improve the City marina.
- Evaluate the feasibility of another marina and/or fishing pier on Lake Charlevoix as depicted in the EJ Framework Plan.
- Maintain and expand the Jordan River Valley wetland area trail system.

Goal: Leverage recreational assets and natural resources for tourism and economic development.

- Create an attractive and cohesive signage system for parks and other recreational lands and properties. Include items like recreational access point signs, wayfinding signs, historic markers, and educational signs.

Economic Development & Redevelopment

Goal: Redevelopment sites

- Continue to pursue new lodging options in East Jordan to accommodate additional visitors to the City.
- Work to build partnerships and support the redevelopment of the EJ site.

Goal: Maintain, develop, and enhance tourism-based economic development and opportunities.

- Develop and promote year-round recreational opportunities, festivals, and other events to increase tourism.

Goal: Promote entrepreneurship and small business development within the community.

- Pursue educational and training programs and opportunities to provide technical skills and knowledge to the local workforce.
- Work to increase quality of life within the community to help draw talented workers and entrepreneurs.

Goal: Develop land use policies and tools that foster diverse future economic growth.

- Analyze the amount of existing commercially zoned land to determine if there is a surplus or shortage of commercial acreage within the City.
- Promote community-wide access to technology, information, and infrastructure.

Downtown & Commercial Corridors

Goal: Support Downtown East Jordan as a vibrant commercial district and celebrate the City's unique history, capitalize on its proximity to the waterfront, and incorporate attractive, human scale design and growth.

- Seek funding to aid with façade improvements for Downtown buildings.
- Improve the interface between Downtown and the waterfront to capitalize on their close proximity.
- Encourage Downtown businesses on the southern-most block of Main Street that back up to Spring Street to provide customer entrances, outdoor seating, and other amenities on the Spring Street side of their buildings.

Goal: Enhance the highway corridors in the City to provide a more aesthetically pleasing experience for those entering and traveling through East Jordan.

- Work with the Michigan Department of Transportation and other stakeholders to incorporate landscaping, lighting, and walkways along the corridors.

- Investigate the feasibility of relocating or burying overhead utility lines within highway corridors to reduce visual clutter and improve aesthetics.
- Consider the adoption of additional site design standards for properties along highway corridors that address items such as:
 1. Building design and placement.
 2. Parking lot location.
 3. Landscape buffers and tree planting.
 4. Sign design and placement.

Access and Transportation

Goal: Provide safe and efficient multi-use trails or pathways within East Jordan and to surrounding communities.

- Create a multi-use, non-motorized wetland trail through properties within the Jordan River Valley.
- Work with stakeholders to determine an appropriate location for, design, fund, and build a dedicated ATV and snowmobile trail.
- Work with other communities in the region and stakeholder groups to explore the creation of non-motorized trail connections between East Jordan and places like Ellsworth, Charlevoix, and Boyne City.
- Maintain and enhance the sidewalk system within the City so that connections are made between the places that people live, work, shop, play, and learn.

Goal: Ensure the city is providing for vehicular parking in appropriate locations within the community.

- Perform an analysis of public parking in East Jordan to determine if additional public parking is needed and where it would best be located.
- Review current parking requirement standards within the zoning ordinance to determine if the number of parking spaces required for private development should be increased or decreased.

Neighborhoods & Housing

Goal: Provide for a variety housing types to serve all residents with safe, attractive, and affordable housing options.

- Consider allowing accessory dwelling units in existing neighborhoods.
- Consider reducing setback requirements in the City's traditional neighborhoods to accommodate infill development that matches the historic development patterns of those neighborhoods.
- Implement a program to allow reduced rate hook-up fees to incentivize housing.
- Adopt a PILOT (Payment in lieu of taxes)

ordinance to facilitate development of affordable workforce housing.

Utilities & Municipal Services

Goal: Maintain and enhance the City's utility services to meet the needs of East Jordan's citizens, industry, and businesses.

- Expand the capacity of the City's wastewater facilities in order to accommodate current needs and enable future growth.
- Consider implementing a well head protection ordinance to protect the City drinking water supply from degradation or contamination.
- Continue to plan for future improvement, maintenance, and expansion of public utilities.

TABLE 15. FIVE-YEAR ACTION PLAN

CATEGORY	ACTION	PARTNERS	PRIORITY (1,2,3)	POSSIBLE FUNDING
Environment, Natural Features, and Recreation	Create a tree planting program to increase the number of trees in City parks and on other City owned properties	Parks & Rec, Public Works	3	City
	Work to develop a series of trails and pathways to provide continuous public access to Lake Charlevoix and the Jordan River.	Top of Michigan Trail Council (TOMTC), Friends of the Jordan Valley	1	MDNR,
Economic Development & Redevelopment	Partner with a private developer to redevelop the former boat launch into a mixed-use development with public access to Lake Charlevoix.	DDA, Developer(s)	2	Private, MDNR, MEDC
	Partner with a private developer to redevelop the Community Center, drawing from the public input process and concept plan.	DDA, Developer(s)	3	Private, MEDC
	Work to build partnerships and support the redevelopment of the EJ Foundry.	EJ, large developer(s)	1	Private, MEDC, MSHDA
Downtown & Corridors	Adopt site design standards for properties along highway corridors.	DDA, planning commission, MDOT	2	City
Access & Transportation	Work with other communities in the region and stakeholder groups to explore the creation of non-motorized trail connections between East Jordan and places like Ellsworth, Charlevoix, and Boyne City.	County, adjacent communities, TOMTC	2	MDNR, CCCF
	Review current parking requirements to determine if the number of parking spaces required for private development is appropriate.	DDA, planning commission	3	City
Neighborhoods & Housing	Work to adopt zoning standards to support additional workforce housing – ADUs, reduced setbacks, and PILOT ordinance.	Planning Commission, Housing Working Group	1	City

Thoughts on the preamble to ZO:

Do you want a repeal clause? If you do, for everything, i.e.: STR or would you like to put some individual clauses in there.

Do you want a sentence that state something along the lines of if a use is not listed it is not allowable within that district? Accessory uses or similar types of use are allowable in districts via a sentence allowing them. This helps the average resident understand the law and that lack of a use being listed is not allowing for that use. While not needed and reaffirmed recently with 2024 Dewey v. Charter Township of Bloomfield, it sometimes helps residents and judges come to the right conclusion that zoning is not permissive.

Definitions:

Child day care center means a building where the principal use of the property is to care for six or more unrelated children in an institution setting. This should be seven. The new rules from the State regarding childcare and definitions and numbers can be found here:

Type of Child Care As Defined by the State of Michigan	Capacity	Zoning Permit Type
Family Child Care Home* (County or Township)	Up to 7 Children	Permitted/accessory use; shall be considered a residential use of property.
Group Child Care Home*	8 to 14 unrelated minor children	Permitted use, may be a SLU in City/Village/Township/County. In Township or County SHALL be approved if it meets MZEA standards in MCL 125.3206 (4); can also be approved if it does not meet standards (125.3206 (9))
Child Care ** Center (Does not include Sunday school, athletic or social activities, drama, dance, etc.)	One or more children under 13 years of age	Permitted use or special land use (SLU) in appropriate districts.

General Provisions:

Good to see the City call out the Master Plan as the reasoning to have conformity with Zoning Ordinance. Recent unpublished case law has ruled that this is a legally defensible position.

Always good to link to public health and safety as zoning law foundation is from nuisance law and general public health and safety.

Really glad to see the ZBA appeals and that SUP and PUDs go directly to Circuit Court.

Sec. 46-75. Site plan review procedures:

Under site plan review for Special Use Permits, amendments, etc, that if an amendment to a site plan is approved that a new site plan will be required demonstrating the changes and placed in the property/parcel file.

Great section:

Sec. 46-81. Authority and limitations.

(b) Decisions on a special use permit or planned unit development site plan may not be appealed to the ZBA, and may be appealed directly to circuit court.

This is a best practice and good to see done correctly.

Sec. 46-81. Amendment to approved site plan.

This section resolves the issue I called out on Sec. 46-75. Site plan review procedures

Sec. 46-84. Performance guarantee.

This is a well written section and it is nice to see as many communities shy away from bonds. You may wish to spell out the Planning Commission has the ability to require infrastructure to the site as part of approval via an infrastructure surety bond.

Sec. 46-115. Membership and terms of office. (ZBA)

The ZBA if needed can operate at 3 members as the City of East Jordan does not have a population over 5000. See below from the Zoning Enabling Act.

A zoning board of appeals shall be composed of not fewer than 5 members if the local unit of government has a population of 5,000 or more or not fewer than 3 members if the local unit of government has a population of less than 5,000. The number of members of the zoning board of appeals shall be specified in the zoning ordinance.

This section solves the issue found previously in preamble about listing specific uses:

Sec. 46-195. Uses not specifically listed in the permitted or special use sections of the respective zoning districts.

It is the intent and purpose of this chapter to limit the permitted and special land uses and activities to those specifically included in the respective zoning districts. Any uses not listed shall be added only by the zoning amendment procedure as required in article II, division 4 of this chapter.

The ordinance has a lot of separate zoning districts for residential. The setbacks, minimum parcel size and minimum building size, do not necessarily require separate zoning districts. It might be wiser to utilize an overlay district for specific uses, or generalizing some of these districts to reduce regulation and encourage development.

Short-term rentals are not defined in the ordinance, but are listed as a use. I feel that this is done correctly, pointing to a standalone ordinance that governs STR. The definition is essentially in the use district which it should not be. See below:

Sec. 46-355. Permitted accessory uses. Section 2, subsection d:

The principle or accessory dwelling unit shall not be leased for less than 30 days at a time unless the owner has a current city short term rental license.

With a little work this could be changed to, "A dwelling leased for less than 30 days at a time."

The rest of the section under #3 could read, "STR that maintain a City of East Jordan STR license and act in accordance with (insert name of STR ordinance), as amended."

This is trivial, but proper and allows the ordinance to conform to the Michigan Planning Enabling Act, section 210:

125.3210 Ordinance as controlling.

Sec. 210.

Except as otherwise provided under this act, an ordinance adopted under this act shall be controlling in the case of any inconsistencies between the ordinance and an ordinance adopted under any other law.

The Planning Enabling Act allows for PUDs to be able to be processed as Special Use Permits or by rezoning, see below:

(7) If amendment of a zoning ordinance is required by the planned unit development regulations of a zoning ordinance, the requirements of this act for amendment of a zoning ordinance shall be followed, except that the hearing and notice required by this section shall fulfill the public hearing and notice requirements of section 306.

(8) If the planned unit development regulations of a zoning ordinance do not require amendment of the zoning ordinance to authorize a planned unit development, the body or official responsible for review and approval shall approve with conditions, or deny a request.

With this in mind Networks Northwest recommends permitting PUDs via Special Land Use permitting. This is the preferred method to rezoning as if the property ever abandons or replaces the PUD, the underlying Zoning District would still be viable. This allows more flexibility in land uses options as well as not requiring a rezoning if the use is abandon.

Sec. 48-746. Duplex dwellings.

The Duplex sizes for lot sizes are too large for duplexes when looking at suburban and urbanized areas. The following examples are some reference points for duplexes and other missing middle housing in East Jordan.

If in the future the City would like to lower the dwelling size or lot size in these existing districts or other district these are some good reference points.

Where water and sewer infrastructure are present Urban Area: 2,500 to 3,500 square feet (e.g., 25 x 100 feet)

- Suburban Area: 3,500 to 5,000 square feet (e.g., 35 x 100 feet)*
- Rural Area: 5,000 to 7,000 square feet (e.g., 50 x 140 feet)*

Reducing the maximum housing size in medium density land use are to 600 square foot home, and a lot size between 2,500 and 5,000 square feet. For areas where the City would like to allow for duplexes the lot size could range between 7,000 to 8,000 to attract what is considered medium density.

This may look like:

Example Calculation:

For a Suburban Duplex:

Duplex Building Footprint: 2,500 sq ft (two-story, 1,250 sq ft per unit)

Setbacks: Total of 20 ft front, 20 ft rear, and 10 ft sides

Parking: 4 spaces (2 per unit), requiring approx. 800 sq ft

Outdoor Space: 2,000 sq ft for yards and landscaping

Total Suggested Lot Size:

2,500 sq ft (building) + 800 sq ft (parking) + 2,000 sq ft (outdoor) + area for setbacks (2,600 sq. ft)

Approximately, 7,000 to 8,000 square feet.

The City has really reasonable dwelling sizes in section 48-746, see below:

(8) Floor area requirements. Minimum standards for total floor area for each type of duplex family dwelling unit shall be as follows:

- a. Efficiency: 450 square feet.
- b. One bedroom: 600 square feet.
- c. Two bedrooms: 750 square feet.
- d. Three bedrooms: 960 square feet.
- e. Each additional bedroom: 100 square feet.

Sec. 46-792. Group child care homes in residential zoned districts.

Should look to see if this is necessary or adding additional cost to setting up of childcare, something the region has identified as a large need. Reducing this from a Special use to a permitted use is advisable with some restrictions related to lighting, hours of operation. Review the state standards and see if these are adequate enough to satisfy the community concerns.

Article VI: Nonconforming Land, Building and Structural Uses

Solid and pretty buttoned up non-conforming section.

Sec. 46-882 Non-Conforming Signs

This section should be reviewed as the way it is currently written is more than likely not meeting the legal requirement laid down in Reed V. Town of Gilbert (2015).

Cannot base sign regulation on content and can only be regulated by size., location, and duration.

Appendix C: Employer List (Spreadsheet)

Employer_N	Address	City	State	ZIP_ Code	County	Phone_ Numb	Business_D	EM- PRANGE
Ej-East Jordan Corporate	301 Spring St	East Jordan	MI	49727	Charlevoix County	(231) 536-2261	Management Services	500-999
Glen's Markets	240 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 536-7251	Grocers-Retail	50-99
Burnette Foods Inc	200 State St	East Jordan	MI	49727	Charlevoix County	(231) 536-2284	Food Products & Manufacturers	20-49
Mc Donald's	120 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 536-0303	Limited-Service Restaurant	20-49
East Jordan Family Health Ctr	601 Bridge St	East Jordan	MI	49727	Charlevoix County	(231) 536-2206	Physicians & Surgeons	20-49
East Jordan Public School Dist	101 Maple St	East Jordan	MI	49727	Charlevoix County	(231) 536-3131	School Districts	20-49
Save-A-Lot	530 Maple St	East Jordan	MI	49727	Charlevoix County	(231) 536-3554	Grocers-Retail	10-19
Rite Aid	250 S Lake St # A	East Jordan	MI	49727	Charlevoix County	(231) 536-0901	Pharmacies	10-19
East Jordan E-Z Mart	651 Water St	East Jordan	MI	49727	Charlevoix County	(231) 536-7372	Convenience Stores	10-19
East Jordan Tourist Park	218 N Lake St	East Jordan	MI	49727	Charlevoix County	(231) 536-2561	Parks	10-19
BC Pizza	101 N Lake St	East Jordan	MI	49727	Charlevoix County	(231) 536-5555	Pizza	10-19
Jordan Valley District Library	1 Library Ln	East Jordan	MI	49727	Charlevoix County	(231) 536-7131	Libraries-Public	10-19
Maple Ridge Dental	101 Maple Ridge Dr	East Jordan	MI	49727	Charlevoix County	(231) 536-2601	Dentists	10-19
Little Caesars	250 S Lake St # D	East Jordan	MI	49727	Charlevoix County	(231) 536-3600	Pizza	10-19

Top Ten Party Shoppe	101 Water St	East Jordan	MI	49727	Charlevoix County	(231) 536-1210	Liquors-Retail	10-19
Dental Clinic North	603 Bridge St	East Jordan	MI	49727	Charlevoix County	(231) 536-3000	Dentists	10-19
Dental Clinics North-East Jrdn	601 Bridge St	East Jordan	MI	49727	Charlevoix County	(231) 536-3000	Dentists	5-9
USPS	103 2nd St	East Jordan	MI	49727	Charlevoix County	(231) 536-7311	Post Offices	5-9
Foundry Bar & Grill LLC	101 Main St # B	East Jordan	MI	49727	Charlevoix County	(231) 000-1111	Federal Government Contractors	5-9
Northern Wood Finishing	2425 M 32	East Jordan	MI	49727	Charlevoix County	(231) 536-9640	Wood Finishing & Refinishing Service	5-9
Summertree Residential Ctr Inc	109 Pine St	East Jordan	MI	49727	Charlevoix County	(231) 536-2455	Homes-Adult	5-9
East Jordan South Arm Ez Mart	530 Maple St	East Jordan	MI	49727	Charlevoix County	(231) 536-5016	Convenience Stores	5-9
Huntington Bank	102 Mill St	East Jordan	MI	49727	Charlevoix County	(231) 536-2251	Banks	5-9
Access Dental-East Jordan PC	108 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 536-3307	Dentists	5-9
Dollar General	117 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 484-0980	Variety Stores	5-9
Jordan Valley Animal Clinic	800 Water St	East Jordan	MI	49727	Charlevoix County	(231) 536-3132	Veterinarians	5-9
SUBWAY	205 Main St	East Jordan	MI	49727	Charlevoix County	(231) 536-9855	Limited-Service Restaurant	5-9
4 Front Credit Union	220 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 547-4483	Credit Unions	5-9
Active Recovery Physical Thrpy	250 S Lake St # E	East Jordan	MI	49727	Charlevoix County	(231) 222-2121	Physical Therapists	5-9
Active Recovery Physical Thrpy	240 S Lake St # 6	East Jordan	MI	49727	Charlevoix County	(989) 996-1098	Physical Therapists	5-9

Charlevoix County Cmnty Fndtn	301 Water St	East Jordan	MI	49727	Charlevoix County	(231) 536-2440	Non-Profit Organizations	5-9
City of East Jordan	201 Main St	East Jordan	MI	49727	Charlevoix County	(231) 536-3381	Government Offices-City/Village & Twp	5-9
Family Dollar	240 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 484-6036	Variety Stores	5-9
Jordan Valley Family Dentistry	100 Main St	East Jordan	MI	49727	Charlevoix County	(231) 536-7374	Dentists	5-9
E J Shop Brand Name Sportswear	122 Main St	East Jordan	MI	49727	Charlevoix County	(231) 536-2348	Sportswear-Retail	5-9
East Jordan Marathon	106 State St	East Jordan	MI	49727	Charlevoix County	(231) 536-7930	Service Stations-Gasoline & Oil	5-9
East Jordan Parts Plus	221 Main St	East Jordan	MI	49727	Charlevoix County	(231) 536-9530	Automobile Parts & Supplies-Retail-New	5-9
East Jordan Police Dept	326 Main St	East Jordan	MI	49727	Charlevoix County	(231) 536-2273	Police Departments	5-9
Murray's Body Shop	938 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 536-2925	Automobile Body-Repairing & Painting	5-9
Charlevoix State Bank	100 Main St	East Jordan	MI	49727	Charlevoix County	(231) 536-5511	Banks	1-4
Chello's Salon & Day Spa	115 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 536-7764	Beauty Salons	1-4
Jordan Valley Glassworks	209 State St	East Jordan	MI	49727	Charlevoix County	(231) 536-0539	Glass-Stained & Leaded	1-4
East Jordan Community Pool	101 Maple St	East Jordan	MI	49727	Charlevoix County	(231) 536-2250	Swimming Pools-Public	1-4
East Jordan Family Pharmacy	601 Bridge St	East Jordan	MI	49727	Charlevoix County	(231) 536-2207	Pharmacies	1-4
Essence Hair Salon	112 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 536-3400	Beauty Salons	1-4
Insurance Shop	824 Water St	East Jordan	MI	49727	Charlevoix County	(231) 536-3331	Insurance	1-4

Porter Financial Group	100 Main St	East Jordan	MI	49727	Charlev-oix County	(231) 222-2272	Real Estate Loans	1-4
Main Street Properties-East	100 Main St	East Jordan	MI	49727	Charlev-oix County	(231) 536-9273	Real Estate	1-4
Socks Kick LLC	117 S Lake St	East Jordan	MI	49727	Charlev-oix County	(231) 222-2402	Distribution Centers (whls)	1-4
Circle Herb Farm	Hejhal Rd	East Jordan	MI	49727	Charlev-oix County	(231) 536-2729	Greenhouses	1-4
City of East Jordan	218 N Lake St	East Jordan	MI	49727	Charlev-oix County	(231) 536-9226	Government Offices-City/ Village & Twp	1-4
Depot Jordan Valley Teen Ctr	116 Main St	East Jordan	MI	49727	Charlev-oix County	(231) 222-2224	Youth Organizations & Centers	1-4
First Presbyterian Church	207 Williams St	East Jordan	MI	49727	Charlev-oix County	(231) 536-2941	Churches	1-4
Four Seasons Marina Inc	204 Water St	East Jordan	MI	49727	Charlev-oix County	(231) 536-7321	Marinas	1-4
Competitive Edge Hair Studio	111 Mill St	East Jordan	MI	49727	Charlev-oix County	(231) 536-3388	Beauty Salons	1-4
Exp Realty	100 Main St	East Jordan	MI	49727	Charlev-oix County	(231) 222-2041	Real Estate	1-4
Computer Center	128 Main St	East Jordan	MI	49727	Charlev-oix County	(231) 536-0870	Computers-Service & Repair	1-4
Inner Structure Interior Dsgn	205 Water St # A	East Jordan	MI	49727	Charlev-oix County	(231) 536-1355	Interior Decorators Design & Consultants	1-4
Jordan Valley Glassworks	216 Echo St	East Jordan	MI	49727	Charlev-oix County	(231) 536-3413	Glass-Auto Plate & Window & Etc	1-4
Peterson Martina, DC	306 Main St	East Jordan	MI	49727	Charlev-oix County	(231) 675-0733	Chiropractors DC	1-4
T & R Yamaha	215 Main St	East Jordan	MI	49727	Charlev-oix County	(231) 536-7462	Motorcycles & Motor Scooters-Dealers	1-4
Schaffer Real Estate	451 Water St	East Jordan	MI	49727	Charlev-oix County	(605) 439-3167	Real Estate	1-4

St Joseph Parish	207 Nichols St	East Jordan	MI	49727	Charlev-oix County	(231) 536-2934	Religious Organizations	1-4
Spannyr LLC	117 S Lake St	East Jordan	MI	49727	Charlev-oix County	(231) 222-9463	Business Management Consultants	1-4
Bethel Baptist Church	812 Ontario St	East Jordan	MI	49727	Charlev-oix County	(231) 536-7155	Churches	1-4
Crossroads Ecumncal Resale Sp	205 Water St	East Jordan	MI	49727	Charlev-oix County	(231) 536-7606	Consignment Shops	1-4
Books & Things	104 Jordan St	East Jordan	MI	49727	Charlev-oix County	(231) 536-2020	Book Dealers-Retail	1-4
Farm Bureau Insurance	203 S Lake St	East Jordan	MI	49727	Charlev-oix County	(231) 536-3595	Insurance	1-4
East Jordan Area Chamber-Cm-mrc	100 Main St # B	East Jordan	MI	49727	Charlev-oix County	(231) 536-7351	Chambers of Commerce	1-4
East Jordan Housing Commission	451 Water St Ofc	East Jordan	MI	49727	Charlev-oix County	(231) 536-2051	City Government-Housing Programs	1-4
East Jordan United Mthdst Chr	201 4th St	East Jordan	MI	49727	Charlev-oix County	(231) 536-2161	Churches	1-4
G L Porter Enterprises Inc	1011 Sunset St	East Jordan	MI	49727	Charlev-oix County	(231) 000-1111	Attorneys	1-4
Jordan Hills Apartments	802 Erie St	East Jordan	MI	49727	Charlev-oix County	(231) 536-2866	Apartments	1-4
Jordan Valley Outfitters	311 N Lake St	East Jordan	MI	49727	Charlev-oix County	(231) 536-0006	Canoes-Rental & Charter	1-4
Jordan Valley Rental Inc	106 Bartlett St	East Jordan	MI	49727	Charlev-oix County	(231) 536-2895	Camping Equipment-Renting	1-4
Korthase Flinn Insurance	100 Main St # 10	East Jordan	MI	49727	Charlev-oix County	(231) 536-2268	Insurance	1-4
Highland Terrace Apartments	500 Erie St # 2	East Jordan	MI	49727	Charlev-oix County	(231) 536-3467	Apartments	1-4
Harborage Pointe Condo Elev	420 N Lake St	East Jordan	MI	49727	Charlev-oix County	(231) 222-2105	Condominiums	1-4

H&R Block	112 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 536-2092	Tax Return Preparation & Filing	1-4
Harvest Barn Church	210 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 536-2870	Churches	1-4
Howes & Howes Trucking	4890 S M 66	East Jordan	MI	49727	Charlevoix County	(231) 536-9850	Trucking	1-4
Losher Law	117 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 497-6529	Attorneys	1-4
Monarch Family Chiropractic	306 Main St	East Jordan	MI	49727	Charlevoix County	(231) 222-2136	Chiropractors DC	1-4
Penzien Funeral Homes Inc	621 Main St	East Jordan	MI	49727	Charlevoix County	(231) 536-7031	Funeral Directors	1-4
South Arm Construction	117 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 536-5001	General Contractors	1-4
Wescorp Enterprise Inc	5900 Airport Rd	East Jordan	MI	49727	Charlevoix County	(231) 000-1111	Real Estate	1-4
Billie's Floral & Boutique	319 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 222-2171	Florists-Retail	1-4
Barn	105 2nd St	East Jordan	MI	49727	Charlevoix County	(231) 536-5002	Retail Shops	1-4
Care & Share Food Pantry	205 Water St	East Jordan	MI	49727	Charlevoix County	(231) 536-7423	Non-Profit Organizations	1-4
Charlevoix Properties	650 Water St	East Jordan	MI	49727	Charlevoix County	(231) 536-3300	Real Estate	1-4
Ernst Construction Ltd	740 State St	East Jordan	MI	49727	Charlevoix County	(231) 536-7916	General Contractors	1-4
Jordan Inn	228 Main St	East Jordan	MI	49727	Charlevoix County	(231) 536-9906	Restaurants	1-4
Jordan River Arts Council	301 Main St	East Jordan	MI	49727	Charlevoix County	(231) 536-3385	Arts Organizations & Information	1-4
Jordan Valley Barn	240 Water St	East Jordan	MI	49727	Charlevoix County	(231) 714-4582	Events-Special	1-4

Jordan View Apartments	413 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 536-2646	Apartments	1-4
Northwest Scuba	205 S Lake St	East Jordan	MI	49727	Charlevoix County	(231) 536-0235	Divers Equipment & Supplies	1-4
Sunny Side Up Tanning	124 Main St	East Jordan	MI	49727	Charlevoix County	(231) 536-4826	Tanning Salons	1-4
Terry Rosebush Motor Sports	600 Bridge St # 616	East Jordan	MI	49727	Charlevoix County	(231) 222-2207	Automobile Repairing & Service	1-4
Tom's Bait & Tackle	801 Water St	East Jordan	MI	49727	Charlevoix County	(231) 536-3521	Fishing Bait	1-4

Appendix D: Parcel Vacancy Area by Zoning District

Undeveloped acreage by zoning district is displayed below in the table. The parcels are broken out by public and private ownership. Both number of parcels and acreage are displayed.

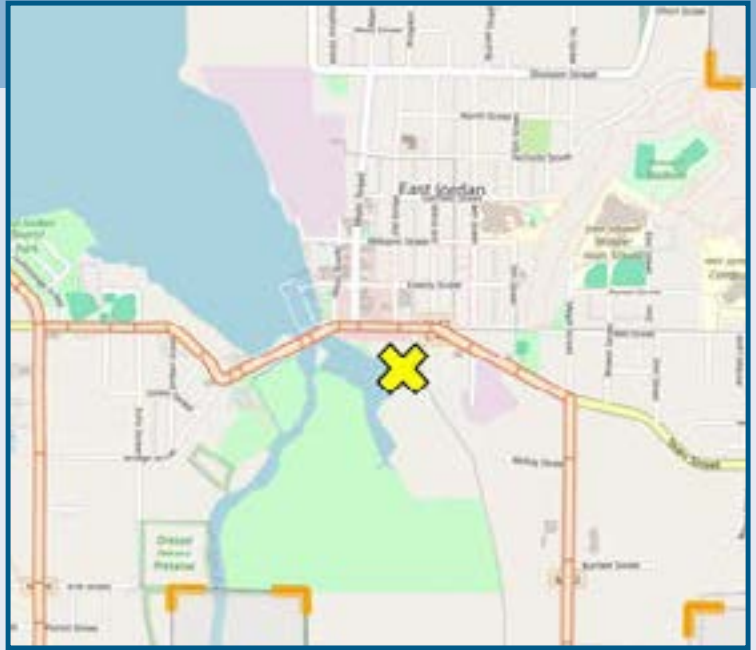
	PRIVATELY OWNED PARCELS		PUBLICLY OWNED PARCELS	
ZONING DISTRICT (ABBREVIATION)	# OF PARCELS	ACERAGE	# OF PARCELS	ACERAGE
C1	8	4.01	1	11.17
C2	9	11.50	1	10.06
CBD	5	3.78	0	0.00
CBD-O	3	0.41	2	0.56
CR	0	0.00	2	8.52
I	7	58.81	0	0.00
LI	3	25.69	3	42.81
PO	7	5.43	1	0.01
PUD	6	65.25	3	32.70
R1	107	61.60	8	4.66
R2A	5	5.04	2	0.48
R3	14	16.54	1	6.13
R4	2	0.12	2	0.41
RA	44	144.79	1	30.46
WF	6	4.40	3	2.44

The above data displays a snapshot of the data driven vacancy by zoning district as determined from 2024 parcel data. It is important to note that the parcels have not been seriously vetted through examination of areals, other pertinent development limiting data such as wetlands/riparian areas or steep slopes, or through actual ground-truthing. A full build-out analysis can be conducted for the City which would include in-depth examination of these factors and more, that would arrive at a soundly estimated available area for development with estimates of housing units and commercial and industrial space as dictated by on-ground conditions and zoning regulation.

Mill St

Parcel # 053-023-095-50 &
053-023-090-30

Privately owned parcels which are immediately adjacent to the Central Business District. Both parcels are classified as vacant commercial, and have ease of access to the city core, while offering views of the marsh delta of the Jordan River. The owners of the site are open for consideration of sale and other opportunities for development incentives for the site.



Acreage: 4.6 ac

Current Year SEV: \$169,200 total

Owner: Bergeron Realty, LLC

Contact: Tom Cannon
City Manager
231-536-3381
tcannon@eastjordancity.org



Zoning: Waterfront District

- Allows for a range of uses including small scale retail, restaurants, lodging and dwellings by special use permit.
- Seeks to maintain view-sheds through appropriately scaled building height.
- Building on site can achieve a height of 43'.

Incentives and Opportunities:

- Located within an Opportunity Zone
- Meets Disadvantaged Area Criteria
- Located with the DDA District

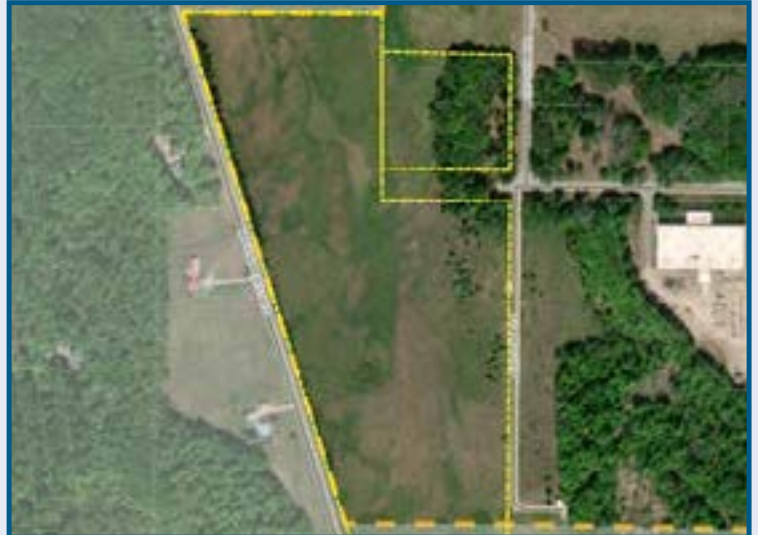
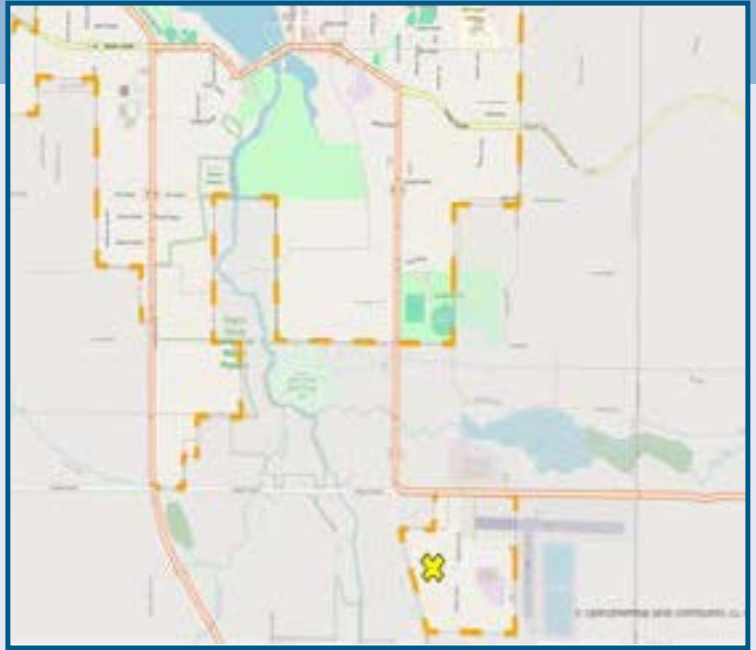
Utilities:

Electric, City Water/Sewer, Natural Gas,
Wired Broadband Fiber

Airport Dr.

Parcel # 053-301-917-50

City owned parcels adjacent to the office/light industrial park, with roadway and land separation. The site is Planned Unit Development and the City wishes to see a new housing development on the site. The City would like to expand water service to the site and the adjacent office/light industrial park.



Acreage: 39.5 ac

Current Year SEV: Currently Exempt

Owner: City of East Jordan

Contact: Tom Cannon
City Manager
231-536-3381
tcannon@eastjordancity.org



Zoning: Planned Unit Development

- Allows for a custom approach to zoning uses, design and layout, through flexible allowance of site plan submission, review and approval.
- Uses allowed range from high to low density residential and commercial uses as the site is larger than 5 acres.

Incentives and Opportunities:

- Meets Disadvantaged Area Criteria

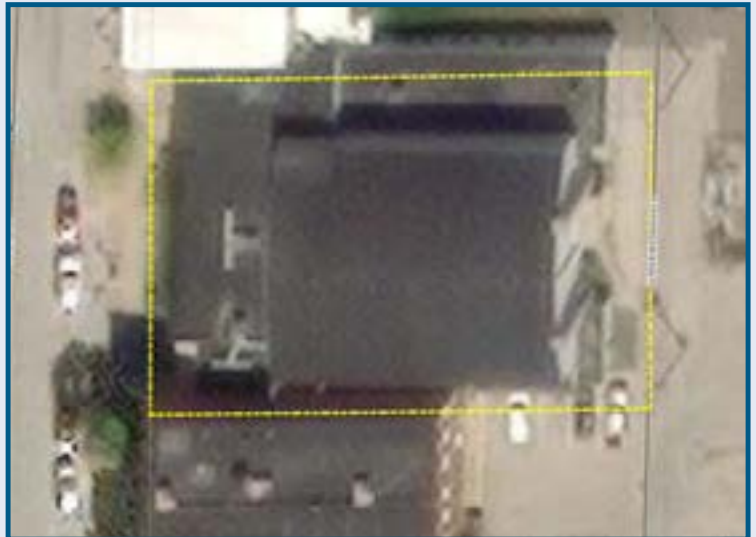
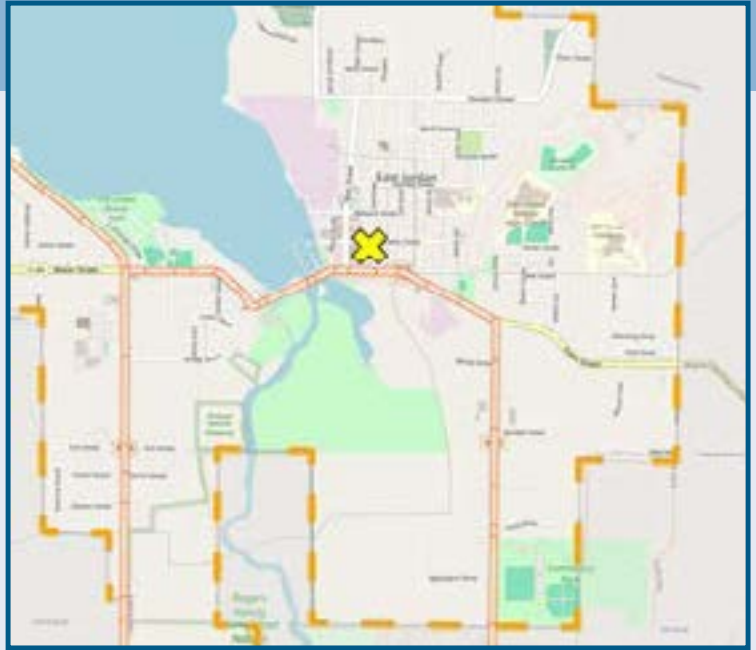
Utilities:

Electric, Natural Gas, Wired Broadband Fiber, City Desires to extend water service

116 Main St.

Parcel # 053-351-008-50

110 Main Street is a City owned parcel which formerly housed the Civic Center. This site is occupied by the former Civic Center Building, and is a prime candidate for rehabilitation. The complex features meeting spaces, a commercial kitchen and an indoor basketball court. The City desires a mixed use development incorporating upper story dwellings and retail, restaurant or office space in the lower levels. There is a signed purchase agreement in place, with the developer seeking incentives for redevelopment.



Acreage: 0.4 ac

Current Year SEV: Currently Exempt

Owner: City of East Jordan

Contact: Tom Cannon
City Manager
231-536-3381
tcannon@eastjordancity.org



Zoning: Central Business District

- Allows for a range of uses including small scale retail, restaurants, lodging and multiple family dwelling units on second floor and above.
- Seeks to maintain ease of access to downtown amenities.
- Building on site can achieve a height of 43'.

Incentives and Opportunities:

- Located within an Opportunity Zone
- Meets Disadvantaged Area Criteria
- Located in DDA District
- Adjacent to Social District Boundary.

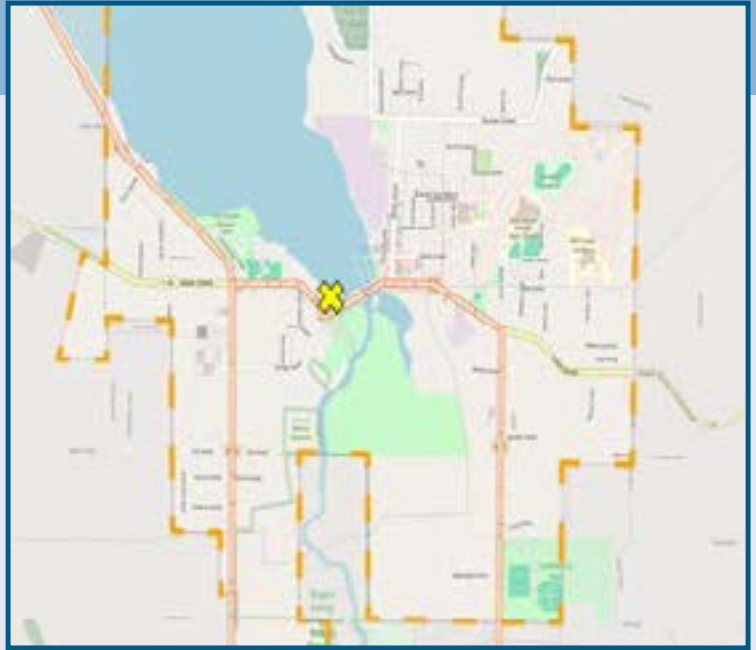
Utilities:

Electric, City Water/Sewer, Natural Gas,
Wired Broadband Fiber

98 Bridge St.

Parcel # 053-625-001-50 &
053-625-001-00

98 Bridge Street is a City owned parcel which sits at the mouth of the Jordan River where it flows into the South Arm of Lake Charlevoix. This former City Boat Launch location received MEDC grant funding for redevelopment. Site now includes a boardwalk to the City Marina & Park, and provides an amazing waterfront view. The City is actively marketing this site and is prepared to release an RFP for development proposals to include retail, dining and housing during summer of 2024.



Acreage: 2.2 ac

Current Year SEV: Currently Exempt

Owner: City of East Jordan

Contact: Tom Cannon
City Manager
231-536-3381
tcannon@eastjordancity.org



Zoning: Waterfront District

- Allows for a range of uses including small scale retail, restaurants, lodging and dwelling units under Special Use
- Seeks to maintain view-sheds with appropriately sized structures.
- Seeks to maintain connection to public water-front.

Incentives and Opportunities:

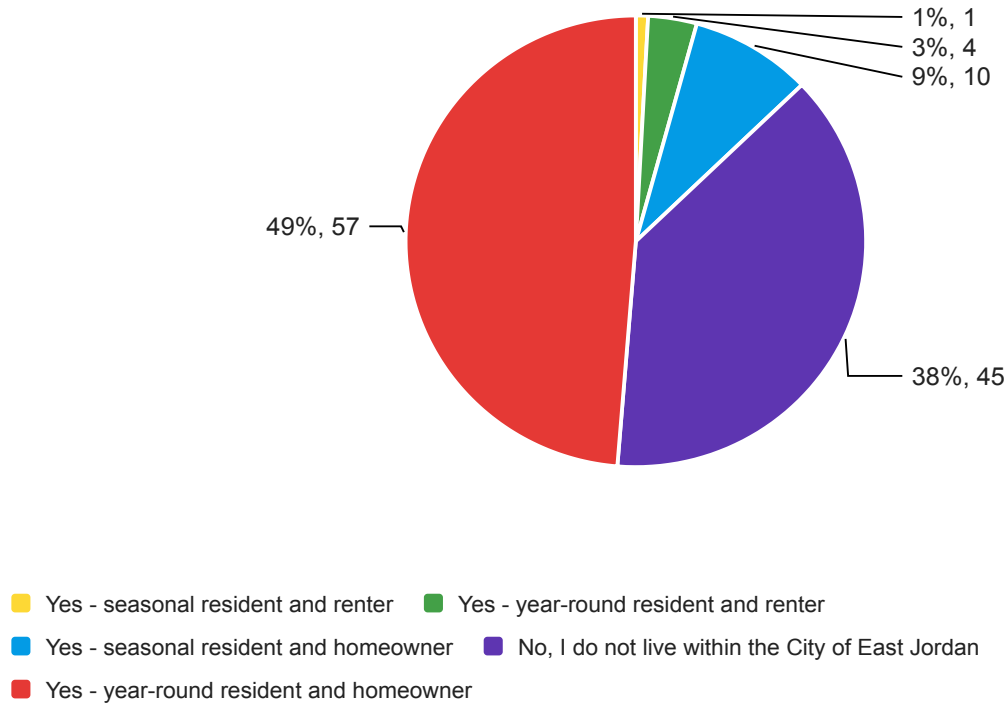
- Located within an Opportunity Zone
- Meets Disadvantaged Area Criteria
- Is a Brownfield that has been re-mediated
- Located in DDA District

Utilities:

Electric, City Water/Sewer, Natural Gas,
Wired Broadband Fiber

Q1 - Do you live in the City of East Jordan?

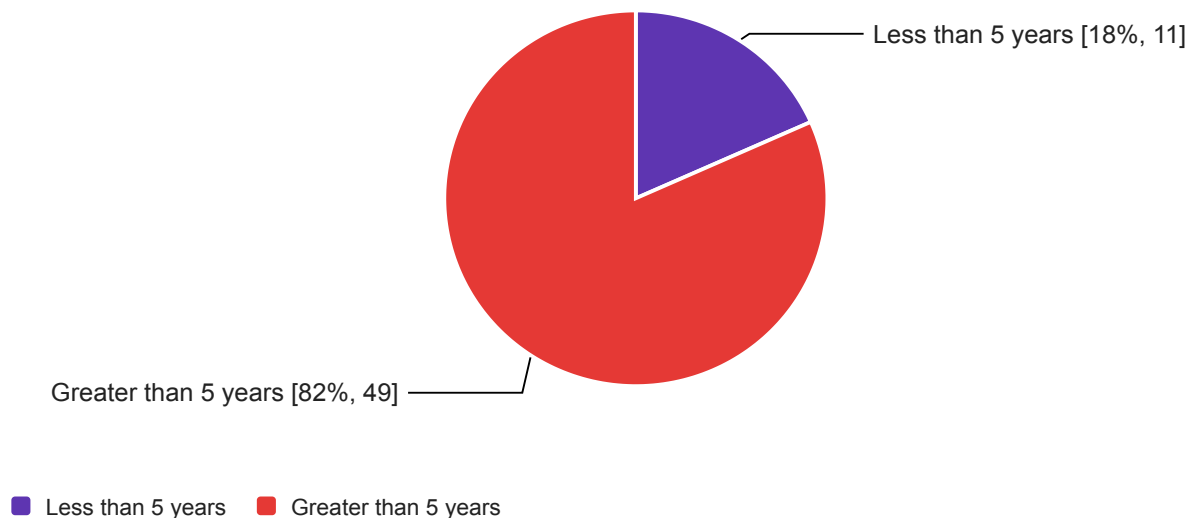
117 Responses



Q1a - How long have you been a permanent resident?

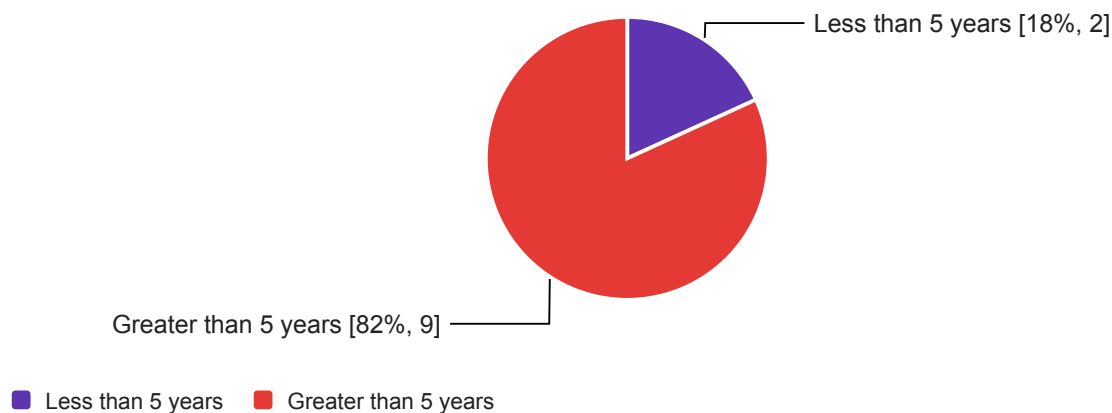
(If you are a full-time homeowner or renter in the City.)

60 Responses



Q1b - How long have you been a part-time resident?

11 Responses



Q1c - What brought you to live in the City of East Jordan?

(If you have lived here less than five years.)

13 Responses

What brought you to live in the City of East Jordan?

The lake and proximity to skiing.

Safe community with great access to water.

I love the area!

Quiet and beauty

Nearby Family

Going to tourist park on vacation for 10-15 years. Now retired and stay seasonal

Retirement on Lake Charlevoix

Cheaper

Property was affordable

Family

Home purchase

desire to live in northern Michigan

Grew up here and just moved back. Nice to be back to my roots

Q1d

What keeps you residing in the City of East Jordan?

Family (14)

Community/Friendly People (14)

Employment (10)

Natural Beauty/Outdoor Rec Opps (8)

The Schools (5)

Small Town Appeal (5)

Housing costs too high to move (4)

Low Crime/Safe (3)

The Location (3)

Raising children (2)

Own my home (2)

Local Amenities & Services (shopping, fire dept., softball) (2)

Quiet

promise for the town's prosperity

Summers

Great city

I like it here

Love it here

Nothing.

Nowhere else to go.

Q1d - What keeps you residing in the City of East Jordan?

44 Responses

What keeps you residing in the City of East Jordan?

Beauty and People

Close community, small town vibes yet you don't feel cut off.

Cost

Employment and raising children

Family

Family

Family

Family and Community

Family and promise for the town's prosperity

Family and summers

Family and work and I like it here

Family, own a business

Family, the beauty of the area, low crime, small town appeal

Great city

Housing costs too high to move, natural beauty of area

Housing market, current employment

I love this little town

Increased price of housing, family, community

Job, family

Love it here

Love our location

Love the small town. Not so busy as Charlevoix and Boyne City. I have lived in both. The lake and river is so important to our family.

My community. Own my home

My friends and family and kids are ingrained in the school.

My grandparents were born here. All my family is here. It's safe here and we know everyone around. We also love the stuff we can do outdoors here.

My home town

My job

My job I, the schools

My parents live here

Natural beauty, people, school

Nothing.

Nowhere else to go.

Our location is near the city but close to the country. This is a great area for us.

Parents

Quiet. Safe. Friendly. Live and let live attitude. Local shopping can fulfill most daily needs. Close to outdoor recreation i.e. biking, hiking, water sports.

Schools, work, community

The fire department, softball, I am a Boyne City teacher so it isn't where all my kids are & the property we own

The friendly people

The people

The river, the people the school

The school, my job, and the small town feel raising my kids here.

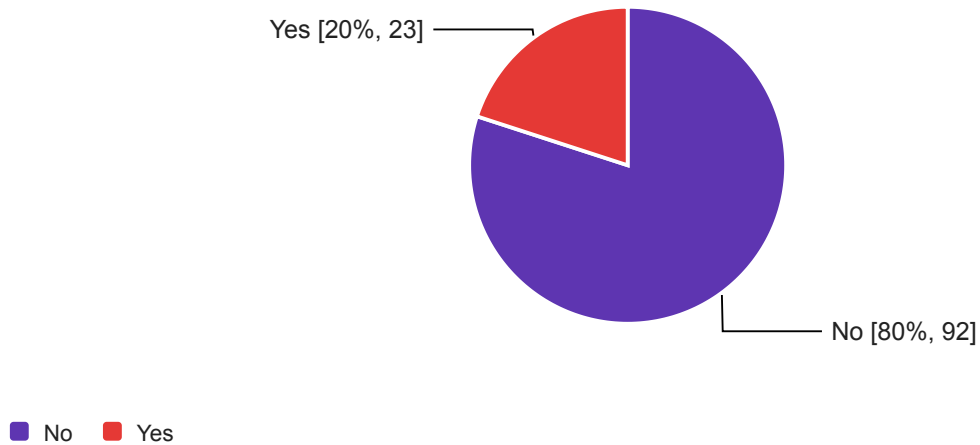
The sense of community in almost all situations

The small town atmosphere

Work

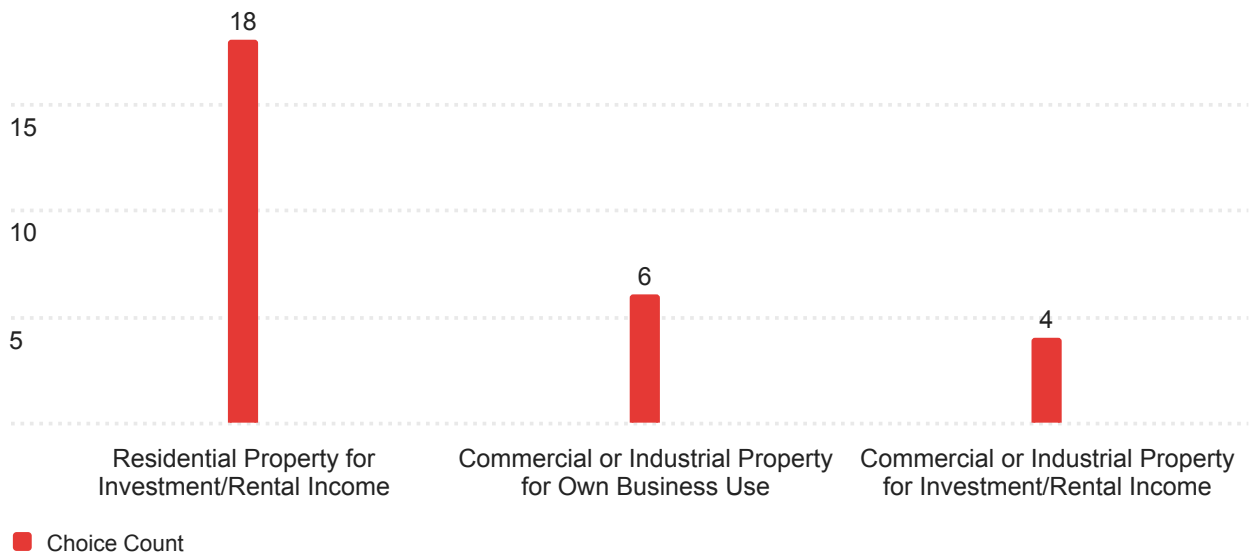
Q2 - Do you own property within the City of East Jordan for business use or investment/rental income?

115 Responses



Q2a - What type of property do you own within the City of East Jordan for business use or investment/rental income?

23 Responses



Q3 - Do you work in the City of East Jordan?

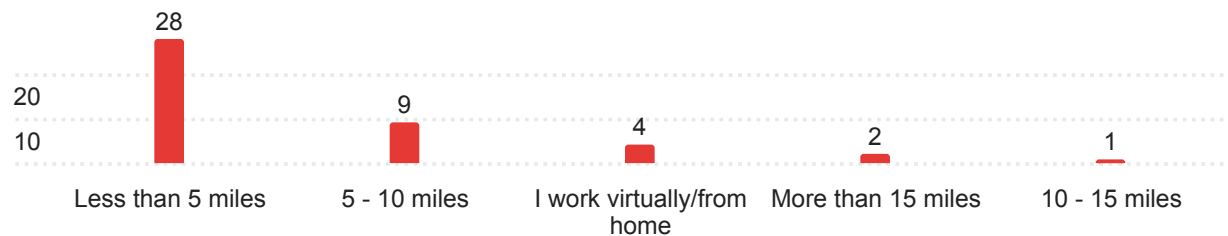
115 Responses



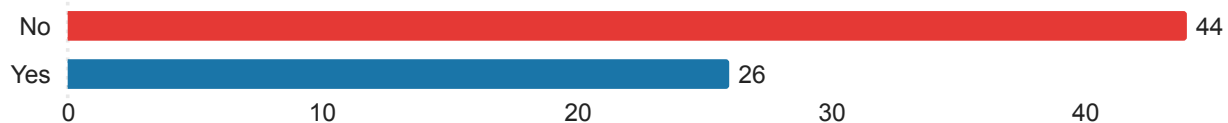
Q3a - How far is your commute from your home to your place of work? (Displayed if the answer to Q3 is "yes")

44 Responses

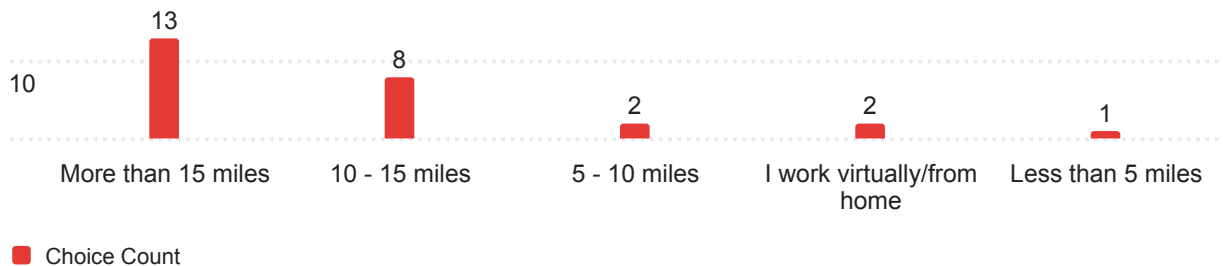
Choice Count



Q4 - Do you work outside the City of East Jordan? (Displayed if the respondent indicated they lived in the City, either as a year-round or part-time resident.)



Q4a - How far is your commute from your home in East Jordan to your place of work?



Q5 - What is one word or phrase you would use to describe the City of East Jordan?

108 Responses



Q5		
What is one word or phrase you would use to describe the City of East Jordan?		
Positive Comments	"It's Got Potential" Comments	Negative Comments
A gentle place to live.	A diamond in the ruff.	Behind the times
A place to relax and enjoy the scenery, the history and the friendly atmosphere of Northern Michigan.	Burgeoning	definitely not west
A small town on Lake Charlevoix	Changing and improving	Desperate need for more high earning residents and visitors that have disposable income.
Awesome	Developing	Dumpy
Beautiful (6)	Evolving	Ghost town
Beautiful people	Greatest potential on Lake Charlevoix	In need of quality businesses for the wonderful people of our community
Charm	Growing	Make it more like boyne
Charming (2)	Hidden Gem	needing an uplift
Clean	In transition	Outdated
Close knit and caring	possibilities	Potholes
Compassionate	Potential (5)	resistant to change
Different	Progressing	Sinking
Estuary	slowly growing	Slow to change
Family home town	Transition	Stagnant (5)
Friendly (7)	Undiscovered	Underdeveloped
Fun	Unrealized potential	Unrefined
God's country in our own backyard		Worthless
Great place to live and raise a family.		
Grit		
historical		
Home (5)		
Homey (2)		
Inviting		
Little different on weekends		
lovely		
Nature based		
Nice		
Peaceful (2)		
Pleasant (2)		
pretty		
Quaint (7)		
Quiet		
Seasonal		
Serene		
Simple		
Small (3)		
T Eden		
Tight knit community		
Unique (2)		
Walkable city for visitors and residents		
Where river, lake, and friends meet		
Where water & friendly people meet		
Wonderful community who cares about us even though we live 1/4 mile outside city		

Q6 - If improvements were made to the following of the City, what would be the level of impact on each on the success and prosperity of the East Jordan local economy?

"Top 10"	High Impact	Medium Impact	Neutral	Low Impact	No Impact
1	Housing Supply (workforce/attainable price points)	Medical Care Facilities	Local Regulations on Business and Property Owners	Public Transportation	Public Transportation
2	Job Opportunities	Roads, Utilities, & City Services	Public Transportation	Retail/Professional Office Space	Parking
3	Natural Resources and Environment	Lodging Options	Senior Care Facilities and Services	Senior Care Facilities and Services	Childcare Services
4	Food and Beverage Options	Sense of Place (i.e. public gathering spaces, art, local history)	Medical Care Facilities	Roads, Utilities, & City Services	Senior Care Facilities and Services
5	Mixed Uses in Downtown Buildings	Senior Care Facilities and Services	Parking	Local Regulations on Business and Property Owners	Public Schools
6	Business Owner Incentives for Property Revitalization/Redevelopment (i.e. façade improvement program, capital support, grant opportunities)	Parks and Recreation Facilities (including non-motorized infrastructure)	Childcare Services	Streetscape Improvements (i.e. benches, lighting, wayfinding, trees, flowers, crosswalks)	Retail/Professional Office Space
7	Lodging Options	Parking	Retail/Professional Office Space	Sense of Place (i.e. public gathering spaces, art, local history)	Mixed Uses in Downtown Buildings
8	Childcare Services	Streetscape Improvements (i.e. benches, lighting, wayfinding, trees, flowers, crosswalks)	Roads, Utilities, & City Services	Public Schools	Streetscape Improvements (i.e. benches, lighting, wayfinding, trees, flowers, crosswalks)
9	Public Schools	Public Transportation	Public Schools	Parks and Recreation Facilities (including non-motorized infrastructure)	Local Regulations on Business and Property Owners
10	Streetscape Improvements (i.e. benches, lighting, wayfinding, trees, flowers, crosswalks)	Retail/Professional Office Space	Business Owner Incentives for Property Revitalization/Redevelopment (i.e. facade improvement program, capital support, grant opportunities)	Parking	Sense of Place (i.e. public gathering spaces, art, local history)

Q6 - If improvements were made to the following of the City, what would be the level of impact of each on the success and prosperity of the East Jordan Local Economy? (All responses, sorted by High Impact rating.)

Field	105 Responses					Total
	High Impact	Moderate Impact	Neutral	Low Impact	No Impact	
Housing Supply (workforce/attainable price points)	74	15	12	2	1	104
Job Opportunities	66	27	9	1	1	104
Natural Resources and Environment	61	32	9	1	1	104
Food and Beverage Options	56	32	12	3	0	103
Mixed Uses in Downtown Buildings	53	35	12	1	3	104
Business Owner Incentives for Property Revitalization/Redevelopment (i.e. facade improvement program, capital support, grant opportunities)	51	33	16	3	0	103
Lodging Options	49	41	11	3	0	104
Childcare Services	48	24	25	0	6	103
Public Schools	46	31	18	5	4	104
Streetscape Improvements (i.e. benches, lighting, wayfinding, trees, flowers, crosswalks)	44	37	13	5	2	101
Sense of Place (i.e. public gathering spaces, art, local history)	43	40	12	5	1	101
Parks and Recreation Facilities (including non-motorized infrastructure)	43	40	15	5	1	104
Roads, Utilities, & City Services	34	43	21	6	0	104
Retail/Professional Office Space	33	35	22	11	3	104
Parking	28	38	27	5	6	104
Medical Care Facilities	27	45	28	4	0	104
Local Regulations on Business and Property Owners	26	33	37	6	2	104
Senior Care Facilities and Services	20	40	30	10	4	104
Public Transportation	11	37	32	17	6	103

Q6 - If improvements were made to the following of the City, what would be the level of impact of each on the success and prosperity of the East Jordan Local Economy? (Sorted by Moderate Impact rating.)

Field	105 Responses
	Moderate Impact
Medical Care Facilities	45
Roads, Utilities, & City Services	43
Lodging Options	41
Sense of Place (i.e. public gathering spaces, art, local history)	40
Senior Care Facilities and Services	40
Parks and Recreation Facilities (including non-motorized infrastructure)	40
Parking	38
Streetscape Improvements (i.e. benches, lighting, wayfinding, trees, flowers, crosswalks)	37
Public Transportation	37
Retail/Professional Office Space	35
Mixed Uses in Downtown Buildings	35
Local Regulations on Business and Property Owners	33
Business Owner Incentives for Property Revitalization/Redevelopment (i.e. facade improvement program, capital support, grant opportunities)	33
Natural Resources and Environment	32
Food and Beverage Options	32
Public Schools	31
Job Opportunities	27
Childcare Services	24
Housing Supply (workforce/attainable price points)	15

Q6 - If improvements were made to the following of the City, what would be the level of impact of each on the success and prosperity of the East Jordan Local Economy? (Sorted by Neutral Impact rating.)

Field	Neutral
Local Regulations on Business and Property Owners	37
Public Transportation	32
Senior Care Facilities and Services	30
Medical Care Facilities	28
Parking	27
Childcare Services	25
Retail/Professional Office Space	22
Roads, Utilities, & City Services	21
Public Schools	18
Business Owner Incentives for Property Revitalization/Redevelopment (i.e. facade improvement program, capital support, grant opportunities)	16
Parks and Recreation Facilities (including non-motorized infrastructure)	15
Streetscape Improvements (i.e. benches, lighting, wayfinding, trees, flowers, crosswalks)	13
Sense of Place (i.e. public gathering spaces, art, local history)	12
Mixed Uses in Downtown Buildings	12
Housing Supply (workforce/attainable price points)	12
Food and Beverage Options	12
Lodging Options	11
Natural Resources and Environment	9
Job Opportunities	9

Q6 - If improvements were made to the following of the City, what would be the level of impact of each on the success and prosperity of the East Jordan Local Economy? (Sorted by Low Impact rating.)

Field	Low Impact
Public Transportation	17
Retail/Professional Office Space	11
Senior Care Facilities and Services	10
Roads, Utilities, & City Services	6
Local Regulations on Business and Property Owners	6
Streetscape Improvements (i.e. benches, lighting, wayfinding, trees, flowers, crosswalks)	5
Sense of Place (i.e. public gathering spaces, art, local history)	5
Public Schools	5
Parks and Recreation Facilities (including non-motorized infrastructure)	5
Parking	5
Medical Care Facilities	4
Lodging Options	3
Food and Beverage Options	3
Business Owner Incentives for Property Revitalization/Redevelopment (i.e. facade improvement program, capital support, grant opportunities)	3
Housing Supply (workforce/attainable price points)	2
Natural Resources and Environment	1
Mixed Uses in Downtown Buildings	1
Job Opportunities	1
Childcare Services	0

Q6 - If improvements were made to the following of the City, what would be the level of impact of each on the success and prosperity of the East Jordan Local Economy? (Sorted by No Impact rating.)

Field	No Impact
Public Transportation	6
Parking	6
Childcare Services	6
Senior Care Facilities and Services	4
Public Schools	4
Retail/Professional Office Space	3
Mixed Uses in Downtown Buildings	3
Streetscape Improvements (i.e. benches, lighting, wayfinding, trees, flowers, crosswalks)	2
Local Regulations on Business and Property Owners	2
Sense of Place (i.e. public gathering spaces, art, local history)	1
Parks and Recreation Facilities (including non-motorized infrastructure)	1
Natural Resources and Environment	1
Job Opportunities	1
Housing Supply (workforce/attainable price points)	1
Roads, Utilities, & City Services	0
Medical Care Facilities	0
Lodging Options	0
Food and Beverage Options	0
Business Owner Incentives for Property Revitalization/Redevelopment (i.e. facade improvement program, capital support, grant opportunities)	0

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.
Housing Supply (workforce/attainable price points) (32 comments)
Housing is in such high demand. My hope is that we can invest in multi-family units that will help our working class
Condos or apartments
Need more single-family houses
Needed to help people settle here and contribute in meaningful ways. The mixed use would be key if the lofts/apartments are affordable . What happens generally is that they come in very high to help cover the projects and become part-time landing pads for visitors. Office space is a concern, too, since so many people run businesses from home and online now to save the expense.
Starter homes always in dire need in our area, but also retirement homes/condos would draw people to the city.
run water/sewer lines to areas of town that don't have them and allow tiny houses to be built
Incentives for private investment tied to grants maybe?
Incentives for new businesses and childcare should help with this as needed.
All housing is affordable to someone. And any new inventory will help the overall market . Perhaps city and county should give away land to help decrease development costs?
Affordable for EJ
Affordable homes for low income families
Affordable housing is essential to a strong workforce.
More restaurants or better quality means good staffing and staff needs places to live.
Severely lacking, would help bring in new families and retain existing.
Need housing so workers will come here
Critical to attract residents
Major affordable housing shortage in EJ
A much needed item
Need badly
This is a must have.
This is the best idea
Always the hardest to solve
This seems to be an issue in many towns in our area...people know we need housing but are so stubborn, not wanting the new housing developments in or close to their neighborhoods. You can't have it both ways!!
I hear all the time that people are looking for someplace to live and there is no housing available.
People that want to move here can't they end up spending their money on the town they live in
people who work here can't find affordable housing
VRBO and AirBnB owners snatched up the affordable housing, If I lived outside of EJ, I couldn't move here because there are no houses or apartments for families.
I looked for a year in the area before finding a home here.
This is a necessity in Northern Michigan. To grow a vibrant community we need a healthy supply of housing.
Too many people complaining of inadequate affordable housing
few houses available, high price tags
home prices are outrageous

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.

Food and Beverage Options (30 comments)

Need **good restaurants with meals** instead of bar food

We basically **only have one nice "dinner" restaurant**. So many times we have gone out of town for another dinner option.

Would love to have another **family dining restaurant that serves dinner**

Places that are **family friendly**

Another **casual restaurant overlooking docks**

A **range of price options** for food and beverage services

If there were **affordable food options** available, people would stay in town and not travel to local cities for supper.

Mix types

This is about more than options. **The 'sense of place' needs to include dining destination**. We live 4 miles outside of town and rarely eat out in EJ. The food is all standard, Cisco based, with nothing special to offer.

We need **more options for both**. It's important for **locals as well as creating destinations** for visitors to come.

More options would help us choose to go there over boyne city or Charlevoix all the time

Create spaces **downtown for popup food and drinks cut regulations, small and creative food**

After **7pm the only thing open is McDonald's**. Late night snacks I don't want to go back into McDonald's

additional **food markets**

Need a **bakery**

Mexican/Indian food, please.

Focus on local food

Encourage growth of a variety of businesses not just food and beverage

Important to draw people in

Good for locals and visitors

This would keep local and tourism dollars in EJ vs Boyne or Charlevoix where there are more options

I feel a couple of good resturants could vastly improve the town.

Food and drinks draw in locals and out of towners. More diverse options would attract new money to EJ.

Need more places

A few more options but there are already plenty in the county

we need more dining options

limited options

Need another option

Marty's on Main great addition to the downtown. Restaurants draw people.

Pretty good as is

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.

Business Owner Incentives for Property Revitalization/Redevelopment (i.e. facade improvement program, capital support, grant opportunities) (25 comments)

There are **many historical homes not kept up in town and look blighted** compared to neighboring towns.

Dilapidated and vacant buildings are a deterrent to investment in our community. **We need more revitalization efforts especially on Main Street. Subsidizing professional design services could help** in the continuity of downtown. Paint color and facades do matter and make a difference.

Several business properties in the city appear **need improved curb appeal, signage, awnings, landscaping** to look more attractive and present a welcoming city.

Many current **buildings have such character but are run down. Fixing the facade** on many would improve overall appearances. Incentives to draw new business to town is so important.

A lot of businesses and buildings look broken down. People that travel thru town don't even know they are open

If there were **grants or support**, maybe people would **fix up the old buildings that are sitting empty and falling in. Or clean up the areas that have been torn down (like the old Co-op area).**

We rent a business space. **A facade update would be great, but the owner is unlikely to be interested in that**

Facade grants

Grants to improve

Give **grants to people whom live in East Jordan and start a business, give loans to people who start a business in East Jordan but live outside of East Jordan**

Grant writing for all areas of city planning maybe increased

Need better incentives for facade improvements and cleanliness of downtown buildings

Would love to see **incentives for local business owners, not out-of-state real estate investors**

Focus on the smaller business that have fewer resources

Opportunity Zone Funding

This depends on how it's structured and it has been done with moderate impact.

I feel many businesses would benefit from improving their property and give them a greater sense of pride.

Perhaps this should go to landlords instead of business owners themselves?

Get rid of these owners that refuse to sell /rent or lease their places downtown. No more empty buildings!

A more attractive and diverse retail base

Buildings that have been improved downtown have made that area much more desirable to visit.

Improving street appearance creates more incentive to stop and walk around

Spiffy looking businesses attract people..

Brings development

Need badly

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.

Lodging Options (23 comments)

Big hotels would have a **negative impact**

Inns and "Bed and Breakfasts"

Small boutique hotel ??

EJ appeals to more of a **blue collar recreational oriented individual so lodging, camping options** targeted at this demographic makes sense

The town has **needed a motel for many years** but we **could also use more camping facilities.**

It's hard to have an event and invite a group to our town, then tell them they need to stay in a different city. We could use an affordable, clean, motel.

Events hosted in town bring people in that have to lodge in other towns as far away as Gaylord and Petoskey

We couldn't plan a wedding in town because there is not enough hotels to stay at

More lodging options could help reduce the STR market in EJ. Lodging is necessary to attract tourism dollars year round.

A nice hotel has been needed in EJ for 20+ years. Not much to pick from in EJ.

Needed. There have been many attempts. Everything nearby is dated.

No where for guests to stay

Attract visitors to come to East Jordan and "stay" for a while.

Another motel would be nice!

A nice hotel would be a huge asset for our community

At least more options or advertise current options

Need a decent hotel

Hotel is needed.

limited options

Necessary for tourism

Need more (3)

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.

Natural Resources and Environment (22 comments)

More trails. Fundraiser for planting trees or something of the sorts

More MTB trails. There are partners willing to do this. Look how all the trails around bellaire have support such a small downtown and helped grow Shorts.

More trees along Lake Street, stop mowing the grass so often when there is no irrigation in place (unsightly brown grass)

So many people are looking for outdoor activities and here EJ sits at the threshold to so many! Lake, river, hiking trails, safe biking trails, snowmobile and cross country trails and so many more. Let's **promote them, keep them in good shape and encourage use!!**

Our **lake and river are a giant asset**, unique to our community and we need to **highlight them as well as protect them.**

Super important to **keep lake and Jordan River unpolluted**

Need to highlight these more!

YES!

Absolutely - to draw "outdoors" enthusiasts to visit EJ.

Our natural resources are a treasure to be protected.

Yes. It's our primary asset.

Obviously the most unique and critical resource in our area

EJ's pride in its natural resources is a strength.

Beauty of nature attracts a lot of people

This is what drew me to this area.

Key to many visitors priority summer fall winter

City is going in a great direction in this area

The city has been doing a wonderful job in this area. The walkways and statues around town and near the water so nice.

Keep up the good work on the parks, pathways, and public spaces we have!

boardwalk and Sportsman's Park upgrades are GREAT!

Have good supply as is

I think we have enough walk-ways and parks.

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.

Job Opportunities (21 comments)

More **high paying jobs**

Higher paying job opportunities that offer benefits

More and better jobs are a good **incentive for our young people to stay in the area.**

More **job opportunities in all industries** could boost the economic prosperity of EJ's residents and would attract more businesses to the community.

To **attract more diverse business, not just manufacturing.**

Need **another big employer** after EJ moved

Would love to see **more industry** in East Jordan

Look for **companies that can work remote?**

Incentives for new businesses and childcare should help with this as needed.

Critical to keep residents

Most new jobs would not provide a living wage

There are not as many career opportunities here as elsewhere.

Much needed

Encourages employment

Necessary

Need more

NEEDED

really non-existent

Seems like there are plenty of jobs. Especially with WFH options.

I feel there are opportunities available. Young people just don't want to work.

Jobs are important to bringing people but not more important than housing

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.

Childcare Services (20 comments)

Childcare is **essential to a strong workforce.**

Necessary for strong workforce

Would have a **huge impact on working class families.**

Opportunity for Mother's and Fathers to work

Some people can't work because they can't find a babysitter

Daycare services mean more employees to work in our town

Quality child care is needed. Training wheels is a wonderful addition, but they've been on a wait list practically since day one.

I drive over 30 minutes to chicks care drop off and pick up in boyne. **Would love if there was an option in EJ.**

Many young families are working from home now and need childcare services. I know many that have had to leave the area because the current daycares are full and don't have room.

make licensing easier process

Incentives

Work with local churches and schools to start daycares.

To assist local and area workers in providing childcare for working parents

Youth programs, after school programs, and other investments in the local kids pays long term dividends and increases likelihood kids grow up safe, prosperous and remain invested in the community

Childcare difficult to find anywhere. Always a bonus to a community.

Affordable, high quality child care

A large must and need

This town is in DESPERATE need of childcare!

Need improvement

I think we have good options for child care already

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.

Parks and Recreation Facilities (including non-motorized infrastructure) (19 Comments)

We **have good parks. They need better up keep...** the park at Watson field needs weeding and new mulch. It has needed this for awhile. We need to have a care plan for upkeep, or our nice things will turn to ruin

Desperate need of **marina and memorial park improvements.**

The **city marina** is in sad, sad shape to draw in boaters.

Upkeep and maintenance on memorial Park and veterans park

Maintaining open space along the waterfront is very important. Alpena is a good example of **keeping waterfront available for community use.**

Really need a **path and lower speed limit on 66**

Where the **old foundry** was should be donated and made into a **park with fishing piers**

need a **scooter/skate park** for kids

Splash pad, mini golf, gocarts

Look at **outdoor work out grants** , share with campers and city residents, **Use our ball fields efficiently** if not used and just there to look at , let's get creative!

This is critical for communities in this area.

Parks ties into comments regarding **supporting local and visiting youth**

Draw individuals and families to the area.

Need more

YES

We have great parks and recreation facilities

East Jordan is doing a pretty good job with parks and rec.

Same as above with NR and Enviro. We have done so many good things to encourage outdoor activities, let's keep up the good work.

We have enough.

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.
Local Regulations on Business and Property Owners (18 comments)
Regulate blight. It has a negative impact on our community.
Some of the properties in the city are in bad need of repair . They give off a ghetto vibe that needs to be addressed.
We need to enforce the regulations that are already here!! The comment about a blight area was....we've talked with them already. What do you suggest...we take them to court? YES - if that is our job and the next step in getting it cleaned up!
New regulations, and enforcement of existing regulations, could help reduce blight and improve the beautification of EJ. Too many homes and yards are runned down with junk on the porches and in the lawns, grass is overgrown, debris laying around -- it makes the town look junky and is not attractive to potential home buyers and business owners.
I believe ordinances are in effect but nobody knows them or follows them . Our area is supposed to have quiet time from 8 p.m. to 6 a.m. but none of the neighbors follow this.
Could force local businesses to take better care of their properties
Assist business and property owners to improve their property beautification.
This all depends on what kinds of regulations. This can be a deterrent if not done well.
Proper regulation for city plans don't kill private investment
Common sense policies for both
Keep common sense at the heart of all regulations . Don't over burden small businesses and property owners with petty regulations.
Too many limiting regulations for building a home and renovating a home , Don't use 1960 as a basis for how much one add on to a house.
No one likes regulations but it is what keeps things in order.
Marijuana dispo
Not sure how this "helps"
Will managed
Our regulatory systems are already adequate
I am not familiar with what is currently in place

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.

Mixed Uses in Downtown Buildings (17 comments)

Downtown should have **more retail and fewer offices on the first floor.**

Downtown is stuck. It needs **new retail and food business investment and lodging** options

Downtown needs some investment. **Retail, food/bar and housing options would attract people to spend time in EJ instead of going to nearby towns.** Several businesses downtown need **major curb appeal investments - new windows, awnings, signage, etc.** Keeping these improvements in line with the **architectural period could make EJ unique** from neighboring towns. **Tear the civic center down** and attract outside money to **build a mixed-use retail and upstairs condos.**

require businesses on main street to maintain daily presence. Raymons James, Eldercare, and design service do not attract foot traffic.. makes no sense. **more retailing dining options**

It looks like half of downtown is never open or is an office space. There's no draw for people to come down there.

Allow a small business to present it's services to local and visiting individuals.

Small convention center for any activities

Housing should be allowed on ground level, if it's appropriate.

Apartments above buildings

How do you **keep these affordable?**

The more downtown business/housing/retail opportunities the better.

Yes! Mixed uses are important!

Probably best use of limited space

New development

Need more

Love it

I don't see how this would help.

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.
Streetscape Improvements (i.e. benches, lighting, wayfinding, trees, flowers, crosswalks) (17 Comments)
People hit the crosswalk sign once a month! The type of flowers that are chosen die in the heat . Not a lot of lights on the side roads like 2nd 3rd 4th
The flowers have not been great, especially on the bridge . There needs to be more variety . I'm looking forward to new street scape. The signs have been a nice enhancement.
Large planters with trees on bridge with large "Welcome to East Jordan" sign
Don't clutter up the natural beauty with a bunch of signs
A modernized look and feel.
We already have lighting, benches, trees are planted -then cut down, crosswalks are in and many don't use them. Maybe one large wayfinding sign (in Memorial Park) that shows POINTS OF INTEREST . Like where the Man Hole Cover walk is, the location of the other parks with a city map.
I like things that we already have, but we need to take care of what we have . I love the idea of improvements, but if they can't be maintained then don't put them in . City employees need to take a walk once in awhile and see what needs to be done. Bushes and trees overgrowing sidewalks, miss-matched benches, flowers that aren't maintained, broken pavers, trail lights covered with bugs and holiday lights that work sometimes and don't work sometimes. It doesn't seem like the City takes much pride in neatness and cleanliness. If we can't maintain it - don't put it in!!
Better grounds keeping of what we already have it's not where it should or needs to be
Key selection of trees from area birch etc
More benches in shade
Eye candy for curb appeal
Absolutely
Need more
The city has done a nice job of trying to beautify areas with flowers and artwork.
glad to see the rock islands removed
I think our streetscape is already good
No sense in investing in this until the right businesses are downtown

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.
Roads, Utilities, & City Services (16 comments)
Maintenance and upkeep for roads.
Roads should be kept up. Move snow in the winter. Weed the sidewalks. Little things matter.
The roads are getting bad. The water bills are high
our sub desperately needs repaving (Hillcrest)
Sunset road is in desperate need of refinishing . When roads get resurfaced, they should all be widened to accommodate bike paths in 5-10 years.
Sidewalks for entire city street lights that actually work
Update electrical services in the city, underground utilities to attract larger development of lakefront property
Affordable utilities would be nice. Like Spectrum Cable is getting very high. Roads: it would be nice to be able to go over the bridge with ORV's and not worry about getting pulled over by police.
We need more access to motorized trails and make the whole town ATV friendly it will bring in all kinds of business for gas and food and lodging.
More bike trails and sidewalks; work with MDOT to reduce speed limit to 35 out to Elm Pointe and put in sidewalks/bike trail
Reduce speeds on town roads
Keeping pace with population growth
Keep ahead of growth
Need more
That is a given statement.
Just keep up the maintenance on our City infrastructure. What we have is great
Sense of Place (i.e. public gathering spaces, art, local history) (16 comments)
We love to hang out at the park in boyne... never even considered Ej because there isn't much to do or places to eat beside the 2 usual
A modernized look and feel.
Art and history have a good start here but there is much room for expansion.
Local murals around buildings, more renovations to downtown buildings to emphasize historical looks (help property owners apply for grants to pay for improvements)
Part of library downtown , with Waterview???
Small museum about EJ
Utilizing the lake front and river
Splash pad
The art walk has been a huge success. More initiatives like this truly enhance the community.
Very important to gen z
Definitely! One thing I can say since moving here is that I do feel a sense of community. Expanding that is important. That's what makes small towns appealing.
There is an appetite to celebrate art and culture in EJ. A sense of place builds community.
Always a great draw
Present both short and long term
We are already doing well in this area
Good as is

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.

Medical Care Facilities (16 comments)

Baby boomer generation will require more healthcare services that EJ is equipped for.

Aging population

Should have a medical place

Medical care availability will draw propel to retire in the local area.

Would love to see even **more services at the EJ Family Health Center**

The **East Jordan Family Health Center** leaves much to be desired.

An **emergency center.**

Place emergency medical buildings strategically so they don't scream through the city to move north, west east ?

Options for local residents but again Petosky and TC will always be better option

Need to get Walgreens or CVS to replace Rite-Aid

All communities in Northern Michigan in need of more options.

Good as is

We already have the Health Center

Currently excellent

I believe there are many in the area.

Tax \$ should not go to Grandvue, this would lower hosing costs via less taxes.

Public Schools (15 comments)

We have **good schools** that **operate in a tired environment.**

The school system has a significant impact on our community. There are many **missed opportunities for the community to better support the school but it requires engagement and communication.** In small communities schools make a difference.

Needs a huge change.. people are leaving en mass for the other schoools in the area bc of **admin and sports admin!!!**

We already have one (**old middle school**) **not really being utilized.**

High schools should consolidate in county.

More funding for public schools.

Library downtown small high quality!

We need good schools to attract new families.

A good school is a necessity for families.

Strong schools attract businesses and homeowners.

EJ has great schools which should continue to be a priority

Our public schools are a real gem in our area

Great school district, great teachers.

Maintain excellence in the public schools.

Good as is for now

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.

Senior Care Facilities and Services (14 comments)

Grandvue is such a blessing for the community. Retirement community/independent living **could always use more** in Northern Michigan.

Aging population

Keeping pace with the local demographic

Support Senior services in a positive and visible way.

A senior care center

A ride share service for seniors

Part of library, meeting rooms etc

Government should get out of this. Private market should satisfy any demand.

Need more

Nice to have Grandview.

Love the Senior center!

This is actually really good here!

We already have adequate senior care opportunities

This doesn't pertain to me.

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.

Parking (13 comments)

We need more parking

Always a concern.

Need more

I hear people always complaining they need to park so far away from what-ever is going on.

Empty lots on Maine street for parking lots.

Cantal parking - located close to downtown.

Definitely need more parking especially for special events. How about angle parking on at least one side of Main Street?

Easy access

Neutral here as currently there seems to be enough parking

Future of cars will require less parking.

We are probably a ways off from needing solutions to a parking problem

I have seen plenty of parking

It needs to be part of the plan, but it's not first.

Public Transportation (13 comments)

We have the transit, but it's not reliable for workers who are transportation challenged. Walkability is important and a subsidized trolley would be great.

Some people don't drive, they can't go some places because they don't have transportation

Local short distance shuttle bus service would be highly desirable for youth and seniors

Enhance what already exists.

Uber / Lyft should be promoted as an option for both drivers and riders.

Use more

Yes

In such a small community, most people can just get out and walk.

The county buses are doing a pretty good job.

None needed.

I don't know that more public transportation would be of much benefit

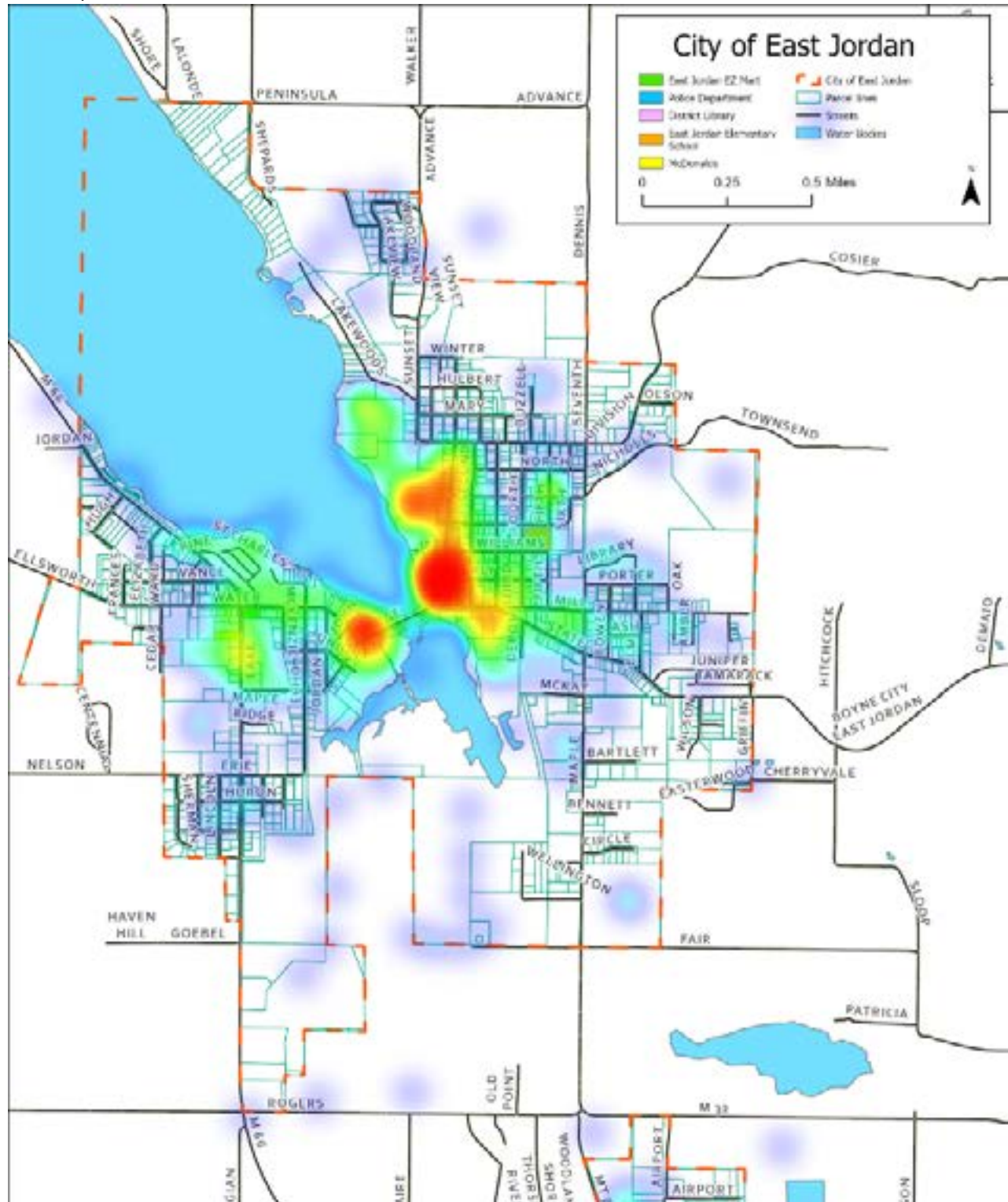
No one rides the bus

what is that? is there any?

Q7. Please feel free to expand upon any of the areas of concern to you with your own perspective, including potential solutions for improvements.
Retail/Professional Office Space (12 comments)
The downtown and entry points to the city on M-66 and M-32 areas need major improvements to look appealing . Building and home properties are run down which makes EJ look unattractive to visitors passing through. Currently there is nothing that says "welcome" or entices people to patronize those businesses.
We need more retail opportunities on Main Street . It would be nice if buildings weren't left unoccupied or occupied by businesses/churches that could operate better elsewhere. A downtown needs to provide active engagement and experiences for its community ,
We need more retail downtown and fewer offices on the first floor .
Incentives should help.
Needs to be affordable or the space will sit empty like we've experienced.
Empty offices , even if well maintained, are useless to locals
Good for attracting and retaining workers and residents
Need more
A must have.
Desperately needed
Sure
I think we have enough vacant office space already

Q8 - Please indicate on the map locations where you would like to see improvements (up to 10) in the City.

352 Responses



Q9. Please describe the site location(s) and your proposed improvements for the area(s) that you selected on the map.

Site	Recommendations
Historic Downtown	
Downtown	Anything for people to bring people in.
	Better business that attract people to downtown
	Sidewalks (mentioned 5 times)
	Events to attract people to the business
	Doesn't look inviting.
	Retail and high end apartments/condos
	Clothing store for everyone
	Greater variety of shopping/dining options
	I believe there is already plans or ideas...do something with the civic center. Atleast demo and turn into green space for now
Diversity of downtown business	Assist investment in existing and new service and retail business
Downtown area street landscaping	Present a year round feeling of "welcome".
Downtown community building	Needs to be torn down
Downtown EJ and side buildings	Old buildings torn down
Main Street	Continental market pop up food and drink inside city rec building
	Add more retail/food options
	Food and bars
	More eating places
	More options
	zone for retail vs professional services
	Several old buildings and lots need new construction
	Improve storefront properties with new signage, windows, doors adn period-correct buidling improvements. More food and drink options. More retail options.
	Encourage and incentivize homeowners to spruce up their curb appeal and crack down on runned down lawns. Historical homes could stand to be painted.
	More modern
	Historical homes on mainstreet and in other downtown streets could use major investment toward renovations and curb appeal.
	Clean up
	Better incentives and grant assistance for renovations and updates; bring in investors/ developers to encourage development; stop letting people paint everything that awful blue
M32	Bakery
Mill Street	Bar and restaurant
	Clean up
Depot Street	Development
State Street	clean up old Co-op
State Street from M32 to Third Street	This area is runned down, homes are not taken care of, curb appeal is lacking, and there aren't many thriving businesses here. It makes EJ look unattractive to people passing through to Charlevoix.
Memorial Park	Deterrent devices put in to keep geese away. The entire park is covered in poop. It's unsanitary.
	Benches and refurbish dock
City Marina	Opportunity for [more] boats
	Updated facilities

Q9. Please describe the site location(s) and your proposed improvements for the area(s) that you selected on the map.

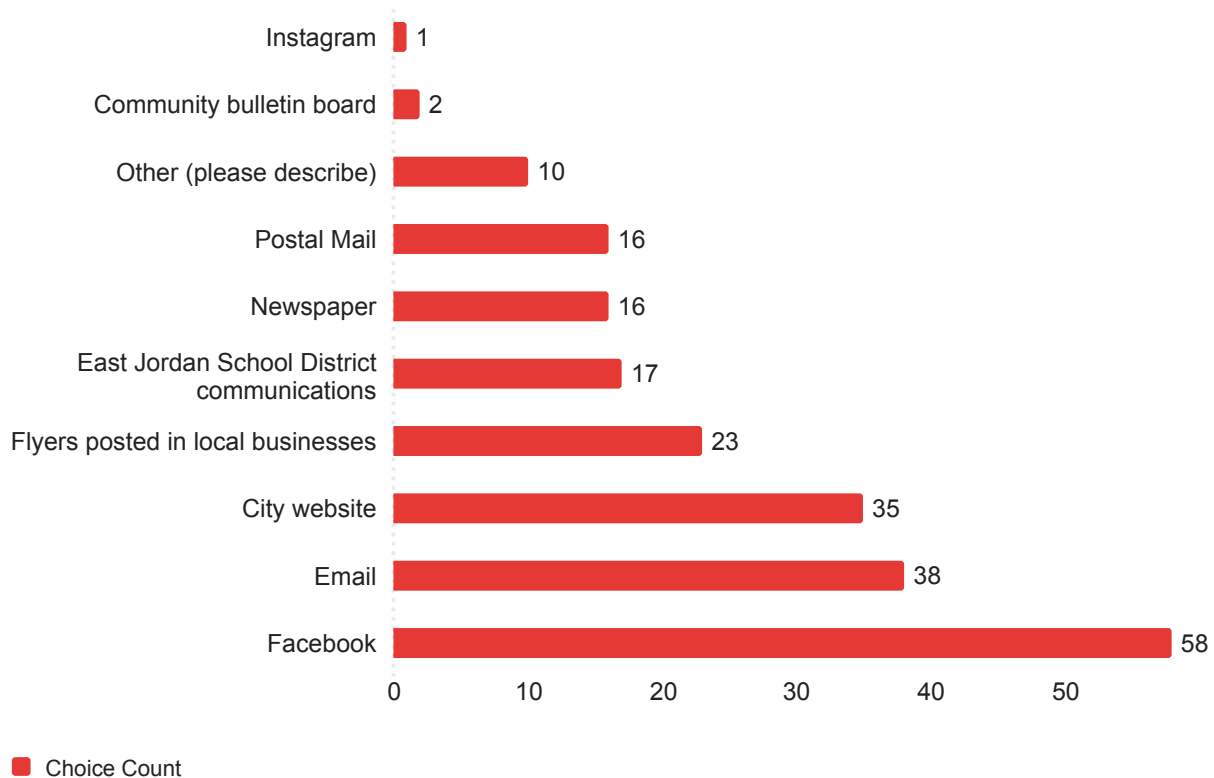
Site	Recommendations
"West Side" (M-32 Bridge and west of the Jordan River)	
Water Street/Bridge St. green space	Ideal location for a waterfront restaurant
Near [former] boat launch site	Grant for outdoor work out park
Blinking light by bridge [M-32 and Bridge St.]	Make this corner look nicer
Ugly corner [M-32 and Bridge St.]	Streetscape
M-32 Bridge	Allow ORV to go through it
M-32 Bridge	needs to be wider to allow ORV's crossing
M-32 Bridge	Larger planters along bridge with more colorful plantings, large welcome to East Jordan sign over bridge
Old Martys [509 Water St.]	Build up manufacturing company for jobs
Ball park rarely used [Murphy Field]	Need ideas no enough space to discuss
Lake Street and Water Street Corner	Signage to Main St businesses
Lake Street Center	It would be nice if this building looked more business-y and less industrial.
By BC Pizza [Water St./Lake St.]	Clean up/ buy up vacant spaces
Family faire strip mall	Expand mall
Family Fare/ Dollar General area	Additional shopping center or expansion and update.
Area around family fare and mcdonalds	Clean up landscaping, clean up old buildings, aesthetic
Lake Street/M-66 from Water St. to Erie St.	This area could stand for major retail and streetscaping improvements to appeal to passers by on their way to Charlevoix.
Across from doctors office [on Bridge St.]	Senior center/ senior home
Lake Street	Add trees along roads and colorful landscaping
M-66	Lower speed limit. Bike/walking path
	Lower speed limit. Bike/walking path
	Reduce speed limit, add sidewalks and bike lanes
Rogers [Rd.] & M-66	caution light or something, hard to see around corner (South) people going to fast.
Tourist Park	Better bath house
	Clean up the area by the docks and boat parking. It would be nice if we could accommodate more boats in that space.
	Better buffer between road and park, paint all the buildings the same color
	Grass ash's plants are growing and gross [at the beach]
	New showers [for campers]
	Basketball court and tennis court
Connect biking [along M-66/Tourist Park]	Create starting point for biking , parking bathrooms right near food drink
Sportsmen's Park	Maintenance on train and history plaque
	Put in a cute little [Chamber of Commerce] building somewhere near the train with a visitors center

Q9. Please describe the site location(s) and your proposed improvements for the area(s) that you selected on the map.

Site	Recommendations
"North Side" (north of downtown business district, State St. and Maple/McKay Roads)	
High school	Field house
Elementary school	Beautify classrooms
Library	Play well with other communities so that we are part of the area systems of libraries. This library could be so much more!
	Is this really the best we can offer?! Move library down town into a more acceptable and visually appealing building, include more space for community activities within a library building
North playground	Build a new home community on that block
Old Soccer field up by the elementary school there was already talk about doing some thing. I've been waiting to see it.	The plan that I seen drawn out somewhere already
Hillcrest sub:	paving
Bowen St. near Ash St.	Re surface
2nd street	Fix the road
3rd street	For all new sewer Ashe's water under the road and now the road is falling apart. There is a big pothole/broken road that fills with water because the driveways need filled in
	The road please
Residential streets	Seek federal, state and local grants to improve appearance.
Site	Recommendations
"South/SE Sides" (south of State St., east of Jordan River)	
Airport area	Fairground event center
Cooperage St.	ORV/Snowmobile trail
Maple St [West of Bartlett St.]	Development
Cherryvale, Jonathon Drive, Alley Kat, Griffin Rd. intersection	Add stop signs. Right now is a 4 way GO!
Site	Recommendations
Former EJ Site	
Former EJ Foundry Site (now open space)	Mixed use; no \$1M homes!
	Lodging (hotel), shops, restaurants (please no apartments)
	Housing and open park
	Build a park for the people of east Jordan. No beach front park other than the tourist park
	Offer public access, parks, residential development.
	Incorporate a library and park setting
	it would be nice to have a park with a splash pad and a mini golf there

Q10 - How do you receive information about City news and events? Select all that apply. - Selected Choice

87 Responses



Q10_10_TEXT - Other (please describe) - Text

9 Responses

Other (please describe) - Text

Chamber

Chamber Newsletter

Chamber newsletter

Need more active email communication for city activities...anything city

Word of mouth


Word of mouth through networking





city is doing very well now.





My main source of information is conversations with friends and family





friends





visiting family in town



EJ PI Sessions June/July 2024 - comments on city map										
#	Location	Comment/Suggestion								
1	East Jordan Family Health Center, 601 Bridge St.	The Health Care Center's goal is to have interior and exterior of the building rehabilitated. Currently developing a pollinator garden; also have a goal to connect with the new Don and Eileen Klein nature trail.								
2	MDOT's R-O-W near the SW corner of M-66 and M-32	Property owners wanted to put a wayfinding sign to direct people to key locations in the town; MDOT's cost is very high to the property owners if they wanted a sign here.								
3	Former EJ Site	Would like to see: Mixed use development. A bigger marina like the Charlevoix Marina - more connected to downtown. Modern, walkable spaces. Bike lanes. Consider closing down streets for a period of time so that peds/bikes can only use them. Circular-shaped plaza gathering space.								
4	Near the boat launch/shoreline in front of EJ office building	Would like to see a kayak launch/ kayak storage here. Non-motorized water device "parking"/launch.								
5	Lakeshore at former boat launch site	Would like to see a public beach here								
6	Former EJ site waterfront	Would like to see nature/landscaped trails, especially along the lake.								
7	Wetlands/undeveloped land south of Mill St, near end of Jordan River, south of Bridge St.	What people call "the backwater" - it is not Lake Charlevoix. The area used to be called "Siler Park" (now it is private property). Could be refreshed, maintained and publicized. Would like to see more trail connections and park benches at viewpoints here.								
8	Memorial Park area	Would like it to be vibrant, walkable space. Lots of "easy food" options. Destination for tourist activities, parks, shops and business use. Small town community but struggling now to be more family friendly. Could use a splash pad and fishing dock for kids.								
9	City Tourist Park	Upgrades underway to the center section in the little marina; new shower building planned for the future. A big draw to the city that is profitable.								
10	General Comments	Shoreline area in the city should be open to the public with views of natural features								
11		More restaurants needed in general in the city or by the bay near the dock parking.								
12		More retail needed.								
13		More side-by-side trails or more snowmobile trails.								
14		Bottle filling stations around town, especially by the new walkway; more accessible drinking fountains								
15		Provide water fountain for dogs								
16		Leadership in Energy and Environmental Design (LEED)-certified buildings								

Commercial Use Image	Description	Total Votes	Freedom Festival 6/21/24	Car Show 7/13/24
	*Median divided main street with pedestrian refuge island	35	25	10
	Monument sign with landscaping	31	22	9
	Wayfinding signage	29	29	
	Renovated former gas station building into a restaurant	23	16	7




Commercial Use Image	Description	Total Votes	Freedom Festival 6/21/24	Car Show 7/13/24
 	Downtown childcare center	22	14	8
	Angle street parking; no median	21	17	4
	Outdoor café seating/mixed use building	18		18
	Repurposed bank into hotel/apts	17	17	

Commercial Use Image	Description	Total Votes	Freedom Festival 6/21/24	Car Show 7/13/24
	Parallel street parking; no median	14	14	
	Mixed use, 2-3 story commercial/residential use in historic downtown	14		14
	Traditional storefront with angled parking and awnings	13	13	
	Monument sign with masonry base	10	10	



Commercial Use Image	Description	Total Votes	Freedom Festival 6/21/24	Car Show 7/13/24
	Bed and breakfast use in historic home	7		7
	Contemporary new hotel	5		5
	Modern business park	3		3
	Pole sign	0	0	0

Commercial Use Image	Description	Total Votes	Freedom Festival 6/21/24	Car Show 7/13/24
	Lifeless storefront of single-use building	0	0	0
	Chain restaurants and stores	0	0	0
Notes				
*Do not want "chain" stores downtown		1	1	
*Do not like vegetation in middle of street - hard to see around as a driver		2	2	
Suggest rental cabins as a lodging option		1		1

Residential Use Image	Description	Total Votes	Freedom Festival 6/21/24	Car Show 7/12/24
	Small, detached, single family homes	40	27	13
	Multiplex - Medium	22	22	
	Large single family "McMansion"	20	14	6
	Cottage court homes	19	19	

Residential Use Image	Description	Total Votes	Freedom Festival 6/21/24	Car Show 7/12/24
	"Pocket neighborhood": cottage court homes with shared common area	19		19
	Tiny house	16	10	6
	Mobile home	13	11	2
	Traditional single family home, 2- story	13		13

Residential Use Image	Description	Total Votes	Freedom Festival 6/21/24	Car Show 7/12/24
	Stacked duplex, brick	12	10	2
	Stacked duplex, wood siding	12	12	
	Stacked quadplex, brick	11	10	1
	Large apartment complex	6		6

Residential Use Image	Description	Total Votes	Freedom Festival 6/21/24	Car Show 7/12/24
	Tudor-style duplex	5	5	
	Apartment Townhomes	2		2
Notes				
No more short term rentals		3	3	