



City of Montague

Master Plan And Recreation Plan

2013

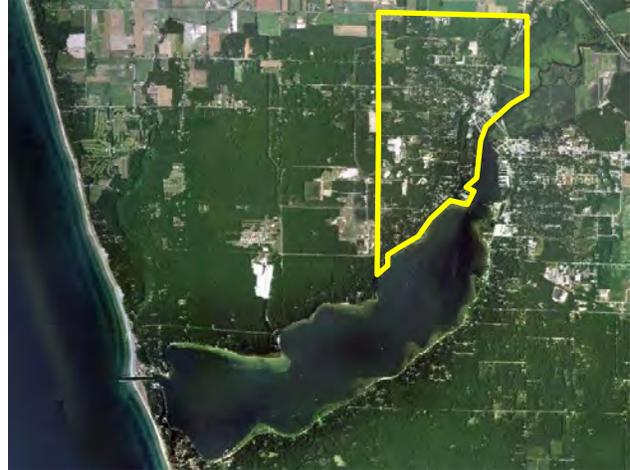
Table of Contents

Chapter 1 – Introduction & Plan Purpose	1
Chapter 2 – Administration & Public Services	3
Chapter 3 – Recreational Facilities	5
Chapter 4 – Transportation	7
Chapter 5 – Population and Housing	10
Chapter 6 – Natural Features	15
Chapter 7 – Existing Land Use	20
Chapter 8 – Downtown	23
Chapter 9 – Vision, Goals, Strategies and Future Land Use	26
Appendix A – City of Montague Informational Maps	51
Appendix B – Recreational Plan	61
Appendix C – Adoption Record	71

CHAPTER 1

INTRODUCTION & PLAN PURPOSE

The City of Montague is located in Muskegon County, in the west-central portion of Michigan's Lower Peninsula. Montague is positioned directly west of the City of Whitehall. The two communities, connected via White Lake, are often referred to as "Twin" or "Sister" cities.



The White River and White Lake form the southeastern boundary of the City. The community's urban character gives way to the surrounding rural communities of White River and Montague Townships. This region lies north of the City of Muskegon and northwest of the City of Grand Rapids. These urban population centers are situated approximately 15 and 50 miles away, respectively. Montague is connected to these more urbanized areas via US-31 and I-96, as well as with several secondary routes. The proximity of these centers provides the residents of Montague with an unusually wide assortment of urban amenities within a short driving distance. Conversely, the residents of these metropolitan centers are drawn to the Montague area where they enjoy the quiet aura of the community and its natural resources.

Perched on the northern shore of White Lake, the City is approximately 4 miles from Lake Michigan. Montague consists of 2.8 square miles (1,792 acres).

Montague gets its name from the Ferry Family, early lumbering pioneers from Grand Haven. William Montague Ferry was one of the three signers of the 1867 Map (Plat) of the Village of Montague. The other two signers were Even and Anders Knudsen. William's brother Noah Ferry was killed at the Battle of Gettysburg on July 3, 1863 and many of Montague's street names are the names of prominent Civil War Generals such as Custer, Meade, Sheridan and Hancock. The Ferry Memorial Church built in 1874 by Edward Ferry as a memorial to Noah is one of Montague's key landmark buildings.

The lumbering industry in the late 1800s spawned Montague with several mills lining White Lake that processed lumber coming down the White River. When the lumbering era closed, tourism became an important part of the economy and remains so today. Tourists were brought in by ship to resorts and cottages in the area. Montague's history and character are very much tied to the water. Water sports like boating and fishing are an important part of resident's lifestyles and livelihoods.

The City has a strong history of Master Planning. This plan is another in a series of plans implemented in 1970, 1987, 1998, and 2007. The Montague Master Plan is a policy guide, based on identified goals, of appropriate and desired future development. The plan was prepared after completion of comprehensive assessments of land use, transportation, housing, community facilities, economic growth potential, existing land use and zoning of adjacent communities, and other pertinent variables. Information gained was analyzed against the natural capability of the land to sustain certain types of development; the future need for residential, commercial, industrial, and public land; the existing land use distribution; and input from citizens, business leaders, city staff, and public officials.

Certain elements of the plan are supplemented by companion studies and reports. These include the *Downtown Market Study* (1995 and 2003), and the *Downtown Development Authority (DDA) Development and Tax Increment Financing Plan* (1986) and several previous studies. Many of the recommendations of these documents have also been listed in the Master Plan. However, readers are advised to refer to the above reports for additional program detail and support information. For purpose of master plan implementation and overall city development, they are considered companion reports to this instrument.

The City's Recreation Plan is folded into the Master Plan because so much of the background information provided in what used to be two documents is duplicative. Additionally, by having the goals, strategies and capital improvements program for the parks and recreation system within the Master Plan, it is more likely to be referenced by a larger number of individuals. Likewise, an abbreviated city wide capital improvements program is outlined in this document because the Planning Commission should consider where public investments and infrastructure exist, or are planned, when reviewing development proposals.

The Master Plan was prepared by the Montague City Planning Commission with the assistance of the Montague City Council and city staff. The Montague Downtown Development Authority provided assistance on matters of downtown revitalization and overall economic development. The DDA also funded the *Downtown Market Studies*. Ongoing public meetings and workshops were held, affording citizens opportunity to fully participate in the planning process. This plan is an update of the city's last Master Plan prepared in 2007. As a plan, the document is flexible and may, after careful analysis, be amended from time to time based on changing conditions and needs.

As a guide to the City's growth, development, and redevelopment, the Master Plan becomes the primary rationale for land use regulations, the most prominent of which is the zoning ordinance. The Montague Master Plan supports the Montague Zoning Ordinance through the delineation of appropriate and desired land use (district) locations and through the various land development standards recommended by the plan. The above tools are consistent with the statutory requirements of the Michigan Zoning Enabling Act [Michigan Public Act 110 of 2006, as amended] and Michigan Planning Enabling Act [Michigan Public Act 33 of 2008, as amended].

CHAPTER 2

ADMINISTRATION & PUBLIC SERVICES

Public Administration

The City of Montague has a City Manager/Council form of government. The Council and the mayor are elected by the citizens. City Council appoints the City Manager and the City Manager hires all staff. Various committees including the Planning Commission and Downtown Development Authority are appointed by the mayor with approval from the City Council with liaisons from the council on each body. General management and day to day operations rests with the Montague City Manager. The City's full-time public works employees perform maintenance for public infrastructure including the parks system. Other City staff members are involved in various aspects of the City programming on an assigned or as-needed basis. The Recreation Committee, which also functions as the City Planning Commission, is used to advise the Council on a variety of planning and recreation matters. They have primary responsibility for formulating the plan.

Funding

The City of Montague utilizes several sources of revenue: general fund revenues, fees for service, grants, and various financing tools. Specialized programs like downtown development can utilize tax capturing to focus redevelopment efforts. Programs like Recreation rely on general funds, user fees, and donation of funds or volunteer services.

Utilities

The City of Montague, parts of Montague Township and White River Township, are served by a municipal water system completed in 1960. City policy requires connection to the system if water main access is available. The public water supply comes from five wells: three are located on Lasley Street, one on Water Street and the last on Ochs Road in Montague Township. All have a heavy clay overburden and are rated by the Department of Environmental Quality as a highly protected aquifer. All the wells are approximately 180 feet, deep. Due to the reliance on groundwater the City of Montague has instituted a D.E.Q. approved Wellhead Protection Program to protect the groundwater from contamination. An important aspect of this program is isolation of the well areas and avoidance of certain land uses at or near the well sites.

The municipal system also consists of a 500,000 gallon water storage tank on Scharmer Drive in the Industrial Park and a 250,000 gallon water storage tank on Stanton Boulevard and 31.5 miles of water main. A 16" water main interconnects with the City of Whitehall under the White River for an emergency supply to either City. Improvements to the system are undertaken on an annual basis. A reliability study is required by the D.E.Q. every five years which identifies and rates improvements that may be needed to the system. Ultimately, it is envisioned that the entire City will be fully served by public water.

The City has installed storm drains in identified problem areas during street reconstructions projects which cover Stanton Boulevard, Old Channel Trail, Dowling, Cook, Schultz, Whitney and Onsikamme Streets.

The Muskegon County Waste Water System provides sanitary sewer treatment for the City of Montague. The collection system is owned and maintained by the City. As with the water system, all new homes and development within 200 feet of a public sanitary sewer must connect to the system. A total of 45 homes within the City are still using a septic tank. Ultimately, it is envisioned that the entire City will be fully served with sanitary sewer.

Public Safety

Police protection is provided by the City of Montague, staffed by full-time and part-time police officers and a police chief. The Police Department is centrally located in the City Hall building. Fire service is provided by the Montague Fire Authority which includes the City of Montague, Montague Township, and White River Township. Service is provided by a full contingent of volunteer fire persons. The Fire Department is located at 5085 Wilcox Street.

Lakeshore Medical Associates provides an urgent care facility in the City of Whitehall which can provide assistance for general emergency medical services. Though there are no major hospitals in the city, there are hospitals in the surrounding area. In the City of Muskegon there are Hackley Hospital Medical Center, and Mercy Hospital. Lakeshore Community Hospital is located to the north in Shelby. Ambulance service is provided to the regional health care institutions by the White Lake Ambulance Authority.

Cultural & Civic Facilities

City Hall is located downtown as is the post office and library. These facilities are centrally located and generate activity for downtown merchants. The library boasts over 18,000 volumes and provides many programs for youth. The Montague Museum, located on the corner Meade and Church Streets, is owned by the City of Montague and contains many interesting historical artifacts of the Montague community. It is open on weekends from Memorial Day to Labor Day and by appointment. The Senior Center also provides an important community gathering place for residents. While public and civic facilities contribute to downtown health, they should remain a secondary land use in the downtown. Healthy downtowns need the bulk of their uses to be retail and service (like eateries) with governmental and office uses as a backdrop for retail activity.

Schools

The Montague Area School District covers over 100 square miles. School enrollment remains near 1,600 students, about 30% of which are city residents. The city is fortunate in that all school facilities are located within the city limits. Athletic fields and open spaces of the schools are available to public residents and are within walking distance from neighborhoods. The system has a high school, middle school, an elementary school and an early childhood development center. The school district has undertaken several improvements over the past years to accommodate increasing enrollments.

CHAPTER 3

RECREATIONAL FACILITIES

There are several unique and impressive recreational facilities in the city which are important to tourism and the character of the community. The Hart - Montague Trail State Park is a gem, which runs through the City. Spurs of trails and paths from area neighborhoods connecting with the trail and downtown will help complete the system. City plans to work with the two townships to expand the trail to the city's Medbery Park on Lake Michigan. The City continues to work toward connecting trail users with the downtown merchants while improving the trail corridor and adjacent properties

The city is steward to large and environmentally precious holdings of wetlands contiguous with the White River and White Lake. This area is envisioned for use as a natural interpretive area with boardwalks and viewing platform; all of which connect to the Hart-Montague Bike Trail.

The Trailway municipal campground is situated along the trail and near the downtown. This unique setting allows campers to access the waterfront, downtown and other city parks on foot.



Roesler Lakefront Park and Maple Beach Park have waterfront access to White Lake and collectively offer open space, play equipment, a band shell and boat launch. The city intends to continue augmenting and maintaining these important recreational fixtures. Additionally, the city wants to increase connections among community amenities with trails, directional and interpretive signs.

White Lake Causeway project is an example of making community connections. The White Lake Causeway includes pedestrian access improvements to the bridge and pathway, reduction of curb cut openings along BR-31, period lighting, benches, and landscaping.

The Farmer's Market is adjacent to downtown and an important activity generator in the City. Expanded programming and increased stall space at this facility helps economic development efforts.



Located just south of Ellenwood, and adjacent to it, is the Montague Band Shell, a popular site for concert and summer festival gatherings.

Next to the band shell is the Montague Municipal Launching Facility. It provides a boat launching ramp, ample parking, restrooms, and a fish cleaning station. There is a public beach (Maple Beach Park) located further south, with a picnic pavilion, playground equipment, and swimming beach. It is located next to Little Harbor and Maple Beach Yacht Clubs, private marinas with a boat haul-out. Maple Beach Park could be expanded to increase recreational fishing in the area; especially seasonally, as it is heavily used in the winter for ice fishing.



The Hart-Montague Trail, a non-motorized bike trail, traverses portions of the Downtown Business District. It is the beginning of a 22 mile trail that goes to the City of Hart. A covered picnic facility, sponsored by the Rotary Club, is located along the trail. Annually, the trail is used by approximately 50,000 bikers. A majority of these are non-residents, thus providing a potential income source for local businesses along or near the trail head, including those within the Downtown Business District.



The Master Plan also recognizes and supports the Montague City Charter pursuant to the disposition of park land. Specifically, the Charter mandates that city park property may not be sold without an affirmative vote of city residents. This punctuates how important public lands are to the community.

The city has an important role in providing regional recreational facilities because of the presence of school buildings in the city and due to its location on White Lake. In addition to tourists, residents from surrounding communities enjoy the trails, waterfront access and parks that the city offers.

Appendix A provides a more detailed inventory of park and recreation facilities in addition to a 5-year capital improvement program for the park system.



CHAPTER 4 TRANSPORTATION

Road Systems

A large component (269 acres) of the city's land mass is comprised of its transportation network. This includes the system of streets and roadways and bike trails. Collectively, these systems make-up approximately fifteen percent of the city's land area. Much of the street system is designed in grid fashion, common to mature urban communities. This fact also makes the city very easy to traverse on foot, as the grid connects most neighborhoods to one another and to the downtown. In general, continuing the existing grid system in the greater community should be encouraged. The City recently completed the "2011 Transportation Asset Management Plan."

Montague has four (4) roadway classifications which function in a hierarchical fashion. These include major arterials, minor arterials, collectors, and local streets. The function of each roadway type is briefly described below. Note: depending on location, some systems may function in more than one capacity:

Major Arterial - A road/highway whose principal function is the movement of high traffic volumes into and through the city. BR-31 is the city's only major arterial.

Minor Arterial - A road/highway whose principal function is the movement of traffic received from the city's system of collector streets. Minor arterials often funnel traffic to major arterials. Minor arterials include Whitbeck Road, Dowling Street, and Old Channel Trail.

Collectors - Collectors provide access to minor or major arterials by traffic originating from local streets. Collectors include Cook Street Stanton Boulevard, Hancock Street, and Wilcox Street.

Local Streets - Local streets are the neighborhood (residential) streets on which homes are located.

Montague is served by the US-31 Business Route. Connection to the city may be made from the US-31 /Colby Street Interchange (near the City of Whitehall) or from the US-31/Fruitvale Road Interchange. Neither interchange has direct linkage to Montague. BR-31 is the only state trunkline within the city.

Whitbeck Road, served by the US-31/Fruitvale Interchange, is the only road within the City of Montague that is an all-weather truck route.

In 2011, the City completed a Transportation Asset Management Plan. As detailed earlier, the remainder of the city's road network is comprised of minor arterials and local streets, many of which experience periods of rather heavy through traffic originating from local industries and outlying townships. Such traffic is especially noticeable on Cook Street, Old Channel Trail, and Dowling Street. Based on reviews of traffic counts and roadway capacity at level of service "C" [level of service "C" reflects an average and acceptable level of roadway efficiency], none of the city's roadways are classified as over capacity.

Notwithstanding the above, Dowling Street, between Old Channel Trail and Water, does experience peak hour congestion and some inefficiency during weekdays as industrial traffic funnels through the downtown in the afternoon hours. Dowling functions as the primary exit for those traveling to the City of Whitehall and other points south.

The Master Plan identifies a variety of roadway improvements that warrant additional investigation for possible future implementation.* These include:

- Encourage County Continuation of Eilers Road to B. R. 31/Water.
- Complete the third phase of Old Channel Trail; Cook to Whitbeck. Improvements include curb, gutter, sidewalk and storm sewer.
- Streetscape improvements along Water Street from Hunt to Stanton.
- Resurface Hunt from Stebbins to Park.

* Where financially feasible, infrastructure upgrades will be included in all road improvement projects.

Mass Transit

The Muskegon Area Transit System (MATS) is responsible for bus service to all of Muskegon County. Currently the Montague area is not served by regular route bus service. It does, however, have access to the "Go-Bus," a Dial-A-Ride system for seniors and handicapped residents. While some interest has been expressed by residents to bring service to the area, it would have to be demonstrated through survey research that demand is high enough to warrant a route.

Airport

The nearest commercial air service available to Montague residents is the Muskegon County Airport, located approximately 26 miles to the south. It is currently served by United Airlines and offers two regularly scheduled services per day, as well as general aviation. The larger Gerald R. Ford International Airport is located approximately 65 miles, east of the City of Grand Rapids. Presently, twelve (7) airlines fly from the Gerald R. Ford International Airport, with over 50 departures per day.

Ferry Service

The West Michigan area is served by two ferries that cross Lake Michigan to Wisconsin. The Lake Express high-speed ferry runs from Muskegon to Milwaukee, Wisconsin. The ferry operates from mid-April thru the end of October. The trip takes about 2.5 hours. The S.S. Badger runs from Ludington to Manitowoc, Wisconsin. The ferry operates from mid-May to mid-October. The trip takes about 4 hours.

Sidewalks and Bike Paths

Sidewalks and bike paths are important elements to the character of community and to the safety of its residents. Sidewalks link homes and neighborhoods and allow children and adults to move freely and safely about. Sidewalks also link residential areas with the city's downtown, parks, schools, and other facilities.

While much of the city contains sidewalks, a large share does not. Generally, existing sidewalks are concentrated in the mature neighborhoods. Outlying areas possessing large lots or acreage parcels are void of sidewalks. Recent community input sessions show that sidewalk repairs and new sidewalks are the two most important aspects to improve walkability in the community.

The Master Plan recommends that all residential neighborhoods having a housing density of three (3) units per acre or more contain sidewalks. Sidewalks should be located on both sides of a street in which homes of the above density are found. Lower density locations should be encouraged to, implement sidewalks and, if safety warrants, required to do so.

The City has a voluntary sidewalk replacement program that property owners can use to replace the sidewalk adjacent to their property. The program is a 50-50 cost sharing program where the City and the property owner each pay 50% of the cost to remove and replace the sidewalk.

Where right-of-way permits, bike paths should be incorporated along each of the city's major and minor arterials and collector streets.

CHAPTER 5 POPULATION & HOUSING

Population

The City of Montague experienced an average growth rate of approximately 27 percent over the 40 year period between 1960-2010, as compared to 11 percent for the City of Whitehall and 14 percent for Muskegon County as a whole. The City of Montague's growth rate was below that of surrounding townships, which is not unusual because cities are much smaller geographically and there are trends throughout Michigan indicating a certain level of migration toward rural areas. With the development of regional planning initiatives, Smart Growth policies (as outlined in the Muskegon Area Plan), and economic trends, cities are gaining in popularity because of their efficient design, easy access to goods and services, and people's yearning for a sense of community. Between 2000 and 2010 the city's population decreased by 1.9% or a loss of 46 individuals. While the year-round population of the city is just under 2,400, the summer population is estimated to grow an additional 500-1,000 people as seasonal residents, tourist and boaters come to the area.

The following table depicts Montague's population change over the 1960 to 2010 period. Similar information is provided for neighboring communities. Townships surrounding Montague are relatively low in population compared to other communities south of White Lake, as examples, Laketon and Fruitland townships had a 2000 population of 7,563 and 5,543, respectively. The City of Norton Shores (which is nearly as large as a full township) had a population of 23,994. In part, Muskegon Lake and White Lake limit north-south travel in that most travelers west of US 31 must negotiate around the lakes to get out of and into the urban area of Muskegon. This is likely one of the reasons population densities are relatively low north of White Lake.

Population Change, 1960- 2010

Unit	1960	1970	1980	1990	2000	2010	2000-2010	
							# Change	% Change
City of Montague	2,766	2,796	2,332	2,276	2,407	2,361	(46)	(1.9%)
City of Whitehall	2,590	3,017	2,856	3,027	2,884	2,706	(178)	(6.2%)
Montague Township	899	1,147	1,359	1,429	1,637	1,600	(37)	(2.3%)
White River Township	675	1,016	1,215	1,250	1,338	1,335	(3)	(.2%)
Muskegon County	149,943	157,426	157,589	158,983	170,200	172,188	1,988	1.2%

Source: U.S. Bureau of the Census

Race, Gender, Age and Disability Status

Based on 2010 Census data, 96 percent of City residents are White. This is followed by American Indian/Alaska Native at 1 percent, Black/African American at 0.6 percent, Asian at 0.3 percent, and the classification of “other” at 0.4 percent.

The City has slightly more female than male residents. Females comprise 54 percent (1,274) of the population, while males comprise 46 percent (1,087).

The city’s median age is 39.9 years which is higher than the Michigan median age of 35.6 years. Montague is interesting in that it has a higher percentage of senior citizens (14.4%) than the state (12.3%) and a higher percentage of individuals under 19 years of age (30%) than the state (26%). When planning for public programs the differing interests and needs of age ranges should be considered. For example, recreation programming for the school-aged population would take a different form than programs for senior citizens. Following is a more specific breakdown of the City’s population by age range.

Population by Age Range; City of Montague - 2010

Age Range (Years)	Number	Percent (rounded)	
		2010	2000
Under 5	148	6.7	6.1
5 to 9	168	7.8	7.0
10 to 14	189	6.8	7.7
15 to 19	222	6.4	9.2
20 to 24	116	4.9	4.8
25 to 34	292	11.4	12.1
35 to 44	358	11.8	14.9
45 to 54	358	13.9	14.9
55 to 64	213	14.2	8.8
65 and Over	346	16.1	14.4

Source: U.S. Bureau of the Census

As with the state and nation, the median age of Montague residents, as well as surrounding communities, is increasing. While the number of senior citizens is also increasing the city remains a strong place for families and young adults. Housing affordability, a strong and convenient school system and easy access to business and services, are attractive to families and seniors alike.

Median Age by Governmental Unit, 1980 - 2010

Governmental Unit	Median Age			
	1980	1990	2000	2010
City of Montague	29.2	32.8	37.2	39.9
City of Whitehall	33.1	36.6	40.0	39.5
Montague Township	30.5	34.3	37.4	41.9
White River Township	29.9	37.1	43.9	49
Muskegon County	28.9	32.7	35.5	37.5

Source: U.S. Bureau of the Census

Employment & Income

Montague residents are primarily employed in the manufacturing and education and health services sectors. Although down from previous years, the high rate of manufacturing jobs is linked to the large industrial base found in the Cities of Montague, Whitehall, and the nearby Muskegon Metropolitan Center. The area is home to some of the County’s largest industrial employers. Montague has taken steps to retain existing industry and attract new ones through the development of high quality industrial park space and the provision of various development incentives.

The area’s retail businesses also provide a significant number of employment opportunities. As with industrial development, retail employment opportunities are not only found in Montague, but also, the Whitehall and Muskegon areas. Over the past several years, Montague has initiated a number of programs aimed at improving its retail base.

The fact that residents work locally or close by is supported by “journey to work data” found in the Census. The average “rush hour” travel time for Montague’s working residents is approximately 19 minutes.

The following table identifies employment sectors by the percent of those 16 years of age and older in the work force.

Employment by Industry - City of Montague

Category	Percent of Working Residents employed by various sectors
Manufacturing	29.8
Retail trade	12.5
Education and Health Services	17.0
Construction	6.7
Finance, Insurance, Real Estate	5.0
Transportation & Utilities	4.3
Personal Services	2.1
Public Administration	2.8
Wholesale Trade	.8
Other (arts, food service, other service)	19

Source: U.S. Census (2000)

The median household income in Montague during the 2010 Census was approximately \$40,677; which is lower than the state average of \$45,981.

Households and Housing Units

As of the 2010 Census Montague had 1006 households. These include 643 family households (67%) and 363 non-family (33%) households.

Based on the U.S. Census for 2010:

- The average household size is 2.35 persons.
- The average family size is 2.93 persons.
- About one-third of all households had children under the age of 18.
- Just over one-quarter of all households were headed by a senior citizen (65 and over) and about 12% of all households were a single senior.
- There are 86 female headed households in which there are children present under the age of 18. Poverty levels for single parent households were about 23% which is significantly higher than the general population's poverty rate of 9.5%.
- Of the City's 1006 occupied housing units, 70.2 percent are owner-occupied and 29.8 percent are renter occupied.

Montague's housing stock is fairly typical to mature urban communities. According to the 2010 Census, over 51% of the city's housing stock was built prior to 1940 (550 units). Many of these are the fabulous historic homes which are found throughout the city. One-third of the remaining

housing units were built between 1960 and 1989. In the six year time period between the Census and end of 2006, 57 new single family homes were built in the city-about 10 per year, average. In that same time frame 71 multi-family units were built.

Profile Summary

- Montague is losing population, similar to adjacent communities.
- The city has both a strong family presence and a senior citizen presence.
- Overall, the city's population is aging and households are getting smaller, which is consistent with state and national trends.
- Montague's population overall has lower income levels and more affordable housing than the state average.
- Top employment sectors continue to be manufacturing, education and health services.
- Most City residents work within Muskegon County.
- The housing stock is diverse in age, type and styles.
- The city has a high level of home ownership.



CHAPTER 6

NATURAL FEATURES

INTRODUCTION

Montague, especially for its relatively small size, is absolutely rich with natural features. These features have shaped community character and continue to be critical components of the quality of life enjoyed by city residents.



Water Resources

As in many parts of the state, an area's lakes and streams are extremely important to recreational opportunities and perceived recreational quality. This is the case in Montague. The city's wealth of surface water include White River, White Lake, Coon Creek, Buttermilk Creek, and Thomas Creek. Buttermilk Creek traverses the core downtown; however, this watercourse has been channeled between Ferry Street and the White River via an underground culvert. The city continues work toward utilizing the open space behind the post office for natural resource recreation and interaction with Buttermilk Creek as part of the downtown amenities within the community.

White Lake and White River share frontage with several of Montague's surrounding municipal neighbors. That fact, combined with White Lake's open connection to Lake Michigan, results in heavy traffic on both systems during seasonal periods as residents and tourists take advantage of the water resources. White Lake and White River provide opportunities for fishing, waterfowl hunting, boating, canoeing, sailing, wildlife observation, sunbathing and swimming.



White River

The White River enters the Montague area from the northeast. By the time the river reaches the City, it has opened up into a wide, lake type, expanse. This is due to the restrictions on the flow of the river brought about by the narrow BR-31 bridge channel and the presence of Lake Michigan. Within this section, the river has nationally significant wetlands and shallow water areas creating excellent fish and waterfowl habitat. To help maintain the wetlands, the city obtained an approximate 30 acre site located in the White River Wetland Park floodplain, contiguous to the City's downtown. With the exception of roughly 2 to 4 acres, the site is wetland. Work on restoring the hydrology and ecological functioning is currently occurring in partnership with other local units of government. This work continues for the benefit of the natural resources and to improve White Lake water quality through nutrient and sediment reduction.

White Lake

White Lake is generally situated between the BR-31 river channel and the channel leading to Lake Michigan. The rather elongated lake is comprised of approximately 2,570 acres. It is approximately 7 miles from the mouth of the river to the Lake Michigan channel. White Lake is classified as a coastal drowned river mouth lake.



Woodlands and Vegetation

With the exception of some isolated wood-stands, Montague does not possess large acreage plots of untouched woodlands. However, mature trees abound throughout the City as a result of plantings associated with past development activities and the City's commitment as a "Tree City" to manage the urban forest. A majority of the City's neighborhoods are characterized by tree-lined streets.

Large acreage stands of trees do exist in the townships surrounding Montague. The close proximity of these forested areas provides a natural, rural, setting within which the City is nestled.

The Plan encourages the preservation of wooded areas and mature site related trees wherever feasible. Woodlands and trees are buffers to the sights and sounds of civilization. Woodlands mute the noise from highways and other land uses. They provide valuable habitat for wildlife. They reinforce the area's attractive, residential, character.

Similar to woodlands, much of the natural vegetation has been modified due to urban development patterns. The most significant areas of natural vegetation appear along the waterfront in the form of wetlands; however, continued efforts are needed to manage exotic invasive species and develop ordinances that limit introduction of these species throughout all areas of the City.

As part of zoning approvals and park planning, the City should review the presence of significant tree stands and wetlands and institute appropriate conditions to ensure their protection. The City should also develop a local wetlands ordinance in coordination with the Michigan DEQ to ensure protection of wetlands and unique shoreline features.

There is a fundamental relationship between the quality of the environment and its impact on local quality of life. Development will have a negative impact if not properly conceived and executed. Like any other proposed development in the City, all planning efforts should strive to be environmentally sensitive.

Of particular concern at this time is the water quality of White Lake. Historic use of the lake for the placement of industrial operations, as well as the intrusion of impurities brought about by urbanization, has resulted in some degradation of water quality. In many instances, these problems have originated from locations upstream of Montague. Fortunately, a variety of public and private clean-up efforts are restoring the integrity of the ecosystem and White Lake will soon be removed from an international list of waterbodies (Areas of Concern) throughout the Great Lakes that were designated because of historical water quality abuses. The removal from this Area of Concern list is due to dramatic improvements in water quality over the past three decades which now allow for all recreational uses to be safely enjoyed—boating, swimming, fishing. Even with such improvements, the City and other municipalities continue to work to improve the health and quality of White Lake for the benefit of residents, visitors, and the local economy.

While the historical concerns are being addressed, the water quality of White Lake faces future concerns as well. As the City continues to grow and develop careful consideration must be given to address the adverse effects of stormwater run-off on water quality. Stormwater is the water that travels from impervious surfaces (such as roads, sidewalks, driveways and roofs) and enters the City's storm sewers through the grates and drains along roadways. However, all stormwater empties into local lakes, rivers and streams without treatment so both water quantity and water quality must be considered to ensure protection of the City's natural resources.

Floodplains

Floodplains within Montague are found mostly along the White Lake and White River shorelines and adjacent to Coon, Thomas and Buttermilk Creeks. Floodplains serve as water recharge areas and natural water retention basins during periods of heavy precipitation and snow thaws. The City will continue work with local municipalities and agencies to protect areas along stream corridors to minimize urban flooding and improve water quality.

Land area within the 100-year floodplain has been identified by the Federal Emergency Management Agency [FEMA]. Floodplain areas shown on the master plan exhibit are approximate and the official flood insurance rate map should be referred to for an accurate delineation. A 100-year floodplain is defined as an area within which there is a one percent chance in any year of a flood occurring. Floodplains serve as water recharge areas and natural water retention basins during periods of heavy precipitation or snow thaws. Development within floodplains is regulated

and should be discouraged.

Wetlands

Wetlands in the City of Montague are located in areas along the White Lake shoreline and in the northeast corner of the city. The wetlands are an extremely important natural resource to the city and regional area. They provide fish and wildlife habitat, serve as natural filtration systems for surface water entering White Lake, and offer an attractive, aesthetic, amenity to the area's quality of life.

Much of the city's White River wetland area is shielded from public view due to the presence of buildings along Water Street (B. R. 31). Some of the more prominent views are actually seen from the City of Whitehall. Excellent vistas of the river, backwater area, and wetlands may be observed from higher elevation properties. Montague plans on achieving more open vistas through zoning



standards and the acquisition and redevelopment of property.

Soils

Soil types in the City of Montague range from mucks to sands. Soil types often dictate what the land is capable of bearing in terms of the density of development. Because most of the city is served by sewer, the septic capability of the soils is not as critical as they are for areas served by individual septic systems. Soils still have a bearing on foundation suitability. Mucky soils are also associated with wetlands and high water tables so areas with these soils should be protected. In Montague, the presence of sandy soils is not necessarily analogous with well drained soils. Because of the presence of a high water table in some areas, these lands may be difficult to develop.

Topography (Slope)

The City's topography results from the historic erosion processes of the White River and its creeks. Topographic relief provides visual interest to the landscape and natural settings. Small hills and gullies, formed by tributaries of the White River, are found in the City which, in addition to offering appealing views, serves as wildlife corridors and could become footpaths through the community. City topography is level to rolling, with occasional steep slopes and gullies. The low point in the city is approximately 581 feet above sea level, at the edge of White Lake. There are

also other low lying areas in the immediate vicinity of the lake. These areas drop approximately 40 feet from a 620 foot elevation which follows a path around the lake roughly equivalent to Old Channel Trail. The high point in the city is 705 feet above sea level and is located near Eilers and Dicey Roads.

The City's Downtown Business District is nestled within a lower topographic area between the higher residential area and the shore of White Lake. Most of the City's residential development is positioned at higher elevations at, or west, of the ridge line. Homes located along the ridge line often have commanding views of the City's downtown and waterfront.

The roads within the city all have accessible grades with the exception of Old Channel Trail at Dowling, portions of Dowling and Stanton Blvd., Hunt and Goodrich Street down to Maple Beach Park. Here the grades are so steep that the roads may be difficult to travel after a heavy snowfall or ice. Other areas of the city are relatively flat and present no major problems to development.

Surface Water

The city's system of surface water bodies include White River, White Lake, Coon Creek, Buttermilk Creek, and Thomas Creek. As indicated earlier, White River and White Lake possess connected wetland and floodplain areas. The system of creeks drain surrounding lands and help recharge White River and White Lake.

Buttermilk Creek traverses the core downtown, however, this watercourse has been channeled between Ferry Street and the White River via an underground culvert. Consequently, use of the system at this location as an aesthetic, visual, amenity has been lost; but areas just upstream (behind the U.S. Post Office) should be fully developed for natural resource recreation and community use.

White River and White Lake share frontage with several of Montague's surrounding municipal neighbors. That fact, combined with White Lake's open connection to Lake Michigan, results in heavy traffic on both systems (luring seasonal periods as residents and tourists take advantage of the water resource). There has been general discussion among the various municipalities (individually and collectively) regarding a need to regulate lake access through uniform zoning controls over the allowable number of boat slips permitted along the water's edge.

CHAPTER 7

EXISTING LAND USE

Land Use Survey

A land use survey of the city was completed in 1996 and updated in 2007 prior to finalizing the plan. The 2007 survey was a “windshield” survey to both check land use and the condition of properties. The field research was supplemented by available aerial photos. From this effort an existing land use map was prepared (following page). Montague is approximately 76 percent developed but many smaller parcels and lots could be developed to infill the community. Further, several sites are ripe for redevelopment. General land use categories follow:

Agriculture

Agriculture is primarily small tracts in the northeast and northwest corners of the city. Agricultural development within the city is not considered significant because it is an urban area. Accordingly, the plan does not identify agriculture as a long term use within the city. This does not, however, preclude recognition of the importance of farming and farm lands in the greater White Lake region.

Residential

Residential development is the predominant land use in Montague, with most homes of a single-family detached character located on individual parcels, as opposed to attached housing such as townhouses or apartments. Residential areas lie primarily in the central and southern part of the city, and along the lakeshore. The oldest and most established homes are found in the central part of the city just outside the Downtown Business District, surrounding Oehrli Elementary School, and to the northwest. This area is also experiencing residential in-fill on vacant parcels. The west part of the city is continuing to develop, with a number of new houses built in that area.

The character of the City’s neighborhoods is an important aspect of its small town charm. Homes are well kept and range from modest bungalows and ranch homes to stately Victorian mansions. Homes in the oldest parts of town have an impressive representation of classic architectural design including Gothic, Georgian Revival, Italianate and Craftsman. Historic churches and cemeteries grace neighborhoods and schools are nicely distributed throughout the community. The high school complex, which is a very important part of family activities, is located within the city limits. This is becoming increasingly rare as school campuses are locating in more remote areas where land is readily available. Having schools and churches located within neighborhoods makes them much more accessible to citizens. For example, youth are able to walk to functions right in their neighborhoods among friends and family rather than having to be driven to a remote location for activities. Most neighborhoods have sidewalks or access to trails to get through the community, so institutions, parks, and even business districts can be accessed without a vehicle. The City has worked diligently to improve trail and sidewalk systems and should continue to do so because “walkable” communities are stronger and more desirable. These neighborhood attributes should be protected, and promoted in new developments.

A potential threat to the neighborhood fabric is the demolition of homes, particularly for non-residential uses like parking. For example, certain institutions which fit well in a neighborhood (like schools and churches) may find they need more parking as they grow. Because they were placed in neighborhoods originally designed for foot-traffic, with homes in close proximity, surface parking can be a problem. What often occurs is the purchase and demolition of homes for parking lots. Such activities are counter to healthy neighborhoods and alternative parking scenarios should be explored (i.e. on-street parking permitted, shared parking, etc).

Multi-unit housing development has been fairly strong on the west central side of the city. The Channel View I and II apartment complexes, located adjacent to the corner of Cook and Industrial Park Road, are comprised of 42 units. Located near the corner of Cook Avenue and Wilcox Street, the Senior Housing Association of White Lake has the SHAWL II apartment complex, comprised of 25 units. Harbour Pointe Apartments is a 34 unit senior housing complex located at the south end of Ferry Street. The lakeshore is also seeing development in the form of condominiums. There is Harbour Hill, on Old Channel Trail, with twelve condominiums; and Ellenwood Marina and condominiums.

While a variety of affordable single family home choices are available in Montague, and multi-family housing is present, there are opportunities to further diversify the City's housing stock. Downtown apartments over storefronts could be more fully developed. In addition to increasing activity in the downtown, this type of housing fills a niche that condominiums and apartment complexes cannot offer.

Commercial

Commercial development, including retail outlets and specialty shops, restaurant, full-service grocery, and drug stores, remains mostly within the Downtown Business District (DBD). The DBD also houses the offices of the U.S. Post Office, Montague City Hall, Muskegon Area District Library, and Senior Center. These facilities, combined with the retail component and other business offices, help maintain a steady stream of pedestrian movement throughout the downtown. Montague's DBD includes the waterfront and that portion of BR-31 between Water Street and the White River Bridge. Future commercial development should focus on infill within the downtown rather than continued expansion in outlying areas.

Additional commercial development is located along the BR-31 (Water Street) corridor, between the DBD and adjoining Montague Township. Located along this strip are a variety of uses such as convenience stores, motel, miniature golf establishment, ice cream store, and other retail facilities. This area links the DBD with the BR-31 roadway.

In the central portion of the above corridor, a small area of single-family housing exists overlooking the wetlands of the White River. Generally, homes are positioned west of the roadway on rather steep topography. The area is heavily vegetated, providing an attractive vista as one enters the downtown from the north. This entry point should be protected from intense development and continued use of the area for low intensity residential development should be fully supported.

Industrial

The central western area of Montague is home to the City of Montague Industrial Park. Industrial development is located mainly within the industrial park, with the exception of the former Century Forge building, which has been rehabilitated and Whitehall Metal Products which are all located in the DBD.

Undeveloped Acreage

Slightly less than one-fourth of the city is classified as undeveloped. Such lands include vacant acreage parcels and smaller lots, large undeveloped segments of land associated with lots present uses (e.g. vacant land areas owned by, and connected to, existing developments and available for future expansion needs), and vacant lands likely to remain undeveloped (e.g. wetlands).

The delineation of undeveloped acreage is somewhat subjective. Moreover, undeveloped land is not necessarily available for immediate or long term development. For instance, a homeowner may purchase two or more contiguous lots to his/her home simply to have a larger yard area. As such, the contiguous lots are assimilated as a single residential parcel and removed from the supply of land potentially available for housing construction. Similarly, an industry often secures more land than needed, possibly anticipating future growth or a desire to maintain larger buffers between adjoining parcels. In either case, undeveloped land is removed from the supply of land available for use. Development of the "extra" land purchased by the homeowner or industry may or may not occur.

CHAPTER 8 DOWNTOWN

Setting

Downtown Montague extends along a seven (7) block area centered about Dowling Street and Water Street. The depth of the district generally extends one or two blocks from either roadway. The downtown area is classified as a legal Downtown Development Authority [DDA]. The DDA and businesses within its designated area are responsible for downtown redevelopment and related enhancement activities. The DDA and local businesses are eligible for various forms of financial assistance.

The downtown has three (3) primary activity centers. These include the marina area, BR-31 and the core downtown retail and service area.



The marina area (Ellenwood) is an activity center because of the flurry of activity that occurs there during the summer months from residents and tourists using the marina facilities and its supporting marine storage. Ongoing condominium development adjacent to the marina will boost activity levels in this area. The Hart/Montague Bicycle Trail Head is an activity center because it draws a great number of people from across the state. In addition, it has spurred spin-off businesses in the area including a bicycle shop, ice cream business, and a putt-putt golf course. The DDA is also working to draw additional foot traffic throughout the downtown area with development of the “Alley Project” with a future objective to connect this downtown walkway to the Farmers Market.

The core downtown has been identified as an activity center because it contains a majority of the city's convenience goods merchandise including a grocery store, gas station and pharmacy. It also contains the city's post office and senior center. This area also possesses a number of buildings which have historic significance and need of rehabilitation.

Although all activity centers lack a mutual theme or tie among them, the full potential of these centers to provide economic vitality to the downtown has not been realized. The three centers are fragmented and could be pulled together with design features and better pedestrian circulation. The relocation of the weather vane provides a unifying feature in the community and more could be done to tie business areas together.

Business in Montague are primarily service and retail related. Restaurants and pubs are locally owned rather than being chains. Locally owned and operated businesses are part of the charm of the City. Marinas and boating-related businesses, retail shops, and service professionals are also part of the local economy. The primary employers in the City include the public schools system, Diversified Machine, Tower Laboratories and Shellcast.

The DBD is entered from the north on Water Street and from the west on Dowling. Dowling facilitates the flow of traffic from the Whitehall area, as well as the residential and industrial sectors of the city. Water Street carries traffic to and from US-31 via interchanges at Colby, near the City of Whitehall, and the Fruitvale Exit. Ferry Street is the other principal DBD roadway. Ferry Street parallels Water Street, providing access to City Hall, the Muskegon Area District Library, Senior Center, and a variety of downtown businesses and offices.

Parking

The city provides nearly 200 parking spaces throughout the DBD. Parking is free; but some spaces have time limits. There is no parking allowed between 2am and 6am during the winter months. Parking is available at the following locations:

- The Weathervane Parking Lot.
- A large parking lot on the south side of Spring Street west of Ferry containing approximately 40 parking spots.
- Along Spring Street adjacent to this lot there are 18 parallel parking spaces.
- Along Ferry Street between Spring and Dowling there are 46 angled parking spaces available.
- Ferry Street between Dowling and Church contains a combination of angle and parallel parking totaling 31 spaces.
- There are 17 parking spaces located on Dowling between Water and Ferry, and 19 parallel spaces located on Ferry between Spring and Hunt.

Downtown Design

Basic observations about land use in the Montague DBD reveal:

- While many industrial uses have transitioned, one industrial facility remains. A boat storage facility is located adjacent to Water south of Dowling.
- Industrial development is not conducive to the downtown's long term growth. Such uses occupy sites which have the potential for commercial redevelopment and do little to foster the business synergy so important to a successful downtown.
- Although there are many retail related enterprises, Montague lacks a range of businesses typically associated with resort towns [e.g. multiple clothing stores, boutiques, and souvenir shops]. With continuing streetscape design enhancement, building rehabilitation and recruiting, the city will be in a stronger position to promote tourist activity.
- The Arts Council is a gem in the community.
- Better design could enhance commercial districts. (see photos throughout this section)
- The current orientation of the DBD is that of service to the local populace. Primary business and service uses include a grocery store, pharmacy, bank, physician offices, legal offices, Real Estate offices, City Hall, the library, police station, post office, and the senior center.
- The downtown lacks a family style [sit-down] restaurant with broad weekday and weekend hours.
- There are two types of lodging accommodations in the City; seasonal and year round. Seasonal lodging is at the City's Trailway Campground. Year round lodging is limited in total room numbers with the Weathervane and Montague Mountain Inn providing nightly accommodations.
- The downtown must be unique to maintain a resort atmosphere and compete with "typical" strip commercial development.

Zoning

The downtown area has two commercial zone districts. They include Community Commercial (C-1), General Commercial (C-2). The various districts were established in recognition of the "historic" core downtown, general strip/highway commercial along Water, and commercial uses along the waterfront. Notwithstanding the above, there is some overlap of developmental types within commercial areas. This is largely due to the overall small geographic setting of the business district and an apparent lack of perceived need or desire to fully segregate many use types.

CHAPTER 9

VISION GOALS AND STRATEGIES

Community Vision

In the years ahead, Montague is highly successful with fostering a strong sense of community through its insistence of maintaining its small town, historic character. The historic fabric of existing structures is carefully rehabilitated. Historic buildings set a pattern for new construction. New development meshes well with the City's small town, urban character, rather than inappropriately imposing suburban features on its landscape. Growth and redevelopment is thoughtfully considered and each development meets city site and building design standards. A level of quality emerges that keeps neighborhood and business areas attractive and healthy for decades to come.

Water resources and non-motorized trails are an important tie among neighborhoods and the downtown. City residents from across the community are able to safely travel from their homes through a sidewalk and trail system into the downtown and to the waterfront by bicycle or on foot.

Community amenities like benches, lovely landscaping, and other design features are strategically set throughout the city regardless of the type of development (e.g., residential, institutional or commercial uses). This eye for detail promotes a high level of community interaction.

Strong single-family neighborhoods and proud institutions underpin the community's pride. Homes are affordable and local institutions are accessible. The housing stock is strong, diverse, and well-maintained. A healthy cross-section of young adults, senior citizens, and maturing families live in appreciation of one another. Community ties are strong and people work together to make and keep the City a special place.

Higher density residential development is located above main street shops or immediately adjacent to the downtown to promote easy access to community services and a hum of activity in the core.

Commercial development is limited to the downtown and areas on Business 31 in close proximity to the downtown and all portions of the business community are visually and physically tied together. Shopping areas provide a niche for neighborhood businesses and specialty shops and eateries that promote a leisurely and unique pedestrian shopping experience. A vibrant and attractive downtown becomes the backdrop for several well attended local festivals, art shows and social events. A charming downtown and accessible waterfront regularly draws city and seasonal residents alike.

The city is successful in growing hometown jobs from the development of locally owned businesses. A clean, "light" industrial presence helps round out a diverse economy.

Goals and Strategies

Montague has the distinct advantage as a small, closely knit community to make a significant impact when its citizens collectively put their minds to a task— as its history demonstrates. Because of this ability and desire to keep Montague a very special place to live, this section of the plan goes beyond land use, but also touches on community and economic development. The City already engages in many special events and programs that provide a strong sense of community— perhaps without even realizing the importance of “the small things.” However, it is a whole host of the “small things” that make a community special and strong, thus their inclusion in many of the following strategies.

This portion of the plan is designed to be action oriented. There is also a realization that because of limited human and fiscal resources, strategies should be prioritized so those viewed as most important by the community get attention first. As a follow-up to adopting these strategies a prioritized work plan should be put forth as, for example, an annual work plan.

Goal A: Maintain strong community ties with the City’s residents.

Strategies:

1. Coordinate with local school systems and churches, promoting shared resources, to support diverse recreational and cultural youth and family activities.
2. Develop a community resource task force made up of representatives from schools, churches, the City, youth and senior citizen groups to brainstorm activities and other community development ideas. Established entities equipped to execute activities can work with Task Force findings (e.g. the DDA, Chamber, Recreation Board, etc.).
3. Continue to utilize City recreational facilities for community activities and expand offerings to keep area youth involved in productive activities.
4. Continue to support DECA, a community service volunteer program for youth through Montague High School, as a means of earning extra privileges (e.g., extra school credits, a free pass to an event, community dollars, etc.).
5. Continue matching local senior citizens with grade-school children for reading programs or other mutually supportive activities in the school system.
6. Organize a spring and winter clean-up program modeled after United Way’s “Day of Caring” program where junior high and high school youth help senior citizens with basic household maintenance needs (yard work, simple weatherization and repairs, etc.).
7. Continue citizen outreach programs including the city newsletter, the City website development, special educational brochures and, events to keep residents interested and informed with respect to community activities.
8. Continue and expand signature community events like the Pumpkin Roll and Cruz’in to promote an image of family fun.

9. Establish a few contests to promote community pride like a flower planting or holiday decorating competition, for both the business community and citizens. Citizens could vote on the best business presentation and the Chamber could select the best citizen effort. Prizes could include gift certificates to area stores.
10. Continue development of the self-guided walking history tour of the City with permanent markers along the route.
11. Work with business owners and the DDA to provide a streetscape sponsorship program whereby benches, planters, signs and other common-use amenities can be donated or sponsored.

Goal B: Maintain a strong and diverse housing stock.

Strategies:

1. Amend the R1-B district to provide more standards for duplexes. The concern is that, unchecked, it could promote the conversion of several existing single family homes. Parking, landscaping and spacing requirements should be considered in standards.
2. Continue promoting the development of apartments over storefronts as a means to augment property owner income, increase downtown security and activity, and to diversify housing choices. Rather than treating apartments as a special use consider permitting them by right.
3. Actively promote, with the DDA (Downtown Development Authority), the addition of second stories to existing one-story structures in the core downtown.
4. Discuss the possibility of developing road frontages along Dicey and Eilers Roads using rear access drives to separate school properties from residential properties.
5. Develop additional multi-family housing in or near the downtown.
6. Work with a local bank to promote low interest home improvement loans and home ownership programs offered through banks by the Michigan State Housing Development Authority.
7. Develop and promote an information library regarding simple home maintenance and weatherization efforts. This may be as simple as collecting existing brochures on the topic from entities like the MSU Cooperative Extension Service.



Second level apartments with decks and landscaping near the street would liven this building up and mask the rear of Water Street buildings. Simple treatments like window boxes and shutters would improve the building features.

8. Consider developing a tool loaning program through an area church or business where residents of limited means can borrow tools for simple home maintenance.
9. Investigate creating a historic district or historic building(s) to facilitate tax credits incentives for property owners to rehabilitate buildings.
10. Continue anti-blight enforcement and consider enacting stronger regulations in problems areas.
11. Develop a strong volunteer force that can help less fortunate or less able homeowners with simple home maintenance and repairs.
12. Foster a housing infill program to develop vacant City lots. Infill homes should match the character of homes in the neighborhood.
13. Discourage the demolition of housing stock to expand parking areas.
14. Amend the zoning ordinance to allow live/work uses and buildings within the downtown provided they meet certain criteria to ensure compatibility with existing retail establishments and maintain an active storefront helping to encourage walkability.

Goal C: Build a strong business community where residents and tourists want to linger.

Strategies:

1. Support the DDA to engage in an “ambassador program” for service business and City employees to train them regarding community events, city services and excellent customer service. The idea is that the people that most residents and tourist come in contact with can make their experience special by offering great service and telling them about the community. It also helps businesses cross-promote one another.
2. Continue strong beautification efforts in the downtown and especially in commercial areas outside the immediate downtown. Tactics could include:
 - Placement of benches (in shade) in strategic locations throughout commercial areas.
 - Placement of trash receptacles.
 - Street trees.
 - Irrigated window boxes and street planters.
 - Improved facades.
 - Unified sign character (e.g., no portable signs).
3. Upgrade rear storefronts business along Ferry Street and those on Business 31 adjacent to the bike trail.

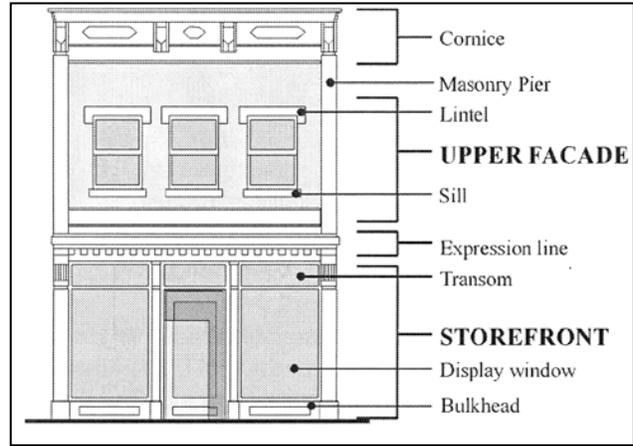
4. Recruit or grow locally specialty niche shops and services which complement the Whitehall-Montague economy, recognizing that national chains are not likely to come to Montague. As the 2003 Marketing Study suggests:

- 2,700-4,000 square feet of additional restaurant space;
- 2,500-3,500 square feet of children's education, teacher instruction and specialty toy store;
- About 25,000 square feet of unique miscellaneous retail area.



5. Any development on the south side of Ferry (across from the senior housing) should involve lower level parking because the topography lends itself well to that form of development. Upper level apartments could easily have their parking needs accommodated with this approach.
6. In addition to recruiting businesses identified in recent market studies, work with local businesses to broaden their offerings.
7. Promote outdoor cafes, decks and roof seating in the business area.
8. Enact site plan review standards which enable the Planning Commission to require certain site amenities of developers including such things as trails, benches, and bike racks.
9. Continue to require street trees as part of any development; including subdivisions, residential, commercial and industrial developments.
10. Link the defined downtown (Ferry Street between Church Street and Hunt Street and Dowling between Old Channel and Water Street) to fringe commercial development to draw pedestrians from one area to another. Currently there are not strong visual or pedestrian ties among these clusters of businesses.
11. Extend the streetscape improvements along Water Street from Hunt to Stanton.
12. Bury overhead wires to the extent possible along Business 31, in and near the downtown.
13. Investigate the creation of a Principal Shopping District to capture more funds for improvements.
14. Create well defined (even exaggerated) crosswalks across Water Street to Dowling. Develop a well marked trail along Business 31 to shops north of Spring Street.
15. Creatively mark a shopping route on the sidewalk/path (e.g., with animal footprints) to entice walkers to follow and explore items along the walking path.

16. Protect and rehabilitate existing commercial structures, built in the late 1800s. The Lipka building is of primary concern because it is a cornerstone of the downtown, it is also in dire need of rehabilitation.
17. Continue façade improvement efforts with existing structures and institute strong design standards for property owners receiving the assistance.
18. Engage in rear façade improvements for the downtown with a large mural indicating these buildings are the heart of the business district.



19. Consider basic design standards for commercial areas, particularly the downtown, to ensure a minimum level of quality for development. Consider:

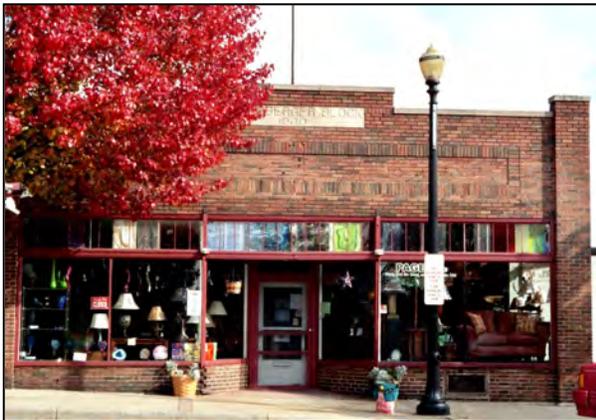


- Prohibit sheet metal buildings;
- Minimum 2-story height requirement in the downtown to maintain the Main Street look;
- Maximum building setbacks (in addition to a minimum setbacks) to prevent excessive amounts of pavement near the street;

- A “build-to” line in the downtown to prevent buildings with parking in the front.
- Minimum percentage of windows on the front face of buildings, especially in the downtown;
- Requirement of certain quality of materials for the front face of the building.
- Prohibit non-active uses (parking lots) from taking access from Ferry Street, instead encourage parking behind the retail block.
- Amend the zoning ordinance to stipulate that the minimum parking shall be the maximum allowed.
- Limit drive-through establishments within the downtown.

20. Promote infill that mimics classic Main Street design.

21. Augment design standards for the Residential Office Parkway Zone to require buildings have a residential character.



22. Develop the vacant lot behind the Post office as an outdoor activity center that is linked to the downtown. As examples, this area could host:

- Art fairs
- Food vendors during festive events
- A skate park
- Outdoor movies
- A spray park
- Educational nature area

23. Develop additional informational kiosks and station them in strategic locations within the City (e.g.,



downtown, near the waterfront, at the RV park).

24. Require active uses at the ground floor (1st story) within the downtown. Along the periphery of the downtown, consider non-active ground floor uses, such as residential and office. The periphery of the downtown would include parcels outside of a ¼ mile radius from the intersection of Dowling and Ferry.

25. Actively redevelop inappropriate or tired storefronts back to a classic motif.



26. Redevelop vacant buildings for more intense development to support downtown activities.



27. Continue to creatively redevelop industrial sites in commercial districts.

28. Continue to develop the industrial park as a good neighbor to residential development, recruit quiet, low impact facilities.

29. Study the feasibility of a small business incubator and/or work with owners of vacant properties to permit pop-up temporary retail shops especially during holidays and summer months. Approvals for these pop-up shops could be expedited through the Zoning Administrator.

30. Study and consider a canoe/kayak/boat rental as well as mooring enhancements/dockage for the tourists traveling by boat. These facilities and improvements are also economic development opportunities for the City to capitalize on day-trippers looking for nearby excursions along the western Lake Michigan coastline. (This strategy also repeated in Goal E.)

Goal D: Protect natural resources within the City and enhance its natural setting.

Strategies:

1. Consider enacting a local wetlands protection ordinance to require wetlands protection buffers. Currently state law does not require a buffer. A local ordinance can also offer more protection than state regulations (for example, for noncontiguous wetlands of under 5 acres).



2. Consider rezoning environmentally sensitive areas of the City “planned unit development” to help ensure development in unique areas works with the land rather than being imposed upon it. This could be folded into the City’s current Waterfront Overlay Zone (WOZ).
3. Promote low impact stormwater management techniques like rain gardens and sunken landscape islands rather than large, unattractive detention areas.
4. Implement the recommendations of the White Lake Habitat Assessment report (May - 2006).
5. Encourage greater recognition and preservation of the city's natural wetlands and woodlands.
6. Work with the Soil Conservation District to augment wildlife habitat areas with native species. Decrease labor intensive, costly and polluting public lawn areas.
7. Develop a natural interpretive trail around the publicly-owned wetlands in the City. Encourage the opening of creeks, whenever possible, to enhance the creek’s natural habitats and features.
8. Work with the school system to develop a curriculum which includes the use of City wetland resources.
9. Educate the public about proper disposal of yard waste and how rotting yard waste along the creek can damage water quality.
10. Put publicly owned lands in the Conservation Zoning District and in a permanent conservation easement and/or charter park. Reduce the permitted uses of this district and substantially increase the lot size.
11. Establish land acquisition program and means for citizens to donate land to maintain open space and acquire recreation land.
12. Establish landscape criteria for new development that encourages use of native plants (best suited for soils, climate, and localized conditions) - also maintains the vegetative character of the area rather than introducing ornamentals that contrast with community landscape character.

13. Set design criteria for addressing stormwater on-site, and encourage the use of Best Management Practices for handling stormwater.
14. Establish waterfront buffer area requirements, including wetlands, to mitigate erosion, reduce runoff, and maintain habitat.
15. Require street trees within the parkway for any new or redeveloped properties within the City. Street trees would be placed no more than 30 feet apart on center.
16. Amend the zoning ordinance to prohibit large-scale tree clearing without a permit, especially in riparian areas, which could be negatively impacted by erosion.
17. Work with the DNR to help control the increasing deer population.
18. Explore the potential for increased waterfront access at the terminus of road rights-of-way. These areas can be enhanced to provide small-scale access points for residents.

Goal E: Develop an accessible and diverse parks, trails and recreation system.

Strategies:

1. Develop trails or formally marked walks through neighborhoods into the downtown, to the waterfront and connecting to existing bike trail. Specifically consider:
 - Linking the residents on Besser and Forrest Streets with Pinebrook Drive via a footpath.
 - Developing a trail spur off Medbery Bike Trail to Coon Creek Wildlife Park.
 - Investigating the feasibility of developing a trail along Buttermilk Creek to link neighborhoods with the downtown.
 - Extend the boardwalk/trail near the public boat ramp.
 - Developing a trail within the overhead wire easement on the north end of town and linking it with the bike trail near Walsh Street.
 - Connect Medbery Park to the Hart-Montague Trail.
 - Provide a trail spur from Old Channel Trail to the Farmer's Market/Medbery Bike Trail.
 - Develop an interpretative boardwalk system with a bike path and nature walk in the White River wetlands that connects to the Hart-Montague Trail north of the Trailway Campground.
 - Working collaboratively with Montague Schools, develop nature trails and an education center at the school property located along Dicey and Eilers roads.

2. With the development of large tracts of land along Thomas and Coon Creeks, require a setback buffer and greenbelt easement that can serve as part of the trail system.
3. Consider the development of a spray park on the vacant parcel behind the Post Office or in another location near the downtown to generate activity.
4. Investigate the potential of acquiring additional land near Maple Beach Park.
5. Continue cooperative efforts with entities like the MDNR, the Muskegon Conservation District and County Drain Commission to enhance environmentally sensitive recreational opportunities.
6. Expand swimming opportunities and facilities at Maple Beach Park. Facilities may include a removable deck and land acquisition. Programming could support summer swim lessons and activities for all-ages and abilities. A potential collaborator may include Rotary.
7. Coordinate and collaborate with adjacent Townships, especially White River Township, with all trails and bike-way planning.
8. Repair the foot bridge on Old Channel Trail at Coon Creek.
9. Plan, design and create a park behind the post office with multi-purpose open space for downtown community events. Ideas for the park include a spray ground/splash pad, skating, and a nature park with interpretive signage.
10. Study and consider a canoe/kayak/boat rental as well as mooring enhancements/dockage for the tourists traveling by boat. These facilities and improvements are also economic development opportunities for the City to capitalize on day-trippers looking for nearby excursions along the western Lake Michigan coastline. (This strategy also repeated in Goal C.)

Goal F: Maintain Montague’s unique small-town character.

Strategies:

1. Enact design criteria for all business districts which addresses such things as basic acceptable materials and a minimum amount of windows
2. Limit the scale of multi-family developments by limiting the number of units that can go into any one building.
3. Consider enacting requirements for a certain percentage of open space for every development.
4. Develop zoning ordinance provisions which permit low level brick walls or brick pillars and wrought iron as a means of screening parking lot area as an alternative for greenbelts.



5. Expand programming and staffing for the Farmers Market and consider at least monthly winter markets for vendors selling items such as meat, dairy, greens, and other custom-made, value-added, locally-sourced products.
6. Work with the Chamber to promote the “shop local” program including community dollars, coupons and special events to develop a community support system for small, home-grown businesses.
7. Encourage consistent hours of operation for local merchants to facilitate a unified shopping experience and predictable shopping hours.
8. Be very careful about the scale and nature of future development, it should mesh with Montague’s character and not overpower it.
9. Increase beautification efforts, plantings, community gardens, etc. throughout the downtown.
10. Continue improvements to City entry points, especially from the north. In 2008, streetscape improvements along the south end of the causeway were completed. Some other specific measures could include:
 - Limiting billboards and temporary signs.
 - Coordinated façade improvement along Business 31



- Controlling outdoor storage
- Limit drives, increase screening from parking, and integrate planting medians



11. Actively redevelop the old hotel site with another significant structure to define the corner. The structure should be multi-use and multi-story. Apartments or condominiums on the upper floors would be ideal.



12. Encourage participation by the Montague Museum and Historical Association on matters of historic preservation to ensure that development activities remain consistent with the city's cultural heritage.
13. Update the City Zoning Ordinance to comply with the recommendations of the Master Plan.

Goal G: Promote an efficient transportation system in the City that prioritizes complete-streets and mobility.

Strategies:

1. Develop access management standards for the zoning ordinance which are applied during site plan review.
2. Continue Forrest Street westerly into neighboring vacant land when it is developed.

3. Limit the development of dead-ends and, at a minimum, require easements at the end of cul-de-sacs for pedestrian access between developments.
4. Investigate the completion of Eilers Road from Dicey to Business 31 when large land holdings west of Business 31 are developed.
5. Consider unique paving of the central alley between Ferry and Water Streets and promote its use as an interesting commercial pedestrian walkway.
6. Consider closing the campground curb cut on Dowling near the bike path and instead make the main entrance an extension of Spring Street.
7. Close additional curb cuts along Business 31, north of Spring, as a condition of street enhancements.
8. Consider traffic calming measures as opportunities arise.
9. Consider and incorporate Complete Streets amenities when repaving, restriping, or rebuilding roadways. Complete Streets would include striped bike lanes on major roadways and arterials throughout the City. Bike lanes should be a minimum of 3' in width on one, if not both, sides of the roadway.
10. Work with MDOT to enhance the safety measures at the Causeway and the Hart-Montague Trail. A signalized crossing is preferred, as well as brick pavers or other traffic calming devices to provide a safe crossing for pedestrians and bicyclists.
11. Work with MDOT to restrict truck traffic on Dowling due to its narrow pavement widths and a desire to incorporate bike lanes (if possible.) Trucks would use Water Street to Stanton to Cook to access the industrial park.
12. Provide sidewalks along Stanton from the middle school to Water Street.
13. Work with MATS regarding transit service to/from and within the City to provide options for seniors, people with disabilities, and others to encourage multi-mobility.



Goal H: Develop a cost effective, consolidated infrastructure system.

Strategies:

1. Expand public water and sewer to unserved City locations and non-City locations based on demonstration that the benefit to the city will outweigh expansion costs and will be of significant benefit. Appropriate tools for expansion of the city's system include:
 - Annexation of the land to be served.
 - Formalization of a tax sharing agreement in which the city fully realizes sufficient funding to cover all expansion and administration costs.
2. Prepare short and long term capital improvement programs covering major infrastructure and facility needs.
3. Continue the sidewalk improvement and expansion program through the City, and prioritize those areas in greatest need of safer pedestrian access including, Dowling Street and school areas.

Goal I: Promote teambuilding within the City's leadership and a philosophy of intergovernmental cooperation in the area to maximize public resources.

Strategies:

1. Annually, conduct a combined workshop of the City Council, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, Brownfield Redevelopment Authority, and staff to review matters of planning and development and to assist in the prioritization of program activities.
2. Continue an ongoing program of intergovernmental coordination and planning among the White Lake area communities and embrace the Smart Growth concepts outlined in the Muskegon Area Wide Plan.
3. Work with the Muskegon County Land Bank Authority to exercise the City's first right of refusal for foreclosed properties. Properties could be utilized or demolished and used for additional pocket-parks or redevelopment purposes.

Goal I: Monitor community changes to keep abreast of issues and opportunities.

Strategies:

1. Periodically, conduct a public workshop (forum) to receive public input on matters of planning and development.
2. After the public workshop, evaluate the progress of Master Plan implementation. Determine if amendments to the plan are needed. If so, prepare said amendments.

Future Land Use

This section of the plan describes future land use districts and provides a basic overview of development recommendations. District types and spatial arrangement are based on the information previously outlined.

Although they may be quite similar in appearance, Master Plan districts should not be confused with zoning districts. Zone districts refer to identified spatial areas in which specific land uses (e.g. clothing store, restaurant, marina, etc.) have been listed for placement under the provisions of the city's zoning ordinance and zone district map. Moreover, location within a particular district requires compliance with a series of regulations and/or standards detailed within the ordinance. The Master Plan description of land use classifications serve as the basis for zone districts. The Master Plan "justifies" zone districts through the analysis of Montague's ability, need, and desire to support various development types.

The City of Montague Master Plan recognizes seven (7) plan districts and an environmental overlay zone. These are:

Residential Districts

- 1) Single-Family Residential
- 2) Multiple-Family Residential
- 3) Parkway Residential/Office

Commercial Districts

- 4) Downtown Commercial
- 5) General Commercial

Industrial District

- 6) Light Industrial

Public/Semi-Public District

- 7) Public/Semi-Public

Waterfront Overlay

Plan districts and the overlay zone are indicated on the Future Land Use following, and are detailed in text form.

Residential Districts

Single-Family Residential

Purpose/Intent: Single-family residential reflect locations comprised of housing of a primarily detached character consistent with the majority of Montague's existing housing stock or locations exhibiting the potential to accommodate new single-family development. As previously examined, single-family home sites make-up the largest segment of developed land areas (uses) within the city. A majority of these sites are found within relatively compact neighborhood settings. Most are situated on local streets experiencing limited through traffic.

It is the purpose of the single-family district to protect the character and quality of existing single-family neighborhoods, while fostering the creation of new neighborhoods in appropriate locations. To these ends, other forms of development within the single-family district should be highly restricted and, if permitted, highly regulated.

District Location: Single-family districts are programmed for a variety of suitable locations. These include existing core residential areas and several locations near the city's outer reaches. They are:

Core Residential Areas

- Mill at Meade Street area;
- Old Channel Trail corridor;
- Area generally bounded by Dowling, Green, Coon Creek, and Old Channel Trail;
- Area generally bounded by Buttermilk Creek, Stanton Boulevard, and Stebbins. This area includes the High School.

Single-Family Residential Growth Areas

- Area generally bounded by Anderson, Whitbeck, and Old Channel Trail
- Area generally bounded by Eilers, Dicey (to watercourse), Stanton, and Whitbeck.
- This area also includes the High School.
- Area generally bounded by Strong, Old Channel Trail, Bowen, to industrial area.

Land Use: The primary recommended use is owner-occupied, single-family, detached homes on individual parcels. Such housing may be placed as the result of legally created, singular, land divisions or through the platting or site condominium process. Other primary uses include publicly owned park and recreation facilities of a character compatible with single-family housing.

While the focus of the plan district is single-family detached housing, other forms of compatible development may be permitted subject to a determination that said uses are consistent with the character of the area and will not result in a change to the intended primary focus of the district as identified by the master plan. These uses include religious institutions, public utility facilities not requiring outside storage, day and foster care centers, regulation golf courses, and home occupations carried on within the confines of the home, and residential planned unit developments of a low density detached or attached design such as duplexes or condominiums.

Development Character: Pursuant to housing, design recommendations of a general nature are made, followed by individual recommendations for core and non-core housing locations.

General Standards: All housing should be compatible with the basic character elements of housing currently found in the city. That being, housing designed and constructed with pitched roofs; presence of front and rear or side entries; steps, porches, and related features designed and constructed as part of the original home, or made to blend with the original structure; minimum widths across any elevation of twenty four or more feet with length to width ratios not exceeding three to one; and heights not exceeding a twenty-five foot average.

Core Residential Areas: In addition to the general standards, core area homes shall have a minimum size of 864 square feet and be located on a parcel of no less than 7,200 square feet.

Two of the core areas exhibit characteristics unique to the city. These are:

1. The "historic" area generally bounded by Dowling, Old Channel Trail, Wilcox, and Sheridan Streets. While there are many homes of historic character and appearance in the city, the above area represents a location in which a cluster of such housing exists with rather strong linkage to the city's nearby downtown. The area is within easy "walking distance" of the downtown and represents an "extension" of the downtown's historic and inviting flavor. It is recommended the area be, considered for infrastructure improvements (e.g. historic lighting, period signs, etc.) similar, or compatible, to that of the downtown.
2. Many of the properties lying between Old Channel Trail and White Lake possess the natural features of steep topography and/or wetland conditions.

Notwithstanding, the fact that such features often result in site related development limitations *for* individual property owners, these features contribute significantly to the character and aesthetic charm of the residential setting and city as a whole. To preserve the integrity of these natural features, while also recognizing private property owner rights, it is recommended the city's zoning ordinance provide opportunity for controlled deviation from normal underlying standards similar to that afforded a planned unit development. Modification from typical underlying zone district standards could be accomplished via a special land use process under the provisions of the zoning ordinance.

Non-Core Residential Areas: In addition to the general standards, non-core residential home areas shall be constructed at a size of no less than 1,200 square feet and located on a parcel of no less than 12,000 square feet.

Multiple-Family Residential

Purpose/Intent: Multi-family residential reflects locations identified for moderate to higher density housing of an attached (joined or common-wall) character. Multi-family includes rental apartments and housing with common wall or similar joining feature. These later housing units to include duplexes, condominiums, townhouses, and units of a similar character and function. Certain of the multi-family units may be owner-occupied. For instance, this might include an owner occupying one unit of duplex, or a condominium complex fully occupied by owners.

Currently, the extent of multi-family development is limited within the City. Moreover, the demand for such housing has generally not been considered significant. However, multi-family vacancy rates are relatively low and appear to indicate that a latent demand does exist.

District Location: Multi-family locations are planned for three areas. These are generally described as:

- Bowen Street Area – The area generally lying between Bowen, Old Channel Trail, Roberts, and Cook.
- Cook/Wilcox Area – The area generally lying between Wilcox, Cook, the Industrial Park, and Cullen Memorial Fields.

Land Use: The recommended primary land use is moderate to higher density housing of an attached design, including apartments, condominiums, duplexes, townhouses, and residential housing of a similar character and function. Densities not exceeding 6 to 10 units per acre recommended, depending on the availability of utilities. Secondary forms of development include single-family detached housing, churches and synagogues, public parks, and public utility facilities.

As with single-family plan district areas, multi-family locations require protection from the intrusion of incompatible development which may have the effect of destroying the integrity of district intent and use.

Development Character: Since multi-family housing is often constructed near single-family sites, one must be sensitive to conflicts (whether real or perceived) between the two. Of particular concern to many single-family home owners experiencing a nearby multi-family use are the factors of unit density, increased traffic and other external impacts resulting from increased density, and property value impacts.

In consideration of the above factors, but also, to ensure optimal placement and design efficiency of multi-family housing, the following design criteria are recommended.

1. Multi-family development should be located on, or possess nearby access to, collector or arterial streets. [Nearby access shall refer to a distance of no greater than 1,320 feet.]
2. It is recommended that no less than 4,300 square feet of lot area per residential unit be provided for units having public water or sewer and approximately 7,200 square feet for those without public utilities. Moreover, it is recommended that the minimum threshold of a lot or parcel used for multi-family development be no less than 21,770 square feet for a parcel possessing public water and sewer and 43,540 square feet for a parcel lacking one or both of these utilities.
3. Side and rear yard setbacks from adjoining single-family residential districts should be no less than 25 feet and 50 feet respectively. Moreover, setback areas should be devoted to open space and be fully landscaped.
4. All parking, except for parking associated with duplexes, should be provided in the internal portions of the site and fully landscaped so as to preclude significant views of same from off-site locations. Duplex parking should be designed similar to single-family housing.
5. Where a multi-family building project is to be located adjacent to a single-family residential district, the design of the multi-family building(s) and site should be in keeping with the character of surrounding residential development. In the event such development has not yet occurred, the multi-family project should recognize the potential for such development and plan and design accordingly.
6. Where possible, it is recommended that multi-family projects be processed as planned unit developments.

Mobile/Manufactured Housing Park - As previously indicated, the multiple-family district planned for the location bounded by Eilers Road (N), BR-31 (E - behind the tier of commercial development)), and the Thomas Creek (S and W) has also been programmed as an appropriate location for a mobile/manufactured housing park should a demand for a park be experienced. The park should very care fully consider site topography in design.

Land Use: The primary land use shall be a (planned) mobile/manufactured housing park designed according to city and State of Michigan Mobile Home Park standards. Other than park amenities such as club house facilities, swimming pool, etc., no secondary land uses are envisioned.

Development Character: Due to the nature of the use, the character of site development shall be single-family in appearance. Design guidelines for the park should be based on the State of Michigan Mobile Home Park Standards (Michigan Mobile Home Commission).

Parkway Residential/Office

Purpose/Intent: This residential/office district encourages the preservation of homes lying along the west side of BR-31, between the general area of Stanton Boulevard and Walsh Road. The topography in this location, west of BR-31, rises significantly with homes overlooking the roadway and distant White Lake River wetlands.

The small corridor is heavily landscaped with natural vegetation and lies near the Hart to Montague Bike Trail. Development on the east side of BR-31 is generally restricted due to the presence of the bike trail, steep grades, and limited amount of land available for use.

This plan district provides an aesthetically pleasing green gateway into the downtown from the north township lands and helps define the community's overall natural character.

District Location: As indicated above, the district is situated in linear fashion along BR-31, between Stanton Boulevard and Walsh Road.

Land Use: The primary land use is single-family residential, which can be attached or detached. Densities should not exceed eight dwelling units per acre. Secondary uses include professional offices.

Development Character: Housing should be consistent with that of other residential districts. Professional offices should either utilize existing homes (while maintaining the character thereof) or new buildings designed to integrate with the district's residential and natural character. Modification of the area's topography and natural vegetation should be limited and highly regulated. Commercial signs should be limited to on-premise signs of a monument (ground) variety. Billboards should be prohibited.

Commercial Areas

Downtown Business Commercial

Purpose/Intent: It is the purpose/intent of the Downtown District to recognize and promote a core commercial area designed to accommodate a variety of basic retail and service needs predicated on the opportunity for patrons to conveniently travel on foot to meet those needs. The district is also intended to serve the needs of tourists staying at nearby marinas, parks, and camping facilities, as well as the broader tourist market.

To properly function, a downtown relies on the synergy between various business functions. For instance, *"A person arrives in the downtown with the sole intent of a pharmacy purchase. However, after that purchase, he/she notices the attractive (and attracting) storefronts of*

"nearby" boutiques and other retail establishments. Although a single purpose visit was planned, multiple stops are made. "

District Location: The district is generally bounded by Hunt, Water, Dowling, and Stebbins (extended). It also includes the strip of commercial development along Dowling, between the Causeway and Water Street and the former waterfront commercial area generally bounded by Dowling, Church, and Ferry and the White Lake.

Land Use: Primary uses include a range of indoor retail and service functions common to downtown sites. Examples include boutiques, pharmacies, restaurants, taverns, financial institutions, real estate agencies, food stores, styling salons, and the like.

Primary land uses near the waterfront include a marina, public park and launch ramp, a small industry, and retail and service facilities along Ferry and Church and Water.

Offices and other uses of a non-retail or service function may be permitted in the district but, if possible, should be located in the upper stories of downtown buildings, and/or at the edge of the district, and/or concentrated in locations which are not prime for retail patron movement. It is important that such uses not result in the break-up of concentrated retail segments.

Existing industrial uses along Water Street, between Dowling and Hunt should be removed with sites redeveloped for public and retail purposes. These sites, highly visible to residents and tourists, occupy valuable downtown space.

The vacant property behind the Senior Center should be redeveloped for public park and parking purposes. Buttermilk Creek, which traverses this property, should be cleaned and opened as a water feature (park amenity).

At present, the district houses two marina storage buildings used in connection with the nearby marina. Due to the limited amount of remaining buildable land within the district, need of that land to support retail and service functions in connection with the core downtown, and importance of maintaining lake views and access, additional storage and similar facilities should be prohibited. The sites of the present facilities should be fully landscaped to help mitigate the "industrial" appearance of the buildings.

Development Character: Development along Ferry Street, and associated areas, is fairly well defined and exhibits an "historic" flavor. Moreover, recent streetscape improvements have enhanced the historic feel through period lighting, signage, street furniture, and the like. It is recommended future development maintain a similar character.

It is recommended the redevelopment of the industrial properties along Water Street result in the opening of lake/wetland vistas and opportunities for pedestrian access to these natural features.

It is recommended that new development along Ferry and Church represent a continuation of uses proposed for the established downtown sector such as small retail outlets or service establishments suitable for the resident or tourist trade. Like the core downtown, properties along Ferry and Church should be allowed to develop in zero lot-line fashion to maximize retail opportunities. Parking should be permitted along public streets.

A Farmer's Market is also conducive to the city's small town, rural, character. The market should be promoted to accommodate other civic and seasonal functions.

Metal and other buildings of "pole barn" or industrial character should be prohibited in the downtown. All new facilities should be subject to site plan review by the City Planning Commission.

Improved pedestrian linkages should be incorporated throughout the downtown as streetscape improvements are made to the various blocks.

The wetlands area lying south of Church Street (between Ferry and Water) should be investigated for possible (passive) use as a nature area. This use would integrate well with the nearby marina, downtown, and neighborhoods to the east.

General Commercial

Purpose/Intent: It is the purpose/intent of the General Commercial plan district to provide areas for commercial development of a large lot character oriented and designed for broad exposure and ease of use by the motoring public. General Commercial sites are typically characterized by available on-site parking, parcels of larger size than found in the Downtown Business District, detached buildings (although a strip center may include attached structures), outside merchandise displays, individual pole or monument type signage, and related site design features. General commercial uses serve local and regional residents and transient motorists.

District Location: The General Commercial area is identified as a corridor extending along both sides of Water Street [Business Route 31] between Hunt and Stanton Boulevard and between Walsh Road and the city limits. Due to the physical limitations posed by topography and soil condition, the extent of corridor width is limited in depth as one traverses the highway system.

Land Use: Recommended land uses include a broad spectrum of retail and service facilities such as gasoline service stations, convenience marts, recreational facilities, sit-down and drive-through restaurants, automobile and marine sales and other uses requiring outdoor display, lumber yards and nurseries.

It is also recommended that uses classified as "heavy commercial" be considered for placement in the district. Uses of a heavy commercial character reflect vehicular repair shops, mini-storage facilities, equipment rental operations. Placement of such operations should be based on the special approval process presently in effect under the city zoning ordinance.

Development Character: The architectural character and construction of general commercial buildings may vary and may include prefabricated metal structures. Structures having an industrial appearance should be avoided. The front facades of buildings should contain brick, wood, or other such materials so as to create a retail versus industrial appearance to the corridor.

General Commercial sites should be well-landscaped along the corridor edge (road right-of-way), with the views of parking areas filtered. Curb cuts should be held to a minimum based on recent Michigan Department of Transportation access control guidelines. Where appropriate, the implementation of cross-over drives should be encouraged between sites.

Industrial Uses

General Industrial

The General Industrial represents industrial uses permitted within the city's Industrial Park. These include light manufacturing and uses which may pose some level of off site environmental impact such as low noise levels and views of outside storage. Other impacts, including odors, vibrations, light/glare, and the like should be contained on-site.

In addition to manufacturing, General Industrial uses include auto/truck body and engine repair, welding and fabrication, contractor yards, warehousing and distribution, and similar uses.

In order to control the potential for negative impacts on the City's predominately residential character, it is recommended that industrial development be limited to the City's park.

Waterfront Overlay

This is a recognized Waterfront Overlay Zone, as opposed to a plan district, implemented for the orderly development and protection of water related areas adjacent to White Lake and the White River. The Overlay Zone is currently in effect under the provisions of the City Zoning Ordinance. The Overlay Zone provides opportunity to develop the lakefront in a manner which is sensitive to the environmental quality and aesthetic importance of the City's major water resources.

The Overlay Zone provides a supplementary layer of regulatory control for the underlying zone districts located along the waterfront. All uses permitted by an underlying zone district remain in effect.

Development within the Overlay Zone is uniformly regulated pursuant to such factors as density, lot coverage, setback, and, height. Preservation of natural features throughout the zone is encouraged.

Zoning Plan

Land Use Category	Existing Zoning	Proposed Zoning
Single-Family	R1-A, R1-B	No change
Multiple-Family	RM	No change
Parkway Residential/	RO	No change
Downtown Business	C-1	No change
Downtown Commercial	C-2	No change
General Commercial	Highway Commercial	No change
Light Industrial	M-1	No change
Public/Semi-Public		
Waterfront Overlay		

Appendix A - City of Montague Informational Maps

Map 1 - Downtown Development Authority

Map 2 - Downtown

Map 3 - Existing Land Use

Map 4 - Future Land Use

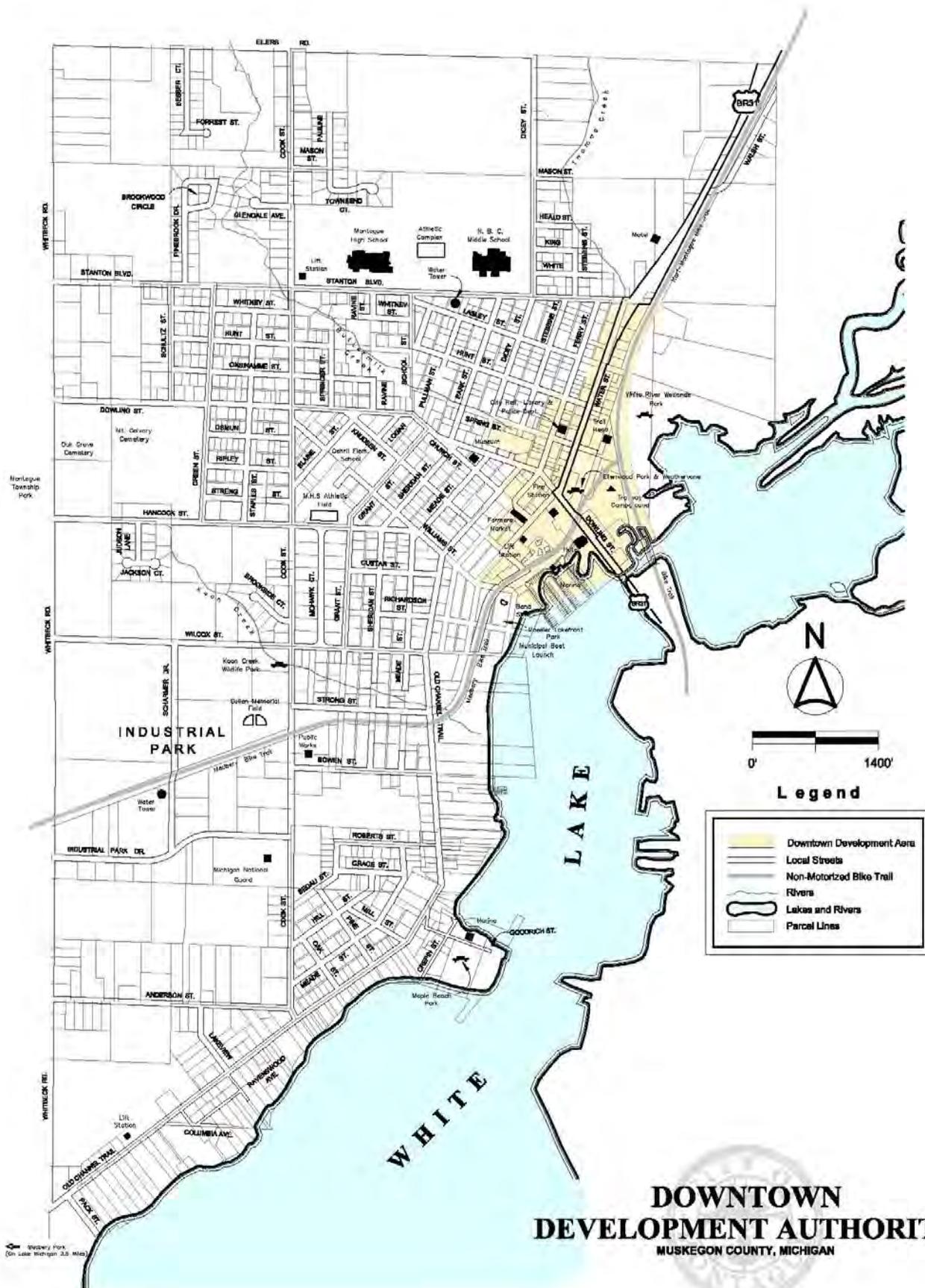
Map 5 - Zoning

Map 6 - Wastewater Collection

Map 7 - Storm Sewer

Map 8 - Water Distribution

Map 9 - Parks / Trails / Recreation Improvements Plan



DOWNTOWN DEVELOPMENT AUTHORITY

MUSKEGON COUNTY, MICHIGAN

Frein & Newhof
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April 2006



Legend

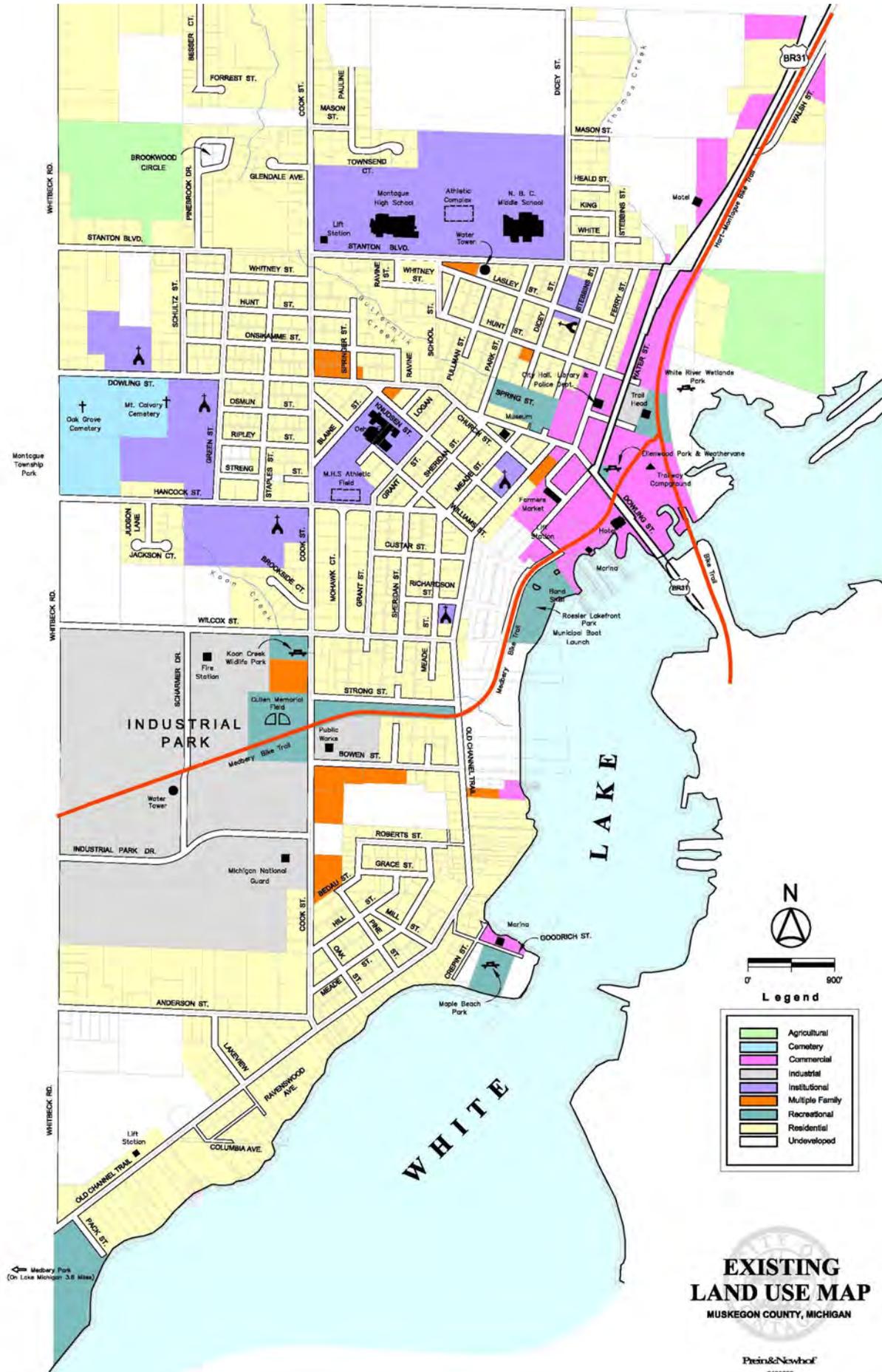
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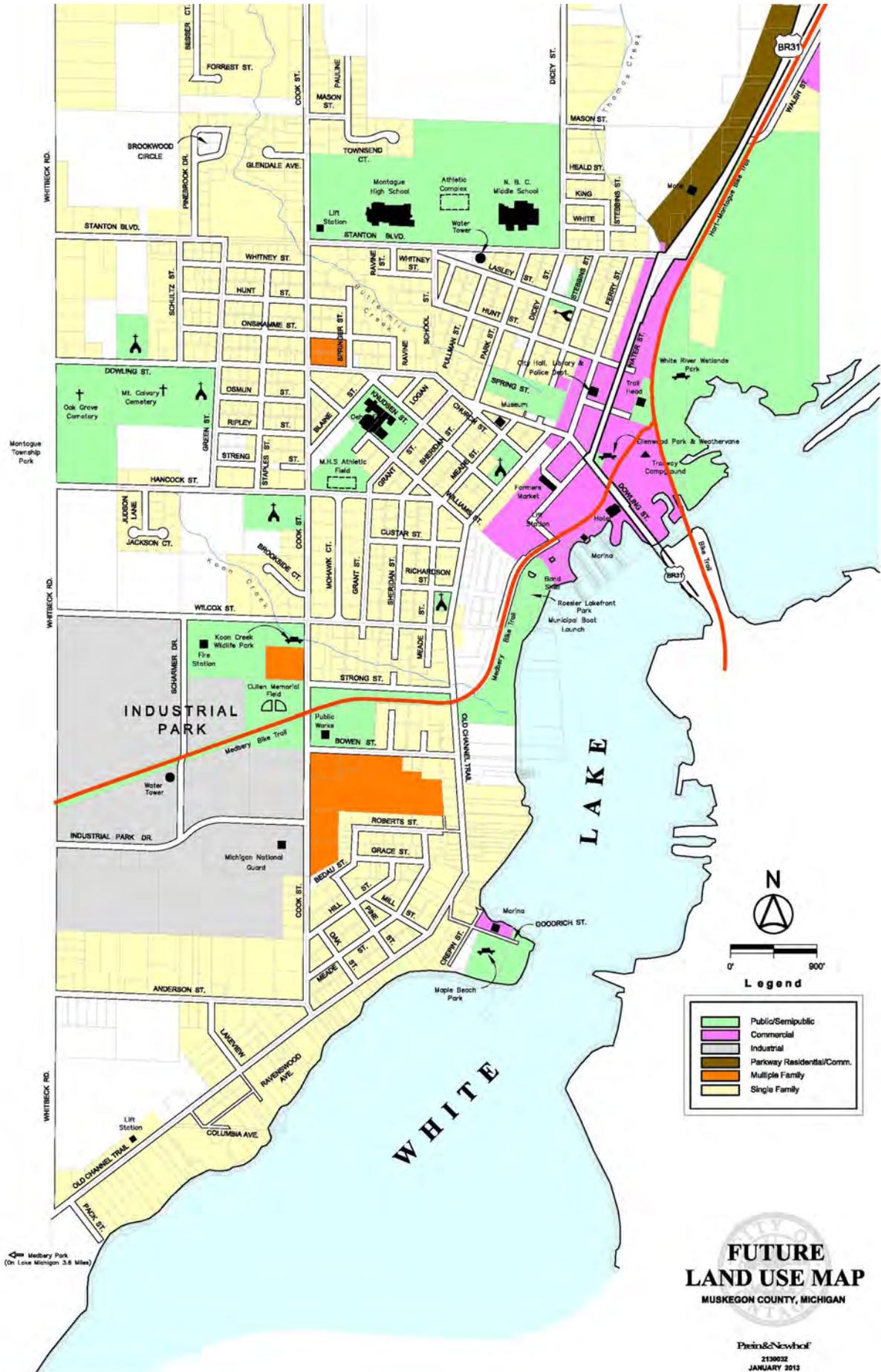


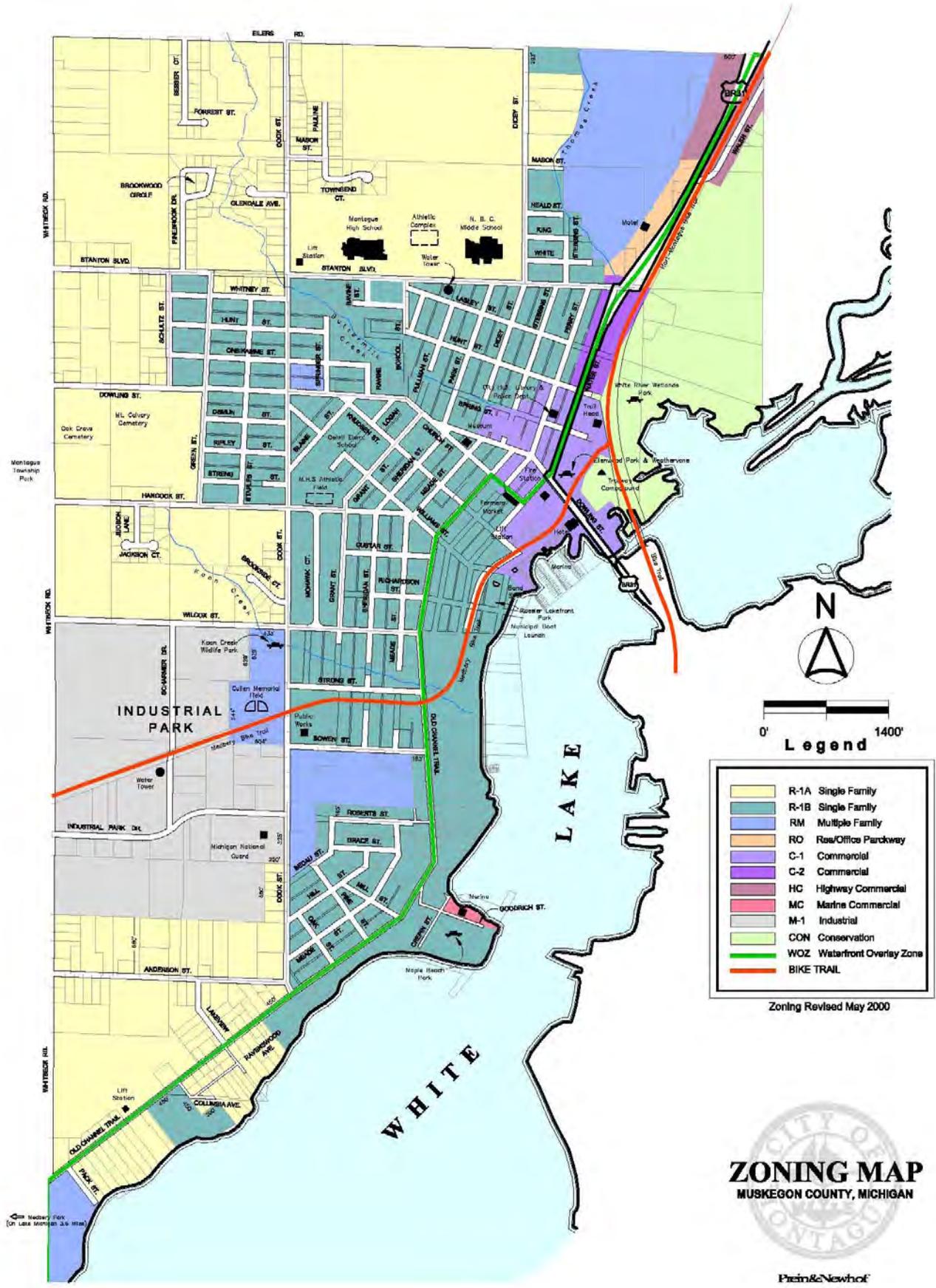
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MUSKEGON COUNTY, MICHIGAN

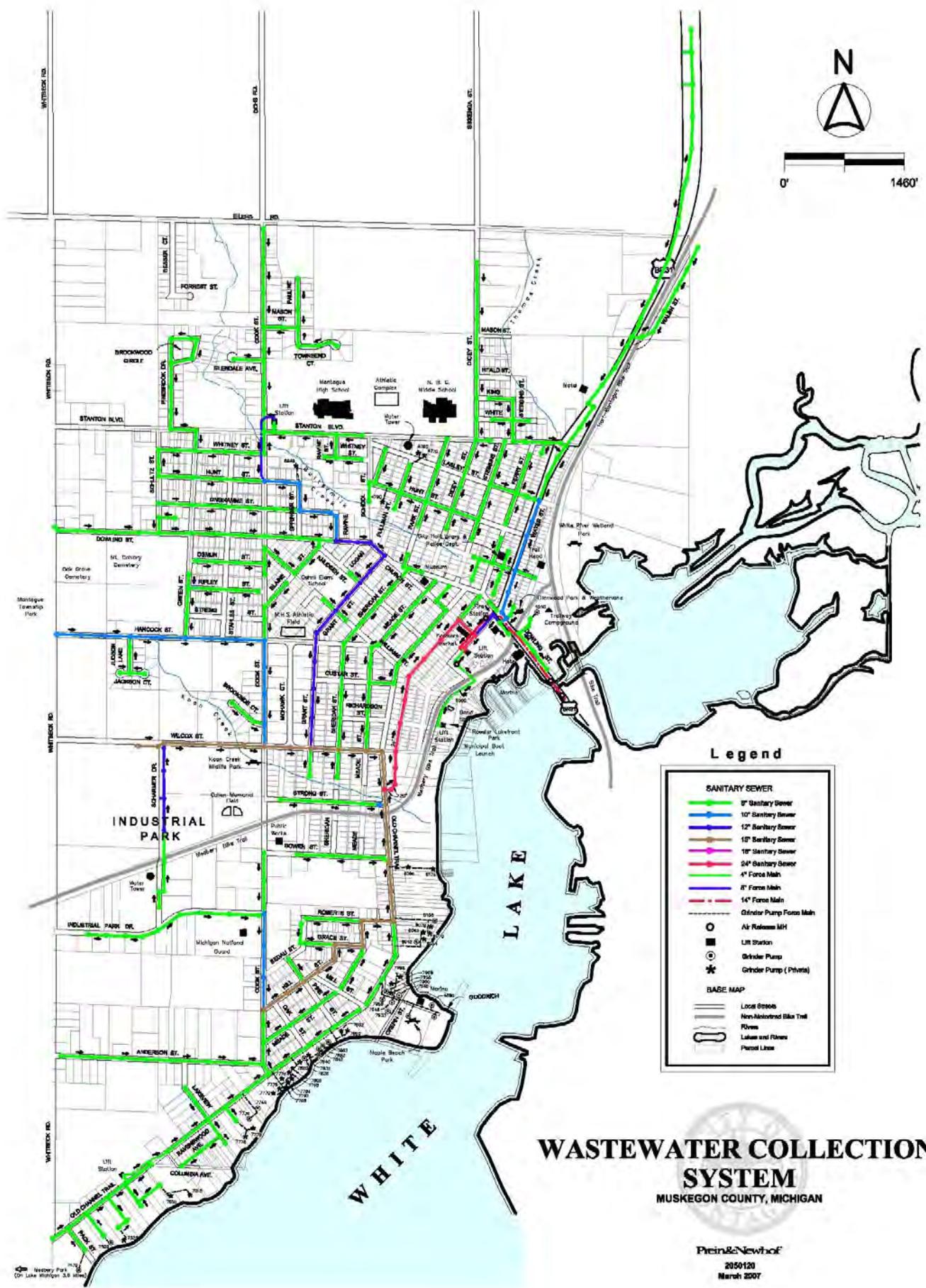


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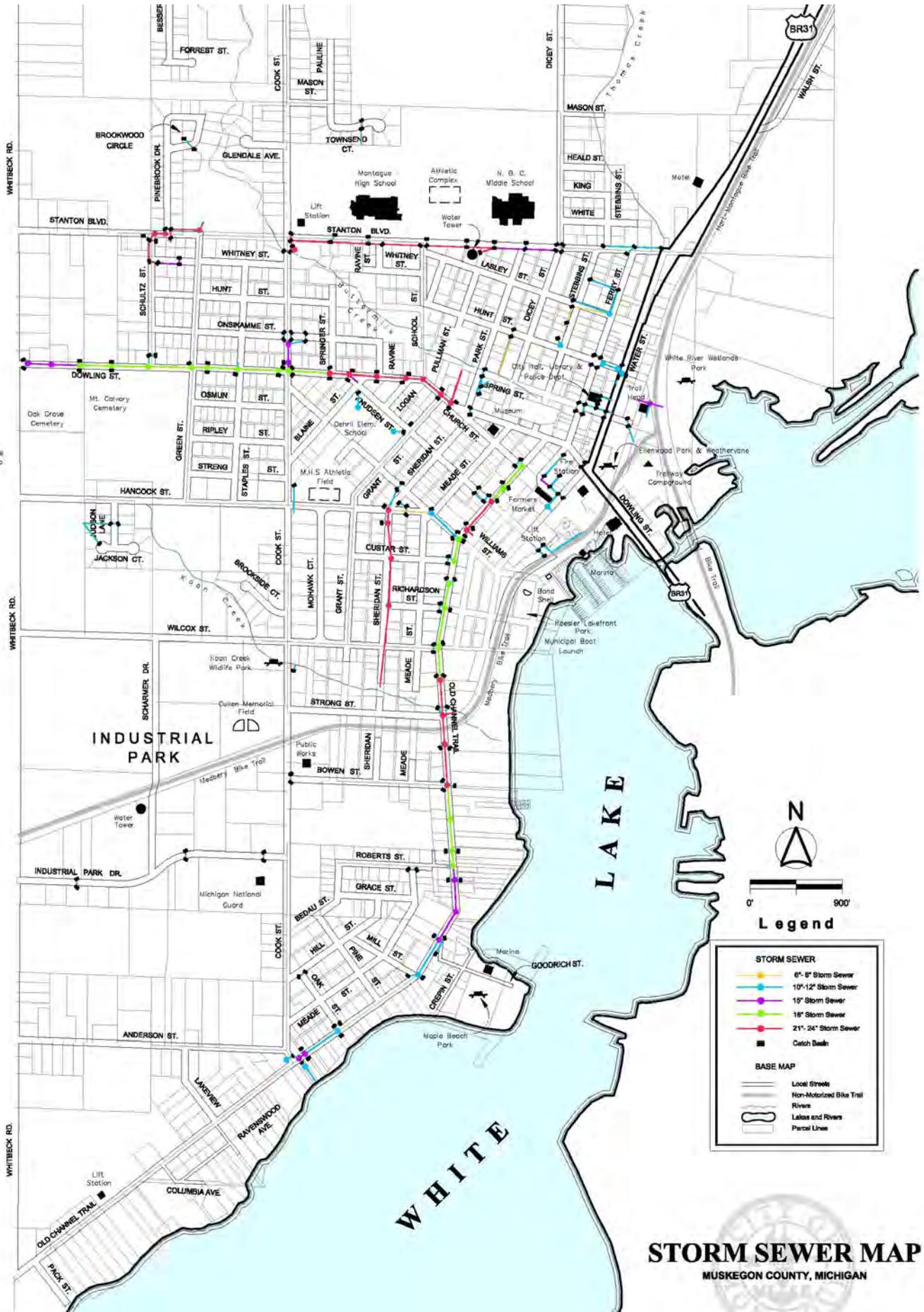




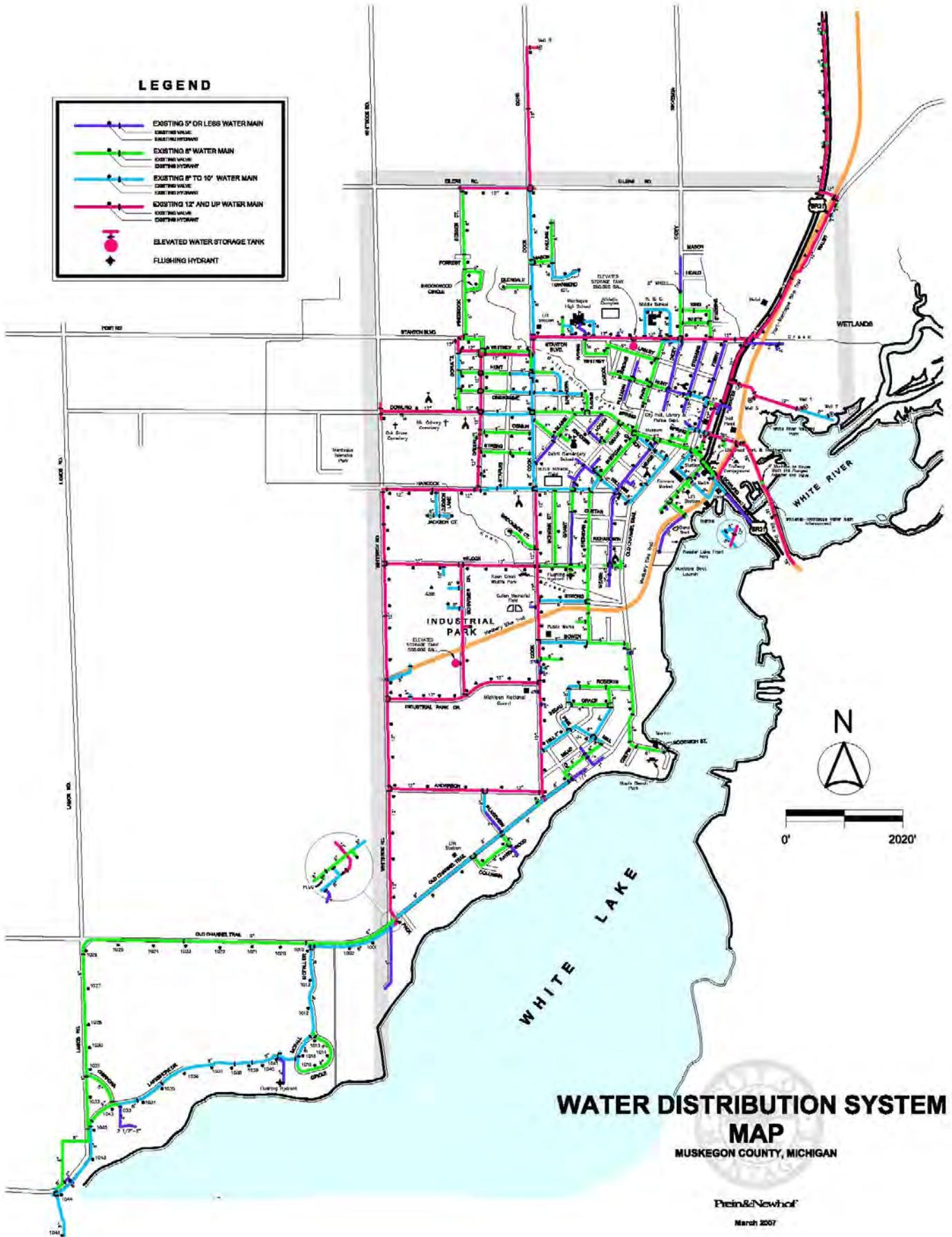
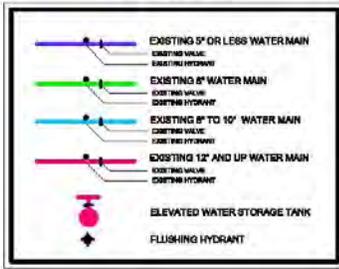
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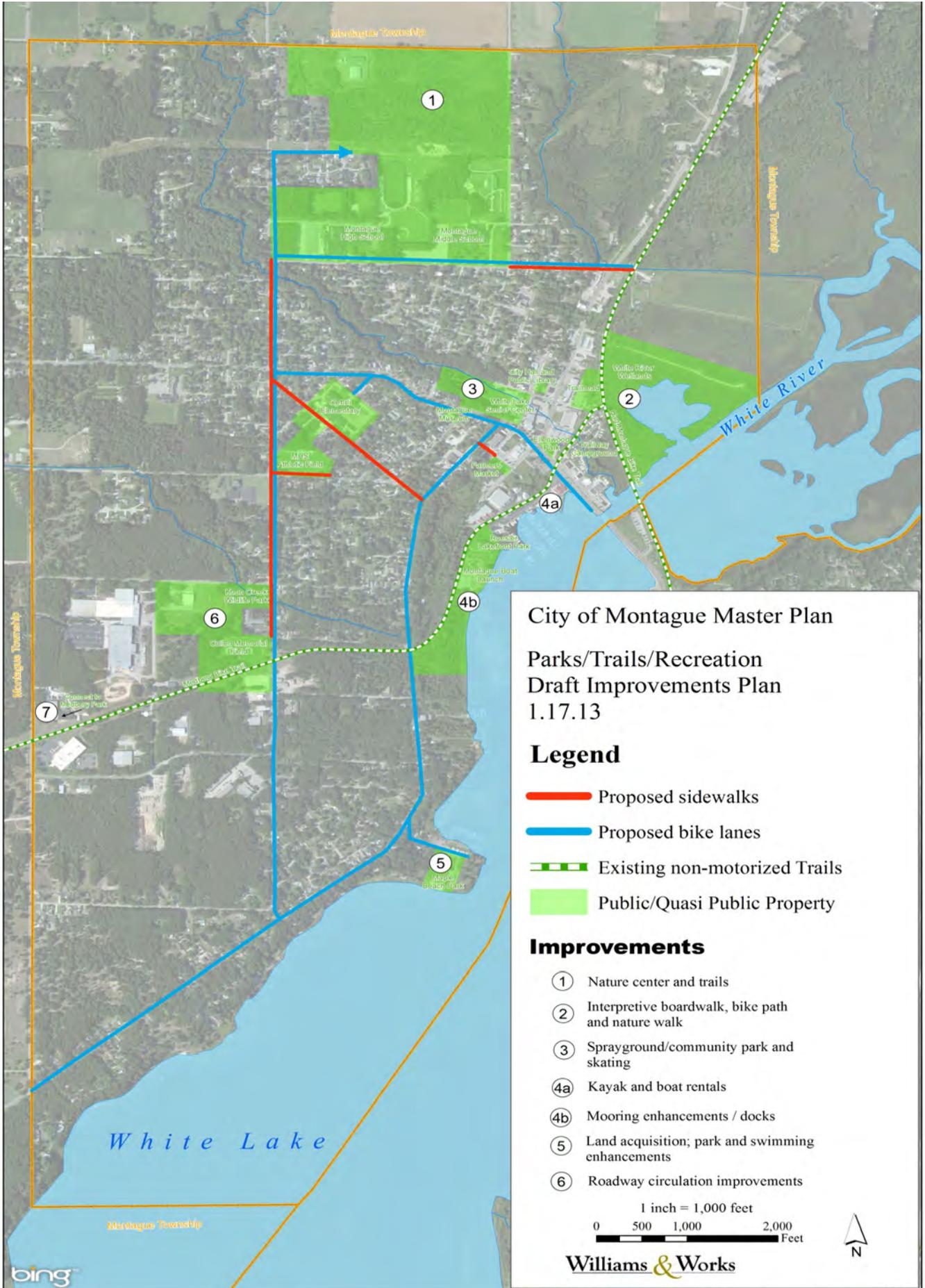
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LEGEND





Appendix B - Recreational Plan

Section 1 - Administrative Structure

Section 2 - Recreational Inventory

Section 3 - Description of Planning Process

Section 4 - Action Plan / Capital Improvements Schedule

Section 1

ADMINISTRATIVE STRUCTURE

Planning Commission Role

Historically, the Planning Commission has taken on the role of recreation planning, while the City Council has made decisions regarding budgeting, land acquisition, facilities and program development. The Planning Commission is governed by the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. The City's small staff, including elected Council members, coordinates administration, maintenance and operations.

As an instrumentality of the City, the Planning Commission generally cannot spend funds or request bonds for the acquisition of land or construction of facilities; but serves in an advisory capacity to the City Council. Both groups are dedicated to promoting the City's continuing interest in the community's recreational and cultural resources. The Planning Commission develops the Recreation Plan and recommends its adoption by the City Council. Recreation planning in Montague is informal and everyone is invited to participate.

Recreation Staff

The City of Montague lacks a traditional parks and recreation department. Accordingly, there is no staff to support the Planning Commission's planning efforts, including programming. Active Commission members and Council members assume responsibility for the purposes of improving recreation in the City of Montague.

Relationships with Other Organizations and Volunteers

Communities can benefit from social, youth-oriented and/or competitive activities programmed in local parks. Often such activities are programmed by organizations or private groups requiring fee payment to participate. The City of Montague collaborates with the school district, DDA, and neighboring cities and townships toward long-range park and recreation planning.

Current Budget and Funding

The City of Montague parks and recreation activities are funded with general fund dollars; there are no separate millages. Additionally, there are no sources of income for parks and recreation, such as rent payments associated with renting a City facility. The City Council oversees budgeting and allocates the appropriate funding amount based on projected needs.

Organizational Structure

The organizational structure includes the City Council as the final decision-makers, with the Planning Commission acting in an advisory capacity. Volunteers assist on an as-needed basis with special events such as the Pumpkin Roll and Cruz'in.

Parks Budget

Item	Amount
Recreation Activity	14,793
Launch Ramp	40,339
Downtown Parks	12,000
City Parks	73,579
Total	\$140,711

Implications

The City does not have a recreation department, and consequently, the members of the Planning Commission serve many roles. Planning Commission members are volunteers dedicating their time to planning for the improvement of parks and recreation in the City. Even though the City's population is shrinking, it swells in summer months and additional recreational facilities will likely be planned, or at least contemplated, to meet the needs of full-time and seasonal residents. This influx of activity, without adequate staff or volunteers, may be an encumbrance to the existing staff and volunteer Planning Commission members. It will therefore be important for the community to evaluate whether additional staff, or a revised appointment of responsibilities, are required in the future.

Section 2

RECREATIONAL INVENTORY

The inventory and analysis of facilities was conducted by the City's planning consultant with the intent of developing a comprehensive perspective. The following elements were sources of information or considerations during the development of the Recreation Inventory:

- The professional expertise and informed opinions of Planning Commission members, City leadership, and interested and committed citizens who participated in public input exercises associated with this Plan and the Master Plan amendment.
- National Recreation and Parks Association (NRPA) standards.
- The distinctive social and natural character of the City of Montague.
- Trends in funding and plans for new facilities.
- Availability and proximity of regional or nearby facilities.

<i>City of Montague</i>			
<i>Name</i>	<i>Size</i>	<i>Facilities</i>	<i>Accessibility</i>
Roesler Lake Front Park (Knudsen at White Lake)	3 ac.	Music (Band) Shell Restroom Facilities Parking Area (shared with Montague Boat Launch site)	Barrier-free. Grassy area for seating. Adjacent to Montague Boat Launch. Free concerts every Tuesday: June-August.
Montague Boat Launch (Southern end of Roesler Lake Front Park)	3 ac.	3 Portable Launch Ramps Parking Area Fish Cleaning Station Rustic Wood Pathway with White Lake Overlook Self Serve User Pass Container Restroom Facilities	Barrier-free. Paved launch and paved parking area for automobiles and boat trailers. Adjacent to Roesler Lake Front Park. This is accessible via the Medbury Bike Trail.
Maple Beach Park (Goodrich at White Lake)	4.5 ac.	Playground Equipment Picnic Tables Grills Shelter Beach Restroom Facilities Parking Area	Barrier-free. The park has received ongoing improvements over the years, including upgrading to barrier-free status.

City of Montague (continued)			
Name	Size	Facilities	Accessibility
Medbury Park (White Lake Channel – White River Township)	6.4 ac.	Picnic Table Beach Boardwalk Restroom Facilities Parking Area Lake MI Barrier Dune	Boardwalk adjacent to the White Lake Channel, leading to Lake Michigan, is barrier free.
Hart to Montague Non-Motorized Trail, plus 1.5 – 2.0 mile trail spur leading into the City's downtown area.	23 miles	Paved Trail for: Biking/Walking/Running/Roller-blading. Snowmobile use during winter months. Open Air Kiosk (Shelter) Picnic Tables Parking Area	Barrier-free. Trailhead spur recently moved to Montague's downtown area. Parking area is gravel surface, with 5 paved barrier-free spaces. Barrier-free parking connected to trail by paved walk. (Major portion of trail owned by the State of Michigan. The Medbury Trail spur is owned by City.)
White Lake Wetlands (Near Hart - Montague Trailhead Area)	40 ac.	Natural wetlands area with 2-4 acre high ground segment	To be maintained as a natural area with path and overlook(s).
Ellenwood Park (Dowling/Water)	.25 ac.	Weather Vane Information Tablets Seating Area Parking Area	Barrier-free. New site of the World's largest working weathervane (48' high, 14' long, and 4,300 pounds)
Montague Museum (Church/Meade)	0.21 ac.	Historic/cultural artifacts in an enclosed building.	Local logging era artifacts and other White Lake Area memorabilia.
Farmer's Market (Church/Ferry)	0.4 ac.	16 vendor stall farm market located in the downtown.	Barrier-free. Recent addition to market includes 8 vendor stalls and restrooms.
Montague District Library (Ferry Street – connected to Montague City Hall)	0.2 ac.	Summer Reading Program Video Rentals	Barrier-free.
White Lake Senior Center (Ferry Street, between Dowling and Spring)	0.25 ac.	Building located in the downtown used for senior programs.	Barrier-free. Building owned by the City of Montague. Leased to the Senior Board for \$1.00/year.
Fishing Deck over the White River	N/A	Deck for fishing activity.	Barrier-free.
Coon Creek Park (Wilcox at Cook Street)	2.75 ac.	Small neighborhood park/green space.	Natural setting.
Cullen Athletic Field	7 ac.	2 Little League fields	Barrier-free. Restrooms and Concessions.

Montague School District			
Name	Size	Facilities	Accessibility
Montague High School		Football Field Field Game Area Gymnasium Track	Barrier-free.
Montague Middle School (Nellie B. Chisholm Middle School)		Playground Equipment Playground/Field Game Area Gymnasium	Barrier-free.
Montague Elementary School (R.R. Oehrli Elementary School)		Playground Equipment Playground/Field Game Area Gymnasium Soccer Field	Barrier-free.
Muskegon Area Intermediate School District (MAISD)		Head Start Program Media Arts and Visual Literacy Programs Health Care/Nutrition Transportation	The Montague School District is part of the MAISD.
Montague Area		Playground Equipment	Barrier-free.

<i>Other Area Parks and Recreational Facilities</i>			
<i>Name</i>	<i>Size</i>	<i>Facilities</i>	<i>Accessibility</i>
Montague Township Park (Whitbeck, between Dowling/Hancock)		Picnic Tables Restrooms Tennis Courts Horseshoes Volleyball Court Basketball Courts Softball Fields Shuffle Board	Barrier-free.
Barrier Dunes Park (White Lake/White Lake Channel, White River Township)		Dunes Swimming Beach	Owned by White River Township.
Duck Lake State Park (Scenic Drive, Fruitland Township)	728 ac.	Dunes Picnic Facilities Picnic Pavilion Swimming Beach Boating Fishing	Barrier-free. Day use park owned by the State of Michigan.
Meinert Park (Northwest White River Township)		Picnic Facilities Restrooms Playground Concession Facilities	Barrier-free. Owned by Muskegon County.
Muskegon State Park (Memorial Dive, North Muskegon)		Dunes 2 Miles Lake Michigan Shoreline 12 Miles Hiking Trails 5 Miles Cross Country Ski Trails (Lighted) Camping Luge Day Lodge with Concessions	Barrier-free. Owned by the State of Michigan. Site of the Winter Sports Complex consisting of lodge, ski trails, ice skating, and luge. Sports Complex operated by the Muskegon Sports Council. Council is planning physical improvements to luge, lodge, and ice skating. Montague supports facility improvements as a means of enhancing county and regional winter recreation opportunities and for the potential economic benefits.
P.J. Hoffmaster State Park (Lake Harbor Road, Muskegon)		Dunes 2.5 Miles Lake Michigan Shoreline Dunes Climb Stairway Camping Gillette Sand Dune Visitor Center	Barrier-free. Gillette Sand Dune Visitor Center provides educational workshops pursuant to dune ecology. Heavily used by Muskegon County student groups.
St. James Catholic Church		Playground Equipment	

Marinas			
Name	Size	Facilities	Accessibility
Ellenwood Landing (Dowling, Montague)	161 slips	Docking Parking Pump-Out Storage	41 new slips from 30' to 65'
Harbor Hill Landing (Old Channel Trail, Montague)	18 slips	Docking Parking Pump-Out Storage	
Crosswinds Marine (Lake St., Whitehall)	101 slips	Docking Parking Pump-Out Storage Charters Diesel Fuel Gas Repairs	
Moxie Marina (Lake Street, Whitehall)	88 slips	Docking Parking Storage	
White Lake Municipal (Lake Street, Whitehall)	50 slips	Docking Parking Pump-Out Diesel Fuel Gas	Near Goodrich Park
Whitehall Landing (Whitehall)	180 slips	Docking Parking Pump-Out Storage Repairs	
Maple Beach Yacht Club (Goodrich Street)	57 slips	Docking Parking Storage	
Little Harbor Yacht Club	15 slips	Docking Parking Storage	

<i>Recreation Programs and Festivals</i>					<i>Comments</i>
<i>Program</i>	<i>Sponsor</i>	<i>Ages</i>	<i>Description</i>	<i>Participants</i>	
Montague Library	City of Montague	All	Full service library. Part of the Muskegon County branch of libraries.	Varies, open to all residents and guests	Barrier-free.
Senior Services	Senior Service Board	65+	Full range of recreational activities for senior residents.	Varies, open to all Seniors	Montague City building leased to Senior Center for the nominal fee of \$1.00/year.
Little League Baseball	Little League	5-15	Baseball programs offered to residents.	100+	Fields located near Cook/Bowen (near the City Garage). Montague.
Channel to Channel Challenge	Chamber of Commerce	All	20K foot race around White Lake. From Whitehall Channel to Montague Channel.	Varies	Held in April.
Fourth of July Parade & Fireworks	Montague and Whitehall	All	Joint parade and fireworks activities.	2,000+	Held in July. Parade begins in Whitehall and ends in Montague. Fireworks over White Lake.
White Lake Area Arts & Crafts Festival	Chamber of Commerce	All	Juried arts and crafts festival.	Varies	Held in July. Funnell Field, Whitehall.
Celebrate White Lake	White Lake Historical Society	All	Family festival with antique boat show, historic displays, and tours.	1,000+	Held in July. Goodrich Park on White Lake, Whitehall.
Cruz'in Car Show	Show Board	All	Vintage automobiles on display.	1,000+	Held Last Friday in July. City of Montague
White Lake Maritime Festival	Chamber of Commerce	All	Water ski show, children's activities, softball and baseball tournaments, arts and crafts, and entertainment.	1,000+	Held in August. Goodrich Park on White Lake, Whitehall.
Bridge Walk	Chamber of Commerce	All	The walk begins at the Spring Street Trailhead across the White River bridge to the Chamber of Commerce.	100+	Held on Labor Day
Pumpkinfest	City of Montague	All	Celebrates the Fall season. Fun filled opportunity to participate in the rolling of pumpkins down one of the City's major streets	1,200+	Held in October. Opportunity for all ages to participate, including the physically challenged.
Christmas Parade	Montague and Whitehall	All	Joint Parade	2000+	Held in early December

Accessibility

Federal and State laws prohibit discrimination on the basis of physical ability in connection with recreational facilities owned by the City. Developed park facilities must comply with barrier-free design standards. Public facilities in the City of Montague have been assessed to understand the need for improvements relating to barrier-free accessibility. In addition, as park development is considered in the future, barrier-free accessibility is a significant priority item to help ensure that recreation can be enjoyed by all residents and visitors of the City. The community is devoted to this effort.

Status Report for all Grant-Assisted Parks and Recreation Facilities:

The MDNR has not yet funded any park or recreation facilities in the City of Montague.

Section 3

DESCRIPTION OF THE PLANNING PROCESS

The Futuring Activity

The futuring activity was conducted in a 2½-hour session. The objective of the activity was to develop a general consensus among the participants as to the likely result of a continuation of the current trends in growth and development in Montague. In addition, the process will assist the Planning Commission and City Council in articulating the values of the residents of the community. Both of these activities will be critically important to the later phases of the plan preparation process.

The session was structured to give each participant an opportunity to assist in the effort to build a community consensus regarding growth and development. To encourage residents to take part, the session was scheduled for a weeknight (Monday) evening, and it was held at City Hall. The meeting was conducted in an informal manner to foster participation.

Resource Materials: Each participant was given resource materials to aid in the process. These included maps, aerial photos and summaries of community profile data to give all participants a common resource to support their activities. In addition, each participant was provided with an agenda and an explanation of the futuring activity.

The Futuring Process: The futuring session was held in the Montague City Hall and invitations to participate in the sessions were provided to numerous members of the community. In addition, news stories were provided to the media and flyers were distributed throughout the community inviting participation.

The meeting was directed by Williams & Works and community representatives. The atmosphere of the meeting was open and informal although the meeting followed an established format to assure a useful outcome. Planning professionals from Williams & Works helped to guide the discussion. Participants received their hand-out materials as they entered the room indicating the following agenda and activities.

1. Welcome and overview

The City Manager welcomed the more than twenty participants and introduced the consulting team. The consultants from Williams & Works provided a brief introduction to the process and an overview explanation of how the results of the activity will be incorporated into the Comprehensive Development Planning process.

2. Land Use and Recreation Images

In this activity, a series of slides were shown depicting land use conditions common in communities like Montague. Each participant used a sheet of paper to note their impressions of the scenes. When all of the slides were shown, Williams & Works led a general discussion of the images and the land use issues they illustrate.

3. Futuring Exercise

In this activity, the group was divided into three smaller groups of six or seven persons to discuss the most important opportunities facing the City and possible results if the opportunities are capitalized upon.

Members of each group first individually listed the opportunities that may impact their “vision” of the future of the community and then the results they hoped could be realized. Each person then shared his/her list with other group members and a group list that included everybody’s ideas was developed. The group members then ranked the list in order to identify the most important threats and the most important opportunities. Each participant was given two colored stickers and told to use them to rank the listing of opportunities and results:

- **Blue = Top Priority**
- **Red= Second Priority**
- **Green = Third Priority**

Using this system, it was possible to identify through a simple sum of the responses those opportunities and results of highest priority. .

4. Mapping Exercise

Based on the listing of top priorities, the groups then returned to their tables to map some needs or desirable changes the City should consider in developing an updated Master Plan. Each group sought to mark the following:

- Places where sidewalks are needed.
- Places where a new park is needed or where an existing park needs improvements.
- Identify the heart of the City. This would be the center of town, where community activities and civic engagement occurs.
- Identify where new non-motorized trails are needed.
- Identify where bike lanes are needed.

5. Report to Larger Group

Once the top rankings were established, each group selected one member to present the results of the group’s activities to the larger group.

Futuring Output

The futuring workshop on July 23rd included over twenty participants. The quality of the discussion and the energy contributed by all participants was exceptional.

The tables on the following pages include the “Opportunities and Results” input from the futuring session. Each item has been categorized into broad planning issues. These categories are:

1. Attractive, Vibrant and Walkable Community
2. Public Safety
3. Convenience
4. Housing and Neighborhoods
5. Economic Development and Revitalization
6. Recreation and Culture
7. Governance

It is appropriate to group the opportunities and results statements into similar categories since the three identified nearly 100 such statements in the exercise. The above grouping is intentionally general in scope. In addition, in some instances, the placement of statements in one category as opposed another is a matter of judgment and other groupings are possible. However, by combining the statements into similar groupings, it is possible to begin to make some generalizations about the opinions of the participants.

The tables on the following pages indicate the output of the entire process by these categories. In each case, the “opportunity” or “result” is listed essentially as the group developed it. The statements are presented in rank order by group and the group designation (Tables 1, 2 and 3) is also provided. The raw scores given to each statement are provided only to give a sense of the priority assigned by that group. Raw scores were generated by assigning a numerical score of 5 for each blue sticker, 3 for each red sticker and 1 for each green sticker. Of course, this is entirely arbitrary and is useful only to generate an overall group ranking, it does has no meaning in terms of the how individuals might perceive the relative importance of one statement over another.

Opportunities		
Table #	Total Raw Score	Category and Comments
Attractive, Vibrant and Walkable Community		
2	25	Downtown Development/Preservation - Restaurants, Signage, Breweries
2	20	"Beautify"/Remove Vacant Buildings
3	16	Sidewalk on Stanton
3	11	Do Something w/ Chimont Property
2	11	Pedestrian Improvements
2	10	Healthy Place to Live
2	9	Underground Utilities
2	8	Sidewalk Improvement/Add-ons
1	7	Water Supply for Plants & Public
3	6	Outdoor Gathering Spaces
3	6	Put Bench Sear Up the Hill
3	5	Tear Down "Thunderbird" Lounge
3	5	Enhance Waterfront Areas
3	5	Tear Down Nesbit or Encourage Rehab
2	5	Recognize Current Amenities
3	4	Family-Oriented Activities
2	2	Waterfront
3	1	Planting & Beautification Downtown
1	0	Physical Activity
1	0	Bike Trails
Public Safety		
3	13	No Trucks Allowed on Dowling
1	5	Traffic
2	3	Close Street during Farmers Market
2	3	Crossings on Major Streets
1	1	Road Right-of-Way for Road Diet
Convenience		
1	10	Alleys
3	8	City Parking for Downtown Parkers
3	5	Continue Redoing Alley
Housing and Neighborhoods		
3	6	Ground Level Apartments in Downtown
3	5	Pleasant Residential Streets
3	3	Encourage Home Ownership
3	0	Senior Housing Development Downtown
3	0	Encourage Stable Housing Stock

<i>Opportunities</i>		
Table #	Total Raw Score	Category and Comments
Economic Development and Revitalization		
2	7	Unifies Business Hours
1	6	Farmers & Artisan Markets
3	5	Open Diversified a Successful Business District
3	4	Self-Supporting Shuttle
3	4	Consider More Industrial Use & Space
3	3	Small Boat Rentals at City Campground
1	3	Vacant Store Fronts
1	3	Local Farmers Growing Year Round
1	0	City-Owned Vacant Land (Behind Senior Ctr.)
Recreation and Culture		
2	7	Curator for Museum
1	5	Parks Along Water Front (But Unknown)
1	4	Natural Resources
3	3	Increase Recreational Spaces
3	3	Build Road Around Little League Fields
2	3	"ID" Plants Along Trails
2	3	Extend Paths to Lake Michigan
3	1	Inter-Generational Activities
3	1	Connect Parks & Play Grounds
2	1	Arts
1	1	The Arts Nuveen Ctr & Arts Council
1	1	Montague Museum
1	0	Weathervane - History
1	0	Small Town
1	0	Library
1	0	Senior Center = Community Center
Governance		
3	3	Respond to public desires at City decision meetings (leaders listen to public)

Results		
Table #	Total Raw Score	Category and Comments
Attractive, Vibrant and Walkable Community		
3	20	Wayfinding/Parks Map/Walking Tour
3	14	There Would Be a New Focal Point if Thunderbird was Removed & Redeveloped
3	3	People Would be More Healthy
2	3	Pedestrian Friendly Community/Healthy Community
3	3	Increase Education of the Place Through Wayfinding
3	0	Connect Bike Trails to Downtown
3	0	Street Musicians
Public Safety		
3	10	Sidewalk on Stanton Would be Safer for Kids
3	7	Trucks Should Go Out Fruitvale Rd.
3	3	Bikes Should Be Off the Sidewalk
3	3	There Should be a Place to Rest 1/2 Way up the Dowling Hill
3	1	Road Diet @ Water & Dowling
Convenience		
3	5	There Should be More Customer Parking
3	5	Grand Parents Could Watch Game From Their Cars
3	5	Public Water for Plants & People
3	3	Public Restrooms Downtown
3	0	Digital/Apps/Mapping to Educate & Inform
Economic Development and Revitalization		
3	15	Open Successful Business Dist = More Dollars for Merchants & Tax Base
3	11	More Buildings Will Be Occupied
3	10	Recreational Amenities will Generate Tourism Spending
2	6	Attract More People/Businesses
3	5	The Community Would Be More Stable
3	5	There Would Be More Visitors in Town
3	4	Less Maintenance Cost if Trucks are off Dowling
3	4	Local Supporting Local Businesses & Events
3	3	Business Incubator = Vacant Storefronts
3	1	More People Would Stay (Live) Here
3	1	More Visibility into Downtown
3	1	Port/Dockage for Boaters/Mooring
2	0	Develop to a Place to Live & Work
Recreation and Culture		
3	5	Connecting Community Amenities
3	4	There Would be a Replacement Structure for Nesbit
3	3	Trail Access to Lake Michigan @ Medbery Park
3	2	Chimont Property Will be Inter Generational Gathering Space
2	2	Aesthetics of the Community
3	2	Kids Splash Pad @ Weathervane or Somewhere Else
3	1	Average Fishermen Would be Attracted to City
2	0	More Diverse Activities (Museum)

Section 4

ACTION PROGRAM

The Montague Planning Commission has prepared the following Action Program based on a facility analysis, expertise of residents and area leaders, and the goals and objectives. The Action Program details what the City of Montague plans to achieve within the next five years or more.

The Action Program does not supplant the goals and objectives, but should be used in conjunction with the goals and objectives. Many of the goals and objectives presented may be long-term in nature, and in many instances, entities in addition to City of Montague will need to cooperate in order to fully implement them. The Action Program recognizes this and proposes a reasonable timeframe based on public priorities.

Recreation planning should be viewed as flexible, and the timing of new projects may, in part, be influenced by the availability of land, funding resources and cooperation of private property owners. Moreover, public opinions and ideas may change or be refined over time; and this plan may be amended from time to time to reflect shifts in perception and needs. Priorities should be reviewed annually and adjusted as necessary.

Accessibility

The Americans with Disabilities Act and other laws prohibit discrimination on the basis of physical ability in connection with City recreational facilities. Developed park facilities must comply with barrier-free design standards. As recreational facility development or improvement is considered in the future, barrier-free accessibility is a significant priority item to help ensure that recreation can be enjoyed by all residents and visitors of the City of Montague. Improvements can include proper hard surfaces for wheelchairs, accessible picnic tables and restrooms, resting benches frequently placed along a walking route, and play equipment that is easy to get to and use. The principles of universal design are supported by this Recreation Plan.

Staffing

While the public indicated that activities programming is not a priority at this time, full or part-time staff can be helpful in overseeing daily efforts and coordinating activities, policies, and suggestions. The City will annually monitor staffing needs and will continue to seek partners in the process to implement this plan.

New Parks & Facilities / Continually Improved Facilities

The recreation planning process revealed a need for additional or improved facilities to expand the opportunities offered to residents and visitors. The City views land acquisition as an ongoing, long-term process. Desired items that will be explored, at a minimum, include enhancement of Maple Beach for swimming, regional trails and bikeways, especially through the connection of Medbery Park, along the Medbery Trail into the City; the addition of new parkland; and more pedestrian and bicyclist connections. Additionally, the City will focus on multi-purpose civic

spaces and a splash pad for children. The focus may be on linear parks and non-motorized transportation routes; non-motorized connections; and the specific park facilities desired by residents.

Park Maintenance and Stewardship

The City should develop a park stewardship program to assure the new park and future facilities receive proper care. Coordination with outside agencies and organizations such as Montague School Districts, any local or regional athletic organizations and neighborhood associations will be beneficial in accomplishing this objective. In the future, when new facilities are introduced, the City must consider strategies for maintenance. A possible solution may include involvement from volunteer entities that use the facilities via an organized stewardship program.

Potential Funding Sources / Resource Concepts

A variety of resource partners and potential funding sources may exist to assist in implementing the strategic implementation summary provided on the following pages. A non-exhaustive summary of these resources is provided below.

Michigan Natural Resources Trust Fund. The MNRTF can provide assistance for the City's outdoor recreation projects, including land acquisition and physical development of park facilities. This assistance is intended to bolster existing facilities, protect critical natural resources and establish new parkland. Development project grants may range between \$15,000 and \$500,000; there is no limit to acquisition requests. The minimum required local match is 25%. This opportunity should particularly be contemplated for future acquisition and development activities.

Land and Water Conservation Fund. The LWCF is similar to the Trust Fund grant described above, in that it is meant to help fund land acquisition and park development. The minimum grant request amount is \$30,000 and the maximum grant request amount is \$100,000. The required local match is exactly 50%; meaning that total project costs range from \$60,000 to \$200,000. Natural feature preservation has historically been the primary award criteria; and as such, this opportunity should especially be taken into account when planning for new passive recreation facilities. In addition, the LWCF now places emphasis on trails, "green" technology in outdoor recreation, universal design and coordination among recreation providers.

Non-Motorized Entities. Trails encourage health and wellness, enhance quality of life, and promote sense of community. Trails also can improve non-motorized system safety. Aside from the programs described above, several other entities can provide assistance with trail funding, planning, information or construction. These include the Michigan Trails and Greenways Alliance, the Safe Routes to School Program, and the Bikes Belong Coalition. In addition, the Michigan Department of Transportation may provide funding for numerous types of projects that encourage safe, accessible and efficient forms of multi-modal transport, including non-motorized facilities and other improvements related to transportation.

Additionally, the Recreation Improvement Fund Grant and Recreation Trails Program Grant may help to fund projects that connect facilities on MDNRE-owned property. A

MDNRE division or bureau is always the applicant, but a local government partnership may be considered if the project contributes to MDNRE goals and is located on, or linked to, MDNRE land.

Leveraging Resources. Most recreation grants will stipulate a minimum required local match. It is possible to be awarded grant dollars from multiple funding sources, and use the monies leveraged from one source as the match for another. An example might be a local trail project, where the community uses MDOT funds as the match for an MDNRE grant. This can help save local government resources, is usually permitted by most grant programs, and is encouraged.

Regional Parks and Recreation Planning. Grant application guidelines often include a provision for regional coordination and cooperation, and recreation grants are no exception. The City will generally receive more “points” for a grant application if it can demonstrate that the proposed project is the result of collaboration with an adjacent community, regional entity or multiple units of government. The City should therefore keep this concept in mind, especially when planning for future trail connections that may traverse more than one community.

Donations & Foundations. Residents, property owners, businesses, and organizations will frequently contribute to causes that improve local quality of life. While these contributions are often pecuniary, they may also include land donations, volunteer services, or the gift of equipment or other facilities. For example, forming an entity such as “Friends of the Medbery Park Trail” is likely to garner regional support and should therefore be explored. Other foundation-type entities may also be explored, as foundations are non-profit organizations that are expressly established to receive donations and use them in accordance with a plan. While endowments should not be relied on in totality, they can contribute significantly to recreational offerings in the City of Montague.

City Funds. The general fund, a special millage, the parks budget, and bonds are possibilities to help fund new and improved facilities in the City. The parks budget has been successful in contributing to the new facilities and will continue to be critical to recreation services in the community. Additionally, a special millage can help the City to provide matching funds for grant applications. However, a parks millage is not proposed; and is merely discussed here as an option. Bonds are another possibility, but these are not as flexible and usually require the constructed public project to generate revenues.

Section 4
CAPITAL IMPROVEMENT SCHEDULE

Fiscal Year	Planned Improvements	Estimated Cost	Funding Sources and % of Cost	Year Completed
2008	1 – Montague Boat Launch - Parking expansion and fencing	\$75,000	City of Montague (75%)	2008
2008	2 – Signage Program – Continue installing coordinated signs for recreational facilities and city landmarks.	\$25,000	City of Montague (100%)	2011
2008	3 - Ferry Street Streetscape – Complete streetscape of Ferry Street from Spring to Hunt. Project includes sidewalks, landscape, lighting, etc.	\$250,000	City of Montague (100%)	2008
2009	4 - Coon Creek Wildlife Park – Clear out fallen and dead trees and under brush.	\$5,000	City of Montague (100%)	2010
2012	5 – Farmers’ Market Parking – Acquisition of adjacent private parking site.	\$75,000	Montague DDA (75%) City of Montague (25%)	2012
2014	6 – Maple Beach Park – Acquire adjacent property for park expansion.	\$500,000	City of Montague (50%) MDNR Grant (50%)	
2015	7 – Extend boardwalk and fishing platform	\$25,000	City of Montague (50%) State Grant (50%)	
2018	8 – Spring Street Property – Develop as an all season park.	\$100,000	City of Montague (100%)	
2013	9 – White River Wetlands Nature Trail - Project includes pathway, picnic area and observation deck.	\$100,000	City of Montague (50%) State Grant (50%)	
On-going	Sidewalks – Continue repairing and constructing additional sidewalks connecting neighborhoods with recreational facilities and other high activity areas.	NA	NA	
2013	Work with Townships to extend bike trail to Medbury	NA	NA	

Fiscal Year	Planned Improvements	Estimated Cost	Funding Sources and % of Cost	Year Completed
On-going	Park Land Acquisition – Identify and acquire land for park development as needed to satisfy the demands of growing neighborhoods.	NA	NA	
On-going	Work with northern municipalities and State agencies to upgrade the 22-mile Hart-Montague Bike Trail State Park.	\$2,000,000	Various	
2014	Hunt Street from Stebbins to Park	\$200,000	100%	
2013	Alleyway Project	\$120,000	City DDA	
2014	White River Wetlands Nature Trails	\$360,000	50% 30% 10% 5% 5%	
2013	Farmers Market Expansion & Staffing	\$275,000	DDA/USDA Rural Development	
2015	Maple Beach Park Expansion	\$500,000	MNRTF, Fisheries Trust, 10% City, NOAA Land Acquisition, Marine Debris Restoration	
2013	Downtown Way Finding Signage and Outreach	\$25,000	DDA	
2014	Pedestrian/Bike Trail Crossing (Business 31)	\$50,000	DDA MDOT City	
2016	Buttermilk Creek Park Development	\$450,000	MNRTF DDA Conservation District	
Notes:				
1. Fiscal year subject to funding availability.				
2. Estimated cost based on program concept versus actual design.				
3. Percent of cost subject to change based on funding availability. Additional funding sources may be added and/or existing sources replaced based on future funding opportunities.				

Appendix C - Adoption Record

Addendum 1 - List of Participating Communities

Addendum 2 - Resolution of Adoption

Addendum 3 - Minutes

List of Participating Communities

The City of Montague's Master and Recreation Plans were distributed to the following communities and agencies for review:

City of Whitehall

Montague Township

White River Township

Muskegon County

West Michigan Shoreline Regional Development Commission

City of Montague
Five-Year Recreation Plan
Planning Commission Resolution Recommending Approval

WHEREAS, the City of Montague has engaged the process to develop a new Five-Year Recreation Plan, which describes significant features, existing recreation facilities, policies and desired implementation strategies to improve public outdoor recreational offerings in the community during the period between 2011 and 2012; and

WHEREAS, the City of Montague facilitated a public input session on July 23, 2012 prior to the development of the Plan; consisting of a community visioning workshop, enabling citizens and stakeholders to express opinions and needs, ask questions, offer advice, and discuss all aspects of parks and recreation; and

WHEREAS, the City of Montague has prepared the Five-Year Recreation Plan for the benefit of the entire community and to meet the recreation needs of residents as expressed during the public input session.

WHEREAS, after a public meeting on January 28, 2012, the City of Montague Planning Commission recommended approval of the Five-Year Recreation Plan.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission for the City of Montague hereby recommends approval of the Five-Year Recreation Plan it has prepared as a guidelines for improving recreation for the residents of the City of Montague.

Yeas: French, Erdman, Schmelzer, Auch, Mayor Erb, Viars, Chairman Johnson.

Nays: None

Absent: Eastman

One Vacancy

Certification of Adoption: This is to certify that the foregoing is a true and original copy of the resolution adopted by the Planning Commission at a Regular Meeting held on January 28, 2013.

By: Laurie Robillard
Laurie Robillard, City Clerk

Date: January 29, 2013

City of Montague
Resolution No. 2013 - 02

Five-Year Recreation Plan
City Council Resolution of Approval

WHEREAS, the City of Montague has engaged the process to develop a new Five-Year Recreation Plan, which describes significant features, existing recreation facilities, policies and desired implementation strategies to improve public outdoor recreational offerings in the community during the period between 2011 and 2012; and

WHEREAS, the City of Montague facilitated a public input session on July 23, 2012 prior to the development of the Plan; consisting of a community visioning workshop, enabling citizens and stakeholders to express opinions and needs, ask questions, offer advice, and discuss all aspects of parks and recreation; and

WHEREAS, the City of Montague has prepared the Five-Year Recreation Plan for the benefit of the entire community and to meet the recreation needs of residents as expressed during the public input session.

WHEREAS, after a public meeting on March 18, 2013, the City of Montague City Council voted to adopt said Five-Year Recreation Plan.

NOW, THEREFORE BE IT RESOLVED, the City Council for the City of Montague hereby approves the Five-Year Recreation Plan it has prepared as a guidelines for improving recreation for the residents of the City of Montague.

Yeas: Auch, Cederquist, Lohman, Kiel, Mayberry, Mayor Erb

Nays: None

Absent: Lydens

I hereby certify that the foregoing is a true and original copy of the resolution adopted by the City Council at a Regular Meeting held on March 18, 2013.

By: Laurie Robillard
Laurie Robillard, City Clerk

Date: 3-19-2013

**Resolution of Adoption
City of Montague, Michigan
Planning Commission Resolution to Adopt Master Plan**

At a regular meeting of the Planning Commission of the City of Montague, Michigan on March 25, 2013, Commissioner Erdman offered, and Commissioner Viars supported the following resolution.

Whereas, the Michigan Planning Enabling Act (MPEA) authorizes the City of Montague Planning Commission to prepare and amend a Master Plan for the use, development, and preservation of all lands in the City;

Whereas, the City of Montague Planning Commission prepared a proposed updated Master Plan and submitted the plan to the City of Montague City Council for review and comment;

Whereas, the City of Montague City Council authorized distribution of the proposed updated Master Plan on February 5, 2013 to the notice group entities identified in the MPEA;

Whereas, the City of Montague noticed and distributed the proposed updated Master Plan for the required review and comment period per the MPEA;

Whereas, the City of Montague Planning Commission held a public hearing on March 25, 2013 to consider public comment on the proposed updated Master Plan and, and to further review and comment on the proposed updated Master Plan; and

Whereas, the Planning Commission finds that the proposed updated Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the City.

Therefore be it resolved as follows:

1. Adoption of the 2013 Master Plan. The City of Montague Planning Commission hereby approves and adopts the proposed 2013 City of Montague Master Plan, including all of the chapters, figures, maps and tables contained therein.

2. Distribution to the Montague City Council and Notice Group. Pursuant to MCL 125.3843 the City of Montague City Council has not asserted by resolution its right to approve or reject the proposed updated Master Plan and therefore the approval granted herein is the final step for adoption of the plan as provided on MCL 125.3843 and therefore the plan is effective as of March 25, 2013.

3. Findings of Fact. The City of Montague Planning Commission has made the foregoing determination based on a review of existing land uses in the City, a review of the existing Master Plan provisions and maps, input received from the City of Montague City Council, and with the assistance of a professional planning group, and finds that the updated Master Plan will accurately

reflect and implement the City's goals and strategies for the use, preservation, and development of lands in the City of Montague.

4. **Effective Date.** The Master Plan shall be effective as of the date of adoption of this resolution.

Roll Call Vote:

AYES: Erdman, Viars, Schmelzer, Auch, French, Chairman Johnson

NAYES: None

ABSTAIN: None

ABSENT: Eastman, Mayor Erb

Resolution declared adopted on this 25th day of March, 2013.

Certification

I hereby certify that the foregoing resolution was adopted by the City of Montague Planning Commission at a regular meeting of said board held on March 25, 2013, at which meeting a quorum was present by roll call vote of said members as hereinbefore set forth, that said resolution was ordered to take immediate effect.

By: 
Laurie Robillard, City Clerk

Date: 3-25-13

**City of Montague
Planning Commission
Meeting Minutes**

March 12, 2012

Meeting was called to order at 7:30 PM

Present: Mayor Erb, Chairman Johnson, Auch, Eastman, Viars, French, Schmelzer and Van Slyke

Absent: Erdman

Approved previous meeting minutes.

Lynee Wells with Williams and Works Planning Consultants gave an overview of the 2008 Zoning and Enabling Act requirements for Master Plans. Lynee stated our plan looked pretty good was just missing a few required elements: Zoning Plan, Future Land Use and Zoning Districts Plan, Capital Improvements Plan covering seven years out, Complete Streets section and a Parks and Recreation Plan with goals and objectives and an accessibility review.

The Board decided to have staff and Lynee review the Zoning Act requirements before the next meeting.

Motion to adjourn
Meeting adjourned

Matt Miller
Recorder

City of Montague
Planning Commission
Meeting Minutes
May 14, 2012

Meeting was called to order at 7:30 PM

Present: Mayor Erb, Chairman Johnson, Auch, Eastman, Viars, and Erdman

Absent: French, Schmelzer and Van Slyke

Approved previous meeting minutes.

Lynee Wells with Williams and Works Planning Consultants was in attendance.

The Board reviewed the results of the Strategic Planning, Recreational Plan and Master Plan Review survey. 75 surveys were returned to City Hall.

Administrative Assistant Miller discussed the items in the current Master Plan that have been accomplished in the past five years.

Erdman wants to see single-family houses be added as a permitted use in the HC- Highway Commercial district. The Board wants a sidewalk on the Stanton added to page 15 and the Capital Improvements Schedule

Lynee wants each of the Board members to come up with some Goals and Objectives and Capital Improvement ideas for the next meeting and use the Public Involvement meeting to “test the waters”.

The Board decided the Public Involvement meeting will be held on July 23rd. The Board wants the Zoning Map and a “Goals Completed” page in the Master Plan.

The Board decided to have staff and Lynee review the Zoning Act requirements before the next meeting.

Motion to adjourn
Meeting adjourned

Matt Miller
Recorder

City of Montague
Planning Commission
Meeting Minutes
June 11, 2012

Meeting was called to order at 7:30 PM

Present: Mayor Erb, Chairman Johnson, Auch, Eastman, Viars, Erdman, French, Schmelzer and Van Slyke

Absent: None

Approved previous meeting minutes.

Lynee Wells with Williams and Works Planning Consultants was in attendance to discuss updating of the Master and Recreation Plans.

French and Miller gave Lynee a tour of the City before the meeting. Based on the tour, Lynee thinks that bike lanes should be incorporated into future road improvements plans.

The Board discussed each member's thoughts on the City's future Goals and Objectives.

Chairman Johnson – Attract more businesses to the Industrial Park and downtown. Construct more sidewalks and repair the foot bridge on Old Channel Trail. Start a leaf pick-up program. Construct pocket parks. Plant more trees. Have more festivals. Do something to control the deer population.

Ken Erdman – Bury power lines along Stanton Boulevard. Continue bike trail to Medbery Park. Allow first floor apartments in commercial district. Lynee stated that cities that allow first floor apartments do so in conjunction with a business. For example, have the store in the front portion of the building and the apartment in the back.

Jim Eastman – Doesn't feel that adult entertainment along BR US – 31 is an appropriate use.

Martha Viars – Tear down the old Thunderbird and build a nice parking lot.

Mayor Erb – Enact an ordinance for underutilized business space. Construct a sidewalk down the Stanton Boulevard hill. Improve the core downtown area and adjust the parking on Dowling in this area.

Jeff Auch – Reduce the number of grass areas the City maintains. Construct a wetlands boardwalk by the bike trail-head. Increase the Farmers' Market. Buy the Sand Products land for the expansion of Maple Beach Park. Make infrastructure upgrades during road improvement projects. Improve the area behind the Post Office for a natural park area. Reference the Asset Management Plan for road improvements in the Capital Improvement Plan. Focus commercial expansion in the core downtown area and not the "outside" commercial areas. Expand the DDA Alley Project to the Farmers' Market. Allow residential along BR US-31 north of Stanton Boulevard. Have a maximum allowed parking regulation.

June Schmelzer - Encourage outdoor seating and cafes. Improve the bike trail crossing on BR US – 31.

Motion to adjourn
Meeting adjourned

Matt Miller
Recorder

City of Montague
Planning Commission
Meeting Minutes
October 8, 2012

Meeting was called to order at 7:30 PM

Present: Mayor Erb, Chairman Johnson, Auch, Eastman, Viars, Erdman, French and Schmelzer.

Absent: Van Slyke

Approved previous meeting minutes.

Lynne Wells with Williams and Works Planning Consultants was in attendance to discuss updating of the Master and Recreation Plans. Lynne gave an overview from the Community Workshop, stating that a lot of the Goals and Objectives mentioned at the workshop were the same as the current Master Plans Goals and Objectives.

Dan Amstutz, owner of Camelot Photo, asked the Board to consider allowing ground floor residential in some commercial areas.

Motion to adjourn
Meeting adjourned

Matt Miller
Recorder

**City of Montague
Planning Commission
Meeting Minutes**

January 28, 2013

Meeting was called to order at 7:30 PM

Present: Mayor Erb, Chairman Johnson, Auch, Viars, Erdman, French and Schmelzer.

Absent: Eastman

One Vacancy

Approved previous meeting minutes.

The Board reviewed the Master and Recreation Plans.

Motion by Erdman to remove item 6 on page 28 regarding limiting commercial development along Business-31 in the wooded areas with significant topography. Seconded by Mayor Erb.

Roll Call Vote:

Ayes: Erdman, Erb, Schmelzer, and Chairman Johnson

Nays: Auch, Viars, French

Motion Passed

Motion by Erdman to remove item 12 on page 39 regarding working with MDOT to reduce Water Street/BR-31 from four-lanes to two-lanes with a center turn lane. Seconded by Mayor Erb.

Roll Call Vote:

Ayes: Erdman, Mayor Erb, Viars, Schmelzer, Chairman Johnson

Nays: Auch, French

Motion Passed

Motion by French to recommend that the Master and Recreation Plans be distributed after corrections and changes are made. Seconded by Erdman.

Roll Call Vote:

Ayes: French, Erdman, Schmelzer, Auch, Mayor Erb, Viars, Chairman Johnson.

Nays: None

Motion Passed

Motion to adjourn
Meeting adjourned

Matt Miller
Recorder

**City of Montague
Planning Commission
Meeting Minutes
March 25, 2013**

Meeting was called to order at 7:30 PM

Present: Chairman Johnson, Auch, Viars, Erdman, French and Schmelzer.

Absent: Eastman, Mayor Erb

One Vacancy

Approved previous meeting minutes.

Opened the public hearing on the Master Plan. There was no one from the public in attendance. Closed the public hearing.

Motion by Erdman to approve the resolution adopting the Master Plan. Seconded by Viars.

Roll Call Vote:

Ayes: Erdman, Viars, Schmelzer, Auch, French, Chairman Johnson

Nays: None

Motion Passed

Motion to adjourn

Meeting adjourned

Matt Miller

Recorder