

Pere Marquette Charter Township

# Comprehensive Plan



**Comprehensive Plan Update**

*Adopted April 4, 2023*

# Pere Marquette Charter Township Comprehensive Plan

Approved April 4, 2023



## Pere Marquette Charter Township

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## **Table of Contents**

Section I. Introduction	2
Section II. Community Profile	12
Chapter 1. Natural Features and the Environment	13
Chapter 2. Population	22
Chapter 3. Income, Employment, & Housing	28
Chapter 4. Existing Land Use	36
Chapter 5. Transportation, Utilities, and Community Facilities	42
Section III. Comprehensive Plan	55
Chapter 6. Goals and Objectives	56
Chapter 7. Future Land Use Plan and Zoning Plan	68
Chapter 8. Implementation Strategies	83

## **Section I. Introduction**

Pere Marquette Township is located in Mason County in West Michigan along the Lake Michigan Shoreline. It lies at the intersection of US-31 and US-10 and adjoins the City of Ludington and the Townships of Riverton, Summit, Amber, and Hamlin (see map on the following page). The Township is part of the Ludington area and within the Ludington postal address zone.

In 1999, The Pere Marquette Charter Township Master Plan was created by the Pere Marquette Charter Township Planning Commission to reflect the community's commitment to the economic well-being of its residents while maintaining the area's natural beauty and quality of life. The Plan outlined the preferred future for the community and a comprehensive plan to realize it. The Plan was appropriately general, recognizing that planning for the future is a delicate blend of art and science and that sufficient flexibility will be needed to respond to future challenges.

Over time, the plan was rewritten and updated to reflect changes in the community, new information, and new themes in general community planning. The plan was last updated in 2016 as part of the Resilient Ludington planning process. This regional effort involved Pere Marquette and Hamlin Townships, the City of Ludington, and Mason County. This version of the comprehensive plan considers changes in land use, population, market forces, and other factors that have occurred in the past seven to eight years. The COVID-19 pandemic dramatically changed working, commuting, and migration patterns during this period. In 2019, the Township updated its Zoning Ordinance. This plan acknowledges and confirms these changes.

### **The Purpose of the Plan**

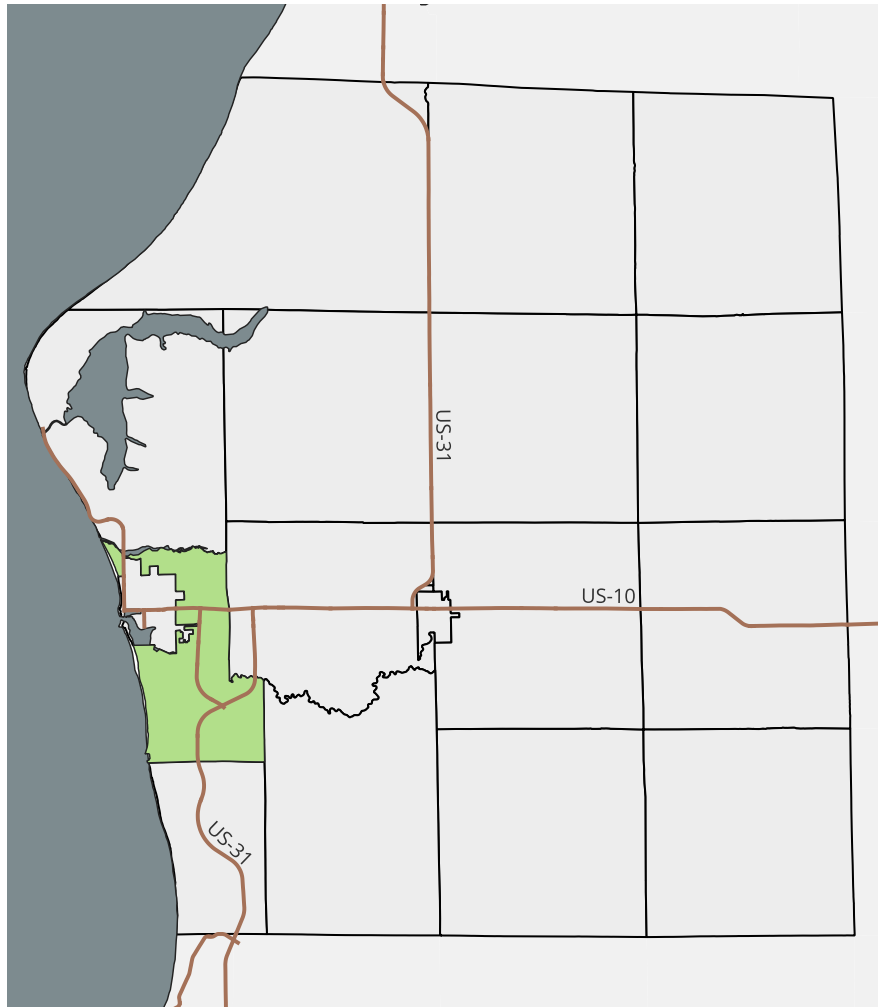
The purpose of the Comprehensive Plan is to serve as the official document used to guide the future development and growth of the Township and the management of its resources. The Comprehensive Plan provides the framework and basis for future decision-making and establishes a vision and direction for the Township. The Plan also:

- Identifies and evaluates existing conditions, characteristics, community values, trends, issues, and opportunities as the factual basis for decision-making.
- Gives guidance to property owners, citizens, developers, regional and state agencies, and neighboring jurisdictions about expectations and standards for public investment and future development.
- Solidifies the vision for the community.
- Establishes the basis for the zoning ordinance, capital improvements, new policies, and other implementation tools and programs.
- Provides the framework for day-to-day planning and land-use decisions by Township staff, the Planning Commission, and the Township Board.
- Establishes the basis for the policies and tools that help build greater community resilience.
- Builds an informed constituency that can help support and participate in the plan's implementation.
- Builds support for the allocation of funding and helps leverage funding from regional, state, and federal agencies.

The *Comprehensive Plan* is intended to be a flexible document that guides growth and development within the Township for the next 20 years and beyond while providing the ability to respond to changing conditions, innovation, and new information. In addition to describing where new development should be directed, the Comprehensive Plan also identifies the following:

- Significant natural and cultural resources to be preserved.
- Standards to which new buildings should adhere.
- The characteristics of existing development within the Township.
- Recommended improvements to transportation systems.
- Ways that the community can better adapt to changing climatic and economic conditions.
- Strategies that supplement zoning in furthering Township goals.

# Pere Marquette Township and Mason County



## **Comprehensive Plan Update Process**

In the fall of 2021, the Pere Marquette Township Planning Commission began discussing a comprehensive plan update. These efforts intensified in the Spring of 2022 with an update to demographic and land use information used to inform the comprehensive plan. With this new context, the Township launched a community survey in June of 2022 and held a public forum on August 2, 2022. This version of the plan updates and builds upon the work done in 2016 and prior planning efforts.

### **Community Survey**

A survey was conducted online and with paper versions available at Township Hall. The survey was launched in June and wrapped up in mid-August of 2022. There were 105 responses, with 80 of those coming from year-round Township residents. The survey provided input on high-level questions addressing strengths, weaknesses, water quality, township amenities, housing, transportation, zoning, renewable energy, and the US-10 corridor. Survey responses can be viewed in the appendices.

### **Public Forum**

In addition to conducting the survey, a public open house was held at Suttons Landing on August 2, 2022. The open house, which ran from 11 a.m. to 4 p.m., allowed residents to drop in and provide comments on challenges facing Pere Marquette Township, commercial and industrial growth. Though attendance was light, with twelve people stopping by, the input was valuable.

### **Community Preferences**

The community survey revealed preferences that helped guide discussions regarding goals and objectives. Survey respondents described the Township in many ways, but the terms “beautiful, good, and diverse” were most common. Respondents said that the natural environment, parks and open space, and location/access were the top three strengths of the Township. Conversely, “commercial corridor,” “taxes” and “internet” were the top three challenges. Those surveyed preferred planned and limited growth and said they would most like to see single-family, senior living, accessory dwelling units, smaller

housing options, and duplexes added to the housing mix. As noted above, the complete survey results are found in the appendices.

For those who attended the public forum on August 2, 2022, there was a desire to improve the US 10 Corridor by adding gateway features, improving walking areas, adding bike lanes, and burying power lines. A comprehensive report on input gathered at the forum can be found in the appendices.

### **Building Community Resilience**

Most communities across Michigan are wrestling with complex economic, social, and environmental challenges. The recent pandemic caused changes in worker and customer behavior. Climate change has made weather patterns more extreme. Fuel and electrical energy costs have been high and subject to unpredictable price fluctuations. Further, paying for basic energy supplies continuously siphons off community resources. Making matters worse, the harmful impacts of extreme weather events on agriculture, infrastructure, and human health are being felt everywhere across Michigan.

These are turbulent times for many Michigan communities. However, with planning and preparation, communities can weather the storms and recover, becoming even better places to live and thrive. Through community-wide planning, resilient cities and townships actively cultivate their abilities to recover from adverse situations and events, working to strengthen and diversify their local economies and communications networks, increase social capital and civic engagement, enhance ecosystem services, improve human health and social systems, and build local adaptive capacity.

### **Economic Trends and Opportunities and Challenges**

Since the last comprehensive plan in 2016, economic, geopolitical, and other factors have dramatically altered trends and the opportunities and challenges they bring to the Township. Overall, these factors likely will spur more growth in Pere Marquette Township and the surrounding area.



The COVID-19 pandemic has profoundly impacted employment, housing, and commuting behavior. The pandemic accelerated the speed of two trends: e-commerce and remote work. In 2019 e-commerce represented 11.1% of all sales in the U.S. In 2022, that figure is expected to be 16.1% and should climb to nearly 22% by 2025.<sup>1</sup> COVID-19 also resulted in more workers working from home. Over 36 million Americans will work remotely by 2025, up 87% from pre-pandemic levels.<sup>2</sup> The expansion of online shopping favors industrial space and puts downward pressure on traditional bricks and mortar retail space. The trend toward increased telecommuting makes smaller communities offering attractive lifestyles more attractive to in-migration.

The Pandemic also resulted in a worker shortage. Government cash payments kept employees from entering the workforce. Despite these support programs largely ending, the worker shortage persists. Continued efforts to entice worker-age residents into the community will help counter this trend.

Another trend impacted in part by COVID-19 but also by increasing tensions with China, geopolitical uncertainty in Asia, Europe, and elsewhere is the return of manufacturing to the U.S. American companies are less comfortable having goods produced offshore due to this tension and other factors, which include more costly and less predictable transportation costs. This inclination by US Companies to re-shore some production is another factor that favors industrial space.

### **Climate Change and Variability**

*Climate and weather* are directly related but not the same thing. Weather refers to the day-to-day conditions we encounter in a particular place: sun or rain, hot or cold. The term climate refers to long-term weather patterns over regions or large areas. When scientists speak of global climate change, they refer to generalized, regional weather patterns over months, years, and decades. Ongoing and predicted climate changes refer to the generalized weather characteristics or averages on a regional basis.

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<sup>1</sup> Stephanie Chevalier, [statista.com](https://www.statista.com)

<sup>2</sup> Upwork

Based on the most recent models, the climate of Michigan will continue to warm, with greater temperature increases during the winter months and at night. Various weather impacts are expected with this change in average temperatures. For example, storms are expected to become more frequent and more severe. Some of the potential effects of climate change on Michigan include:

- Increases in winter and spring precipitation.
- Less precipitation as snow and more as rain.
- Less winter ice on lakes.
- Extended growing season (earlier spring/late fall).
- Greater frequency and intensity of storms.
- More flooding events with risks of erosion.
- Increases in frequency and length of severe heat events.
- Increased risk of drought, particularly in summer.

These changes in climate could have a number of both good and bad effects on the greater Ludington area. For example, an extended growing season could help increase crop yields for area farmers. On the other hand, highly variable weather conditions such as severe storms and flooding mixed with summer droughts present considerable challenges to farming. Additionally, increased summer temperatures and a more extended summer season could improve the local tourism economy, but at the same time, stormwater contamination of the area's lakes could limit their appeal to tourists.

The National Climate Assessment for 2009 (U.S. Global Change Research Program) includes several illustrations that help us understand the extent and character of anticipated climate change impacts. The section on the Midwest contains an illustration of the projected summer climate for Illinois and Michigan under two different emissions scenarios (see Figure 3). The higher emissions model refers to the continuation of existing discharge levels. Models indicate that Michigan's climate will feel more like present-day Arkansas or Oklahoma by the end of the century.

Responding to climate change's impacts will challenge many parts of the Ludington Community, from social services to industrial production. Stronger rain events will cause flooding, and higher levels of Lake Michigan cause coastal flooding and erosion. Conversely, greater drought will require more dredging when the lake levels are low.

Climate change is not responsible for but enhances the opportunity for invasive species. Warming climate and water temperatures broaden the ability for invasives to survive in Township lands and waters. For example, zebra and quagga mussels have altered the aquatic ecosystem in area waters.

The following is a partial list of climate change impacts on community life as described by GLISA and Michigan's State Climatologist:

#### *Rivers, Streams, and Lakes*

- Decline in cold water fish populations - changing fisheries.
- Lower river and lake levels and more frequent lake stratification.
- Increases in pollution from stormwater runoff.

#### *Plants and Wildlife*

- Increases in invasive species that damage local trees and plants.
- Changes in tree species able to survive in the new regional climate.

#### *Energy and Industry*

- Increases in electrical energy demand due to heat waves.
- Reduced water availability from streams and groundwater.

#### *Transportation*

- Increased damage to roads and bridges from flooding and heat waves.
- Additional difficulty for shipping on the Great Lakes due to lower water levels.

#### *Public Health Risks*

- Increased risk of illness and death due to high heat and humidity.
- Increased risk of water contamination from flooding events.
- Increased risk of disease spread by mosquitoes, ticks, and other vectors.

## **The Organization of the Plan**

This Plan is organized into three sections. This first Section consists of this introduction which outlines the plan's purpose and the process for its development. Section II is the Community Profile. It presents an overview of existing conditions in Pere Marquette Charter Township, including:

- Natural Features and the Environment (Chapter 1)
- Population (Chapter 2)
- Incomes, Employment, and Housing (Chapter 3)
- Existing Land Use (Chapter 4), and
- Transportation, Utilities, and Community Facilities (Chapter 5)

Section III constitutes the Comprehensive Plan. It includes:

- the Township's Goals and Objectives (Chapter 6)
- the Future Land Use Plan and Zoning Plan (Chapter 7)
- Implementation Strategies (Chapter 8)

## **Historical Context**

Through much of the 20th Century, Pere Marquette Township enjoyed relatively slow and steady growth. It remained a predominantly agricultural community, with most development in the region occurring near the City of Ludington. Several developments over a period of years began to change the community's character and necessitate a more careful and structured approach to land use planning.

The 19th Century logging economy gave way to an agricultural economy in the early part of the 20th Century. Between 1900 and 1970, the car ferry providing service across Lake Michigan helped spur economic activity. The steady growth of the area's industrial base through the last half of the 1900s fueled a relatively prosperous local economy. That eventually evolved into an economy based on the chemical industry and tourism. Throughout this evolution, however, the local economy has remained relatively strong.

As energy costs climbed in the 1960s and early 1970s, Consumers Energy Company/Detroit Edison developed the Pumped Storage

generation facility on the shore of Lake Michigan, straddling the boundary between Pere Marquette and Summit Townships. In addition to producing electrical energy for peak demands, this facility also pumped needed tax dollars into the local economy.

In 1990, the extension of U.S.-31 as a limited access expressway northward to U.S.-10 gave the Township improved access to markets throughout the Midwest. This, too, has fostered renewed interest in the region, and Pere Marquette Township has garnered a significant share of the resulting commercial investment.



This historical plaque commemorates Father Jacques Marquette, one of the first European explorers of the region, who reportedly died in what is now Pere Marquette Township.

# Section II. Community Profile

This section contains a profile of the natural conditions, demographic makeup, and other characteristics of Pere Marquette Charter Township.



# Chapter 1. Natural Features and the Environment

## Topography

Pere Marquette Charter Township is located in western Mason County, surrounding the City of Ludington. The community is characterized by over six miles of Lake Michigan shoreline and dune areas. In addition, its rolling hills and farmlands, attractive neighborhoods, rivers, and inland lakes help to define the Township's character. U.S.-31, which provides expressway access connections to southern Michigan, extends from the southern Township limits north to US-10. U.S. 10 is a 4-to-5-lane highway that runs east and west across the central portion of the Township.

Elevations in Pere Marquette Township vary considerably. In the southwestern portion of the community, high dune bluffs rise over 200 feet above the Lake Michigan shoreline. The southeastern portion of the Township is characterized by gently rolling hills, orchards, and farmlands. In the central portion of the community, the valley and the broad wetlands along the Pere Marquette River lie only a few feet above the elevation of Lake Michigan. A glacial moraine plateau rises in the northern portion of the Township, only to fall again to a few feet above lake levels at the Lincoln River. Deep bedrock formations within the Township provide mineral resources, primarily sodium compounds, which have been tapped by local industry using deep extraction wells.

## Soils

Several distinct soil types characterize soil conditions within Pere Marquette Charter Township. The map on Page 16 presents an overview of soils in the Township, including the generalized classifications discussed below. Wetland areas within the Township are also shown on this map.

The northern portion of the Township is underlain with a mixture of Pipestone, Naugatuck, and Epworth fine sand soils. This soil group ranges from moderately well-drained to well-drained. These relatively flat areas tend toward higher groundwater levels and high moisture content. These soils are generally poor for agricultural purposes and may have limitations for the on-site disposal of wastewater.

In the far northwestern portion of the Township, Nordhouse Fine Sand soils are found. These are characterized by widely-varying slopes and excessive porosity. Building limitations may include erosion and instability on slopes.

Through the north and central part of the Township, the Gratan-Epworth, and Pipestone-Saugatuck soils series are found. These are nearly level to rolling, somewhat excessively drained soils dominated by idle grassland, pastures, and brush. These soils are well suited for building and septic tank drain fields.

South of the Pere Marquette River estuary, Spinks-Coloma series soils predominate. These soils range from relatively flat to nearly 45% and are well-drained to excessively well-drained. Soils in this series may be well suited to crop production.

The remaining soils in the Township are muck - or soils characterized by a high water table and very poor drainage. They are found in level areas and lowlands that exist along the Pere Marquette and the Lincoln Rivers.

In addition to its six miles of Lake Michigan shoreline, Pere Marquette Township has additional riverfront and inland lakeshore properties offering approximately 12 miles of waterfront.

The presence of Lake Michigan strongly influences the weather in Pere Marquette Charter Township. Prevailing westerly winds across the Lake help to moderate seasonal temperature changes resulting in slightly cooler spring and summer months and somewhat warmer fall and winter months. In 2018, the average annual temperature in the region<sup>3</sup> was reported as 47.8 degrees Fahrenheit. Since 2000, the most recent year for which complete data is available, the trend for annual, January, and July temperatures has remained flat, at 47.0, 23.5, and 64.0 Fahrenheit, respectively. The Township's frost-free growing season, averaging 139 days, extends from mid-May to early October. Average annual precipitation has decreased, averaging 32.8 inches in the past ten years.

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<sup>3</sup> NOAA data for Hart, Michigan



Future changes in the climate will impact, positively or negatively, nearly all aspects of the region in some way. These impacts must be considered as the Township plans for its future.

## **Water Resources**

Pere Marquette Township is located within two river watersheds -- the Pere Marquette River and the Lincoln River. The Pere Marquette River basin drains the southern portion of the Township. Pere Marquette Lake is located on the river near the channel that outlets to Lake Michigan in the City of Ludington. Swanson Creek, Mosquito Creek, and St. Clair Creek are perennial streams that discharge into the Pere Marquette River.

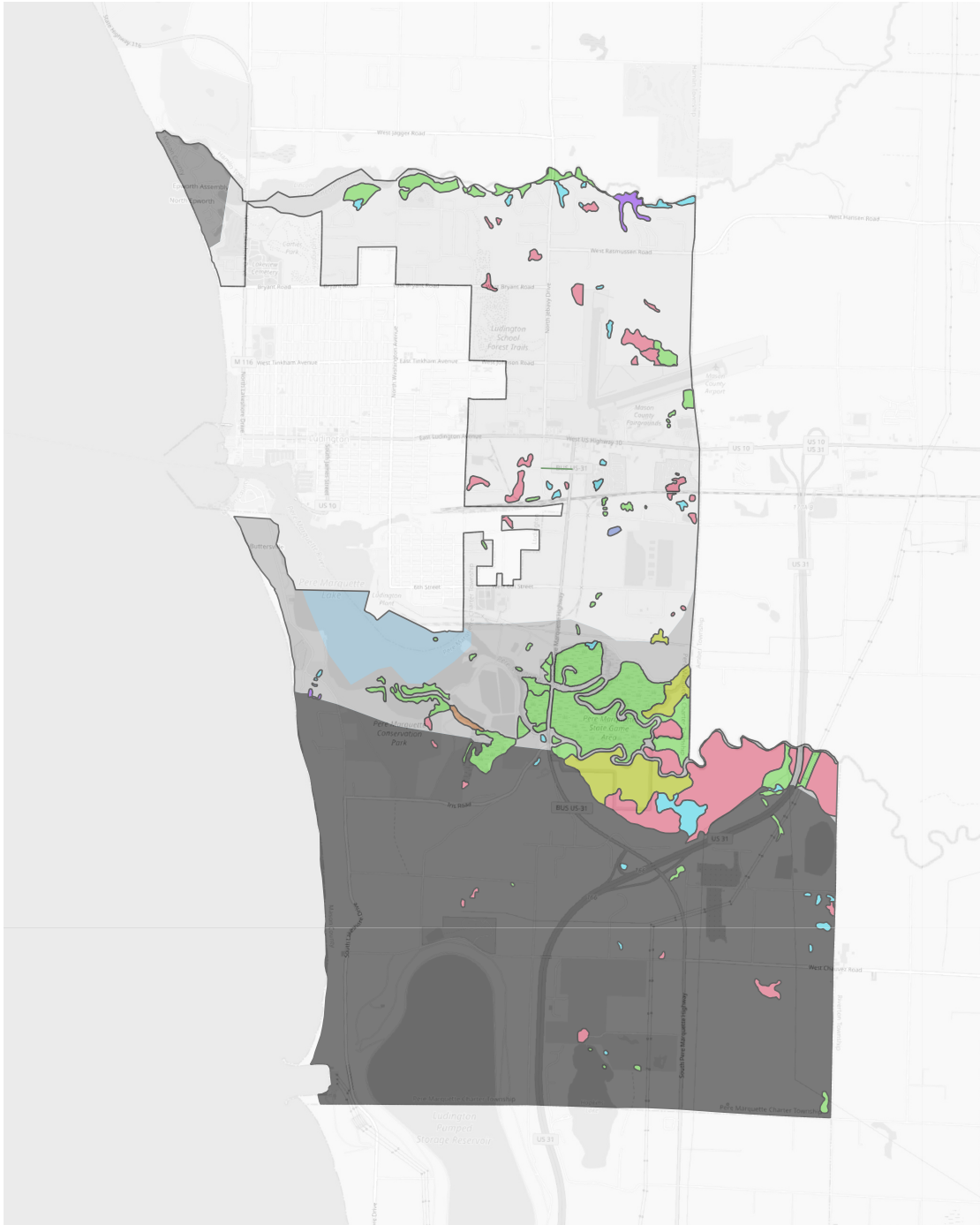
The Lincoln River basin is located along the northern portion of the Township and serves as the Township boundary with Hamlin Township to the north. The river flows east to west into Lincoln Lake, which ultimately discharges into Lake Michigan.

In addition to these rivers, the Township includes within its boundaries the southern portion of Pere Marquette Lake and the northern portion of Hopkins Lake. Squaw Bay is a part of the Pere Marquette River estuary located adjacent to the Dow Chemical settling ponds at the east end of Pere Marquette Lake. Another significant water feature is the man-made Consumers Energy Company/Detroit Edison Pumped Storage Reservoir located along the Lake Michigan shoreline in the southwestern portion of the Township.

Wetlands predominate along the Pere Marquette River, nationally designated as a Wild and Scenic River, east of Pere Marquette Highway. The broad estuary wetlands of the Pere Marquette River that cross the mid-section of the Township provide important habitats for waterfowl, deer, and other native wildlife. These wetlands cover about 950 acres and constitute about 10% of the Township's land area.

## **Groundwater**

Because of the glacial history of the Township, groundwater conditions are not uniform from one area to the next. As the glaciers receded, they left thick deposits of varying materials, ranging from gravel to silt, sand, and clay. Within this glacial drift, water can generally be found in



**Wetland Types**

- Aquatic Bed
- Aquatic Bed Mix
- Emergent
- Emergent Mix
- Forested
- Forested Mix

- Scrub Shrub
- Scrub Shrub Mix

**Soil Types**

- Epworth fine sand
- Kerston-Carlisle-Glendor
- Nordhouse fine sand
- Spinks-Coloma sands

**Pere Marquette Twp.  
Wetland and Soil Types**



0 2,500 5,000 ft



quantities sufficient to support domestic wells. However, depth to groundwater, water quantity, and water quality may vary significantly.

## **Lake Michigan Shoreline**

The Lake Michigan Shoreline is a dominant feature of Pere Marquette Township. The high bluff dunes in Sections 203, 22, 27, and 34 have been designated as “high-risk erosion areas” under the State of Michigan Critical Dunes program. This program prevents construction activity that may exacerbate these formations' natural erosion and sloughing action.

Much of the dunes lie on a narrow peninsula known as the Buttersville Peninsula, which separates Pere Marquette Lake and Lake Michigan in the central portion of the Township. Along the length of the peninsula, the dunes fall in height as one travels north. The Township maintains a public park and campground known as Buttersville Park on the Lake Michigan side of this peninsula.

Across Pere Marquette Lake, at the northern end of the Township, Sections 4 and 9 contain Critical Dunes. Lower dunes and grasslands form the margins of the Lake Michigan shoreline. Much of this area is developed in seasonal residential property.

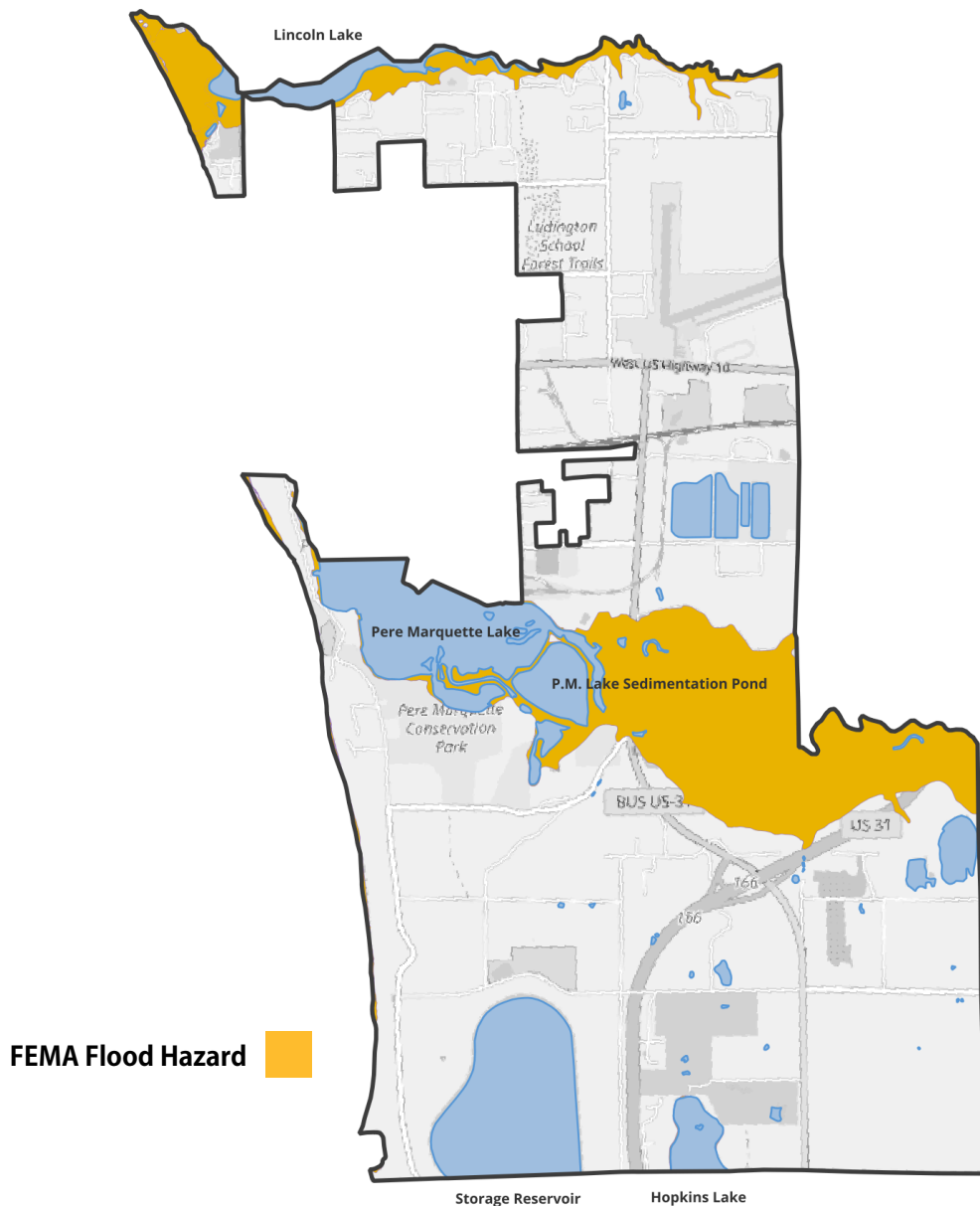
## **Floodplain**

The Federal Emergency Management Agency (FEMA) develops Flood Insurance Rate Maps (FIRMs) for each county in the United States. According to FEMA, the FIRM is “the primary tool for state and local governments to mitigate the effects of flooding in their communities.” The National Flood Insurance Program was created in 1968 to reduce future damage and provide an insurance program that would help protect property owners from losses.

The FIRM shows areas subject to flooding based on historic, hydrologic, hydraulic, and meteorological data, as well as flood controls. The maps identify a base flood elevation (BFE), sometimes referred to as the 100-year flood zone. These areas have a 1% chance of flooding in any given year. The maps also identify the areas with a 0.2% chance of flooding in any given year, sometimes called the 500-year flood zone. FEMA points out that these are only probabilities, not forecasts. Therefore, there is a

26% chance of a flood occurring in the 100-year flood zone during a 30-year period, the term of a typical residential home mortgage. The map on the following page shows the 100-year flood zone identified by FEMA in Pere Marquette Charter Township.

Although river-based flooding events in the community have been infrequent, winter and spring are the most likely flooding seasons. Additionally, flooding due to heavy precipitation events can occur at any time. High levels for Lake Michigan have caused shoreline flooding,



sometimes with serious property loss. The Hazard Mitigation Plan for Mason County identifies potential riverine and urban flooding as the county's 10th highest priority natural hazard<sup>4</sup>.

Although traditional riverine floodplain flooding is not as significant a concern as other natural hazards, heavy runoff that overwhelms storm-sewer infrastructure can cause flooding in low-lying areas. This type of flooding caused extensive damage to both public and private property in the region during and after a heavy precipitation event in 2008.

As the frequency and intensity of heavy precipitation events increase due to the changing climate, the potential for flooding increases. The Township should evaluate the ability of its existing stormwater control infrastructure to handle increasingly strong storm events and encourage the use of green infrastructure and low-impact development (LID) techniques throughout the Township to accommodate high volumes of precipitation better. Additionally, the Hazard Mitigation Plan for Mason County suggests that local jurisdictions utilize their planning and zoning policies to direct development away from hazardous areas such as floodplains and wetlands<sup>5</sup>.

## **Woodlands and Tree Cover**

While portions of Pere Marquette Charter Township are significantly developed at this point, there are many locations within the Township that remain wooded. A substantial tree canopy is also present in many established residential areas and parks. Wooded areas and urban tree canopies provide a variety of benefits to communities, including:

- Improved natural and aesthetic character;
- Visual barriers between conflicting land uses;
- Reduced erosion and stormwater runoff;
- Reduced air pollution;
- Increased wildlife habitat;
- Reduced temperatures (ground, air, and water); and

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<sup>4</sup> West Michigan Shoreline Regional Development Commission. (2005). *Hazard Mitigation Plan for Mason County*. P.56

<sup>5</sup>West Michigan Shoreline Regional Development Commission. (2005). *Hazard Mitigation Plan for Mason County*. P.64

- Reduced energy costs through building shading.

Significantly wooded areas are located in the northernmost portion of the Township and south of the Pere Marquette River. A map showing the existing tree canopy in the Township can be found on the following page.

## **Historic Sites**

Perhaps most dear to Township historians is the State-recognized historic site honoring the Jesuit explorer and missionary for whom Pere Marquette Township is named. Locally known as “The Cross,” the Pere Marquette Shrine was recognized as a State of Michigan historic site in 1966. It includes an official State plaque to mark its location on the Buttersville peninsula. The tall white cross is a landmark visible from Lake Michigan and Pere Marquette Lake, a tribute to the well-beloved priest. The site has been modestly developed with landscaping and a concrete stairway up the west side of the hill to the Cross itself. The State marker is accompanied by an additional marker placed by the local chapter of the Daughters of the American Revolution. The DAR plaque is believed to have been first placed in 1921 at a more historically accurate site a little further south on the peninsula and later moved to its present location. Together, these remembrances tell a thumbnail history of Father Marquette’s influence. The site's east side, facing Pere Marquette Lake, has a small paved parking area and a simple boat launch available to the public.

Pere Marquette Township also houses a historic settlement called Historic White Pine Village. This facility is located on South Lakeshore Drive, overlooking Lake Michigan, and offers visitors a restored 19th-century settlement to explore. Approximately thirty historic buildings have been relocated to the property, including the original Pere Marquette Town Hall. Attractions include a blacksmith shop, a museum of music, an old-fashioned ice cream parlor, a trapper’s cabin, a restored 1880’s farmhouse, a one-room schoolhouse, and a sports Hall of Fame. Mason County’s first courthouse – another State-recognized historic site – is also a feature at White Pine Village. A chapel on the Village grounds is made up of antique elements donated by several area churches and is in regular use for weddings, baptisms, memorial

services, et cetera. White Pine Village provides great value for tourism and is a popular stop for local school groups.

Also along the Lake Michigan shoreline, about three miles south of the Cross and two miles south of White Pine Village, land was set aside in Pere Marquette Township for Phillips Cemetery. When it was established in 1863, it was used exclusively as an Indian burial ground. The burial ground fell into disuse some 40 years later, shortly after the turn of the century.

Centennial Farms and other historic buildings are scattered throughout the Township, some State-recognized and others only locally appreciated.

# Chapter 2. Population

Population is one of the most important measures to consider when planning your community. This section looks at past population trends and projected growth for the next five to six years. Besides looking at Pere Marquette Township, patterns for nearby communities are considered, both individually and collectively. Pere Marquette Township is part of the Ludington area; therefore, the region’s performance has a bearing on the Township. Population and other metrics are also compared with the county, state, and country.

**Table 1 - Population, 1990 to 2020**

	1990	2000	2010	2020
<b>Pere Marquette Township</b>	2,065	2,228	2,366	2,416
10-year rate of change		7.9%	6.2%	2.1%
<b>Amber Township</b>	1,684	2,054	2,535	2,529
10-year rate of change		22.0%	23.4%	-0.2%
<b>Hamlin Township</b>	2,597	3,192	3,408	3,711
10-year rate of change		22.9%	6.8%	8.9%
<b>City of Ludington</b>	8,507	8,537	8,076	7,655
10-year rate of change		0.4%	-5.4%	-5.2%
<b>Mason County</b>	25,537	28,274	28,705	29,052
10-year rate of change		10.7%	1.5%	1.2%
<b>State of Michigan</b>	9,295,297	9,938,444	9,883,640	10,077,331
10-year rate of change		6.9%	-0.6%	2.0%
<b>United States</b>	248,709,873	281,421,906	308,745,538	331,449,281
10-year rate of change		13.2%	9.7%	7.4%

Source: U.S. Census Bureau - decennial censuses

According to the 2020 Census, Pere Marquette Township had a population of 2,416. This figure is up 2.1% over the 2010 population of 2,366. In comparison, the City of Ludington lost a significant population. Hamlin Township, north of Pere Marquette Township, saw an 8.9% rise in citizens in the past decade, whereas Amber Township was essentially flat. Historical population trends are shown in Table 1. The population for all four municipalities, collectively called the



Ludington Area, declined about one-half a percent between the 2010 and 2020 censuses.

## Age Characteristics

The age characteristics of Pere Marquette’s citizenry impact the current needs and how the Township evolves. Pere Marquette Township’s median age in 2020 was 48.9. This is a decade higher than the state and nation, which were 39.8 and 38.2, respectively. **Figure 1** illustrates the Township’s age by sex in a population pyramid. The pyramid shows a bump in the number of females in the 30-34 year age group and then bulges outward for both sexes from age 55 through 69. The female population in the 19 to 44-year age group is essential for births and generating new citizens to buoy the Township’s population.

## Population Projections

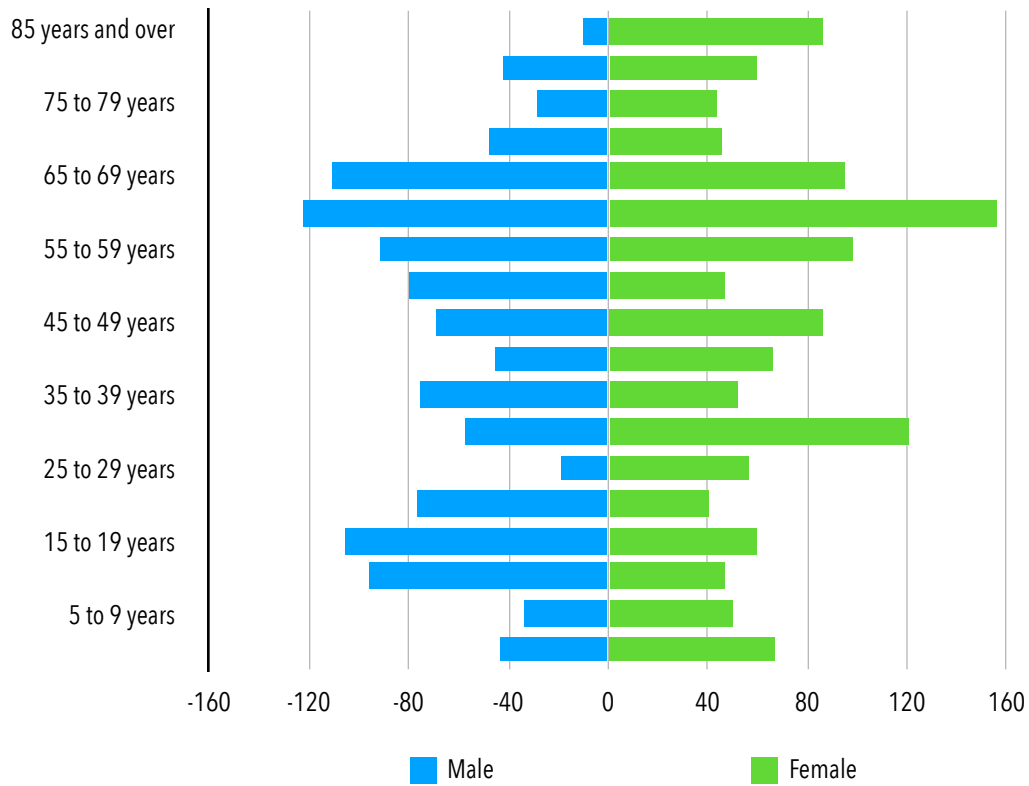
Population projections for the Township were prepared. These projections are summarized in **Figure 2**, which also shows historical population estimates. This forecast is based on births, deaths, and migration. The chart shows how the overall population in the Township is expected to continue to increase through 2028. This upward trend is projected despite the Township’s aging population, which minimizes births and maximizes mortality. A recent in-migration surge balances this aging trend and will drive population growth for the next five years.

**Figure 3** details how certain age groups are expected to increase in size. The 25-44 and 85 and over age cohorts are projected to increase in size between now and 2028.

## Household Size

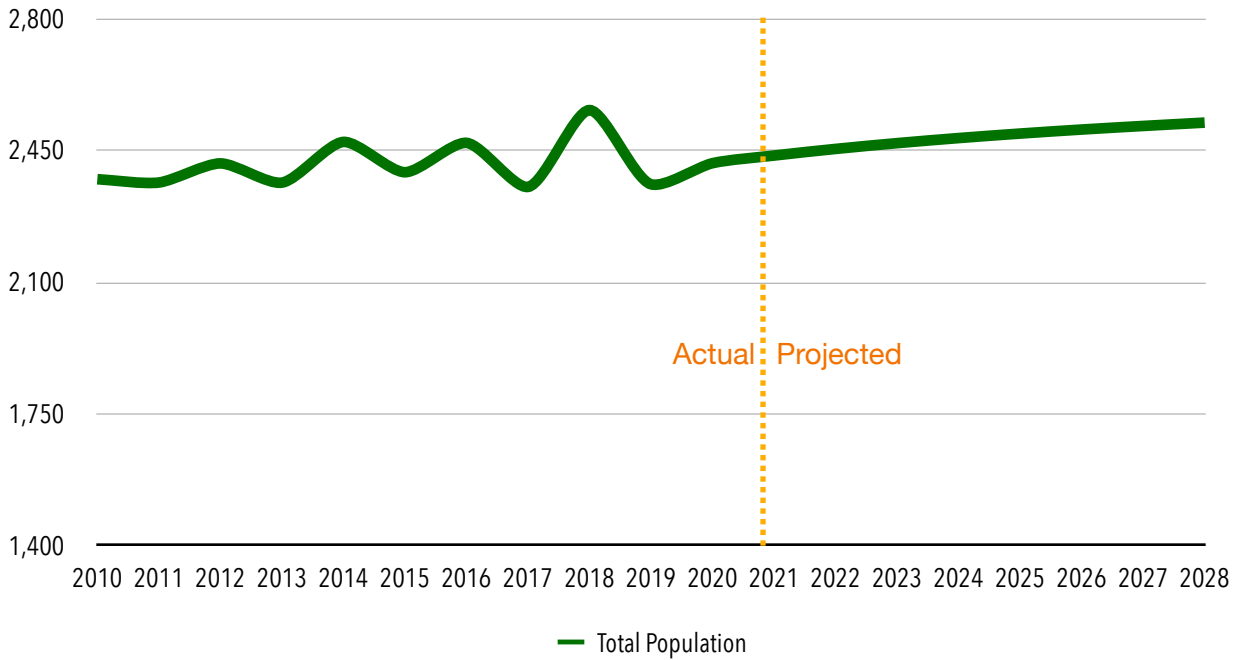
The 2016 Master Plan reported that the average household size in Pere Marquette Township had contracted between 2000 and 2010. Between 2010 and 2020, according to the American Community Survey’s 5-year estimates, the Township’s household size increased modestly from 2.30 to 2.40. The Township’s 2020 household size was close to but slightly smaller than the size of Michigan and the Country’s average households, which were 2.45 and 2.61, respectively.

**Figure 1 - Pere Marquette Township Population Pyramid**



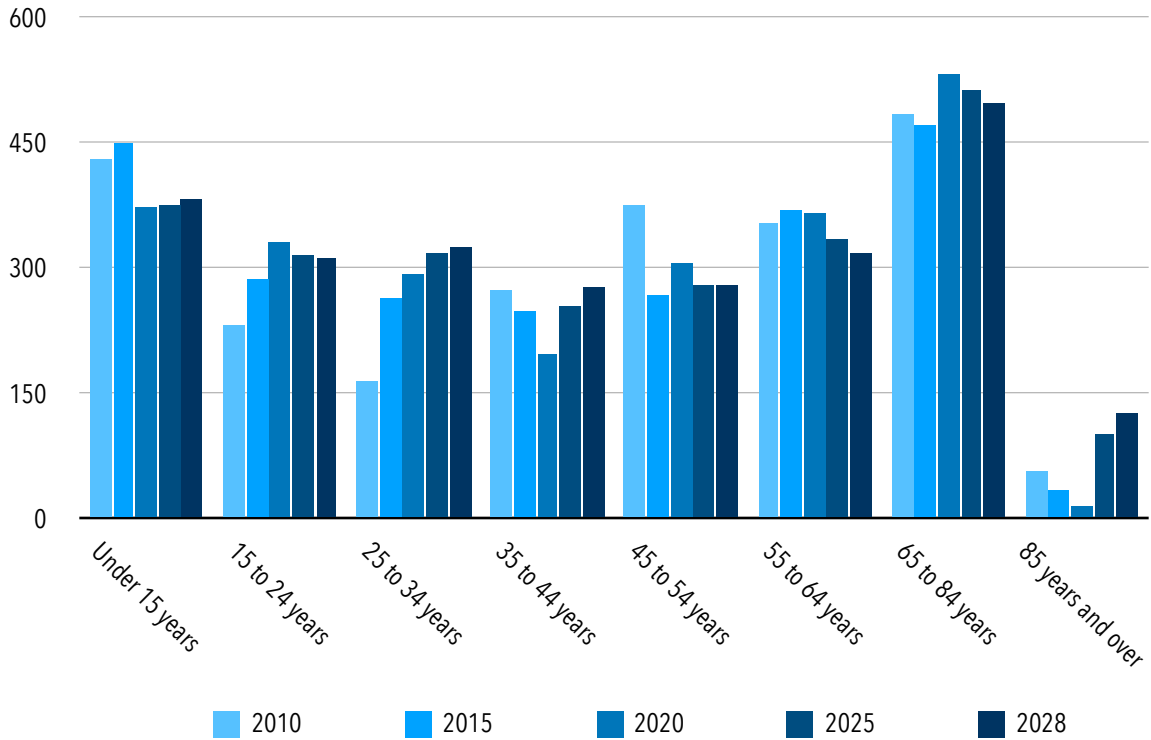
Source: 2020 ACS 5-Year Estimates

**Figure 2 - Population Projections**



Sources: 2020 ACS 5-year Estimates, CDC, Mission North, LLC

**Figure 3: Age Distribution (Actual and Projected)**



Source: American Community Survey, Mission North, LLC.

## Educational Attainment

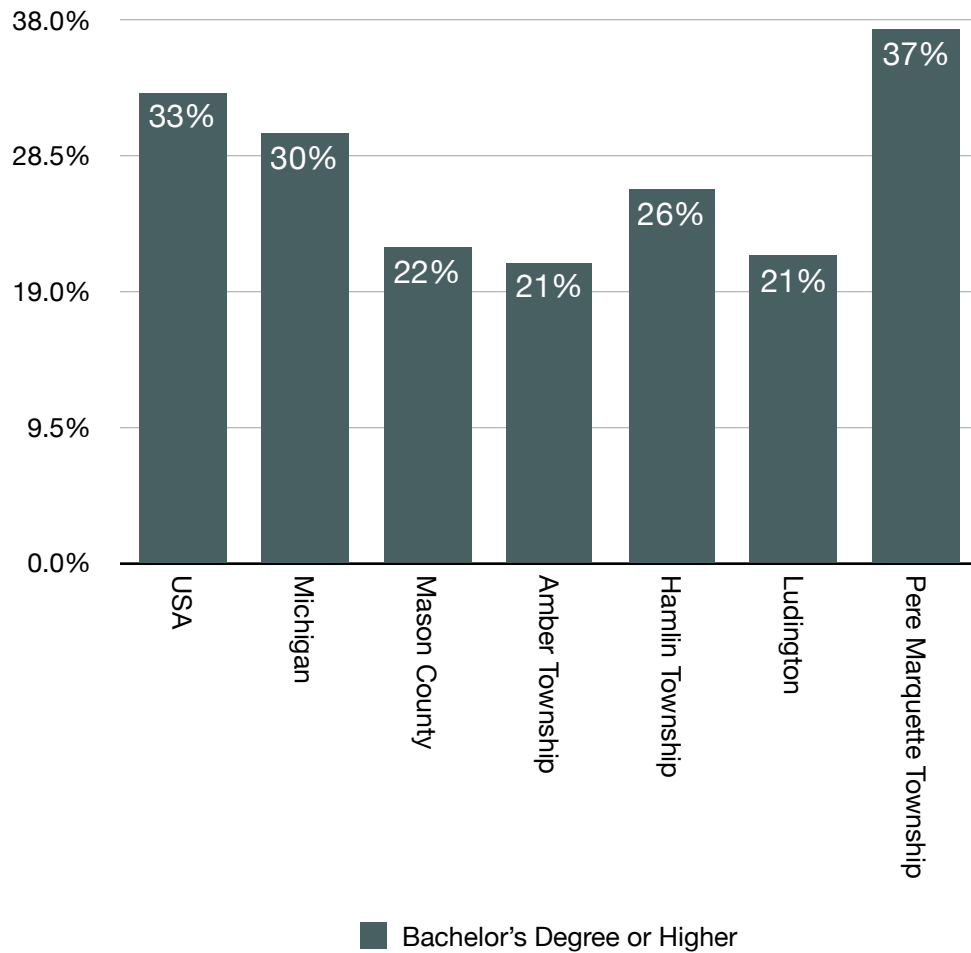
Educational attainment data reveals that Pere Marquette Charter Township is highly educated. Pere Marquette residents over 25 have a higher high school graduation rate and a higher rate for bachelor's or higher than the county, state, and nation. 37.3% of Pere Marquette adults have earned a bachelor's or better. This rate is greater than the other geographies, particularly the county, where the rate is 22.0%. This disparity extends to the three "Ludington Area" municipalities of Ludington, Amber Township, and Hamlin Township. These neighboring communities had a 2020 bachelor's or higher rate ranging from 21.0% to 26.1%, well below that of Pere Marquette Township.

**Table 2 - Educational Attainment**

	<b>High School Diploma of higher</b>	<b>Bachelor's Degree of higher</b>
<b>Pere Marquette Township</b>	92.2%	37.3%
<b>Mason County</b>	91.4%	22.0%
<b>Michigan</b>	91.3%	30.0%
<b>U.S.</b>	88.5%	32.9%

Source: 2020 American Community Survey 5-year estimates

**Figure 4 - Educational Attainment Comparison**



Source: 2020 American Community Survey 5-year estimates

## Planning Implications

Population and demographic trends suggest several important implications for the future of the Township. The nature of population change within the community will clearly impact land use decision-making through the planning horizon of this document. Some critical implications are:

- Pere Marquette Township's older population will require different public and private services, including specific programming at parks and assisted living.
- Recent in-migration trends call for adding more housing, including under-represented housing types such as accessory dwelling units.
- Regional stagnation with continued land consumption will disperse wealth and spending power and put more pressure on municipalities as they need to spread their service delivery over a wider area.

## Chapter 3. Income, Employment, & Housing

This chapter reviews current growth indicators in the Township relating to incomes, employment, and housing development. Income and employment can draw more residents to a community. Housing growth generally parallels the expansion of the local population; however, tourism and second-home sales can also drive up demand for homes.

### Income and Poverty

Income levels over the past decade have increased dramatically in Pere Marquette Charter Township. The 2020 median household income was over \$70,000 for the Township, well higher than those in Mason County, Michigan, and the Country. This is a shift from 2010, when the Township's median income was over \$2,000 less than the USA's. Pere Marquette's median household income increased by over 44% in the past decade.

The Township's 2020 average household income was also on the high side compared to other municipalities in the Ludington Area. At \$83,903, it is just below Hamlin Township's \$85,785 but well above Amber Township's and Ludington's average incomes. **Figure 5**, on the next page, provides a visual comparison.

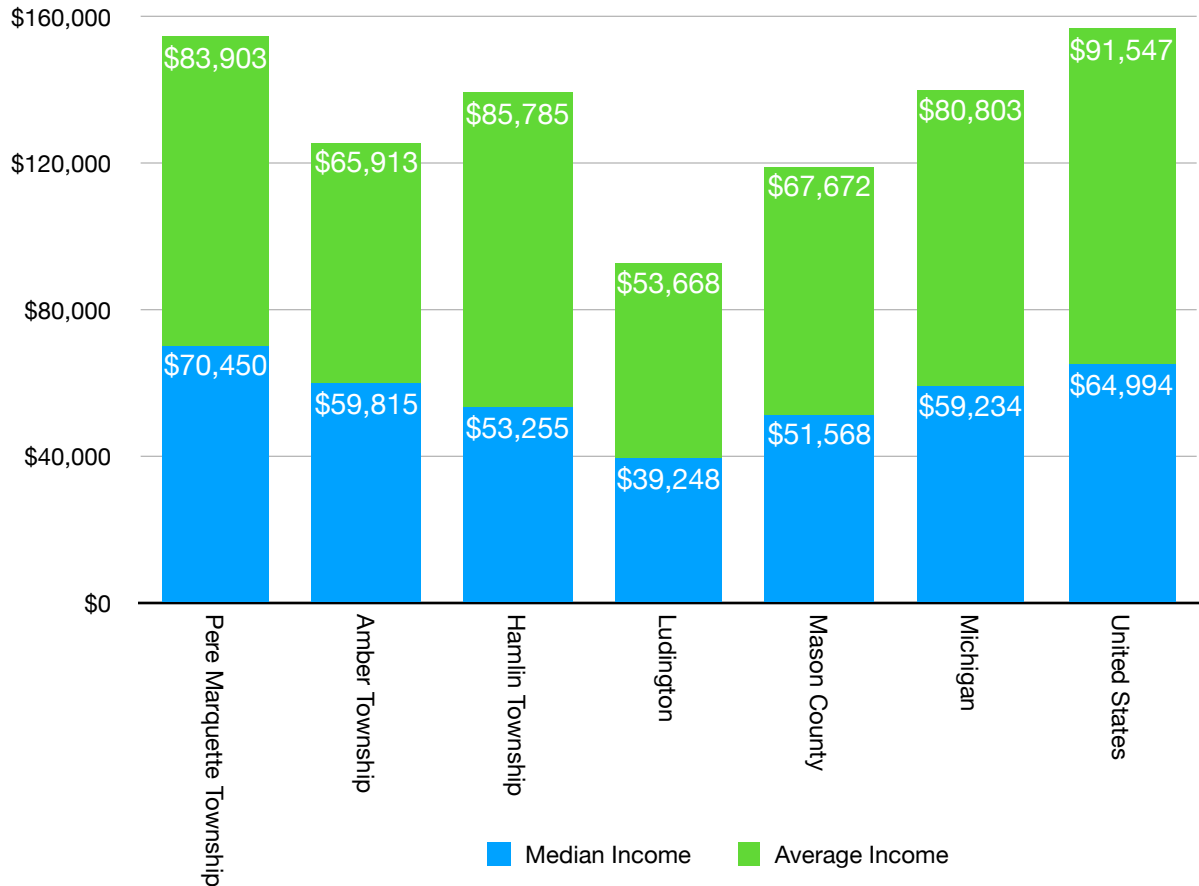
The percentage of Township residents living below the poverty line has been increasing this millennium. In 2000, it was 4.5%, and in 2015 it had risen to 13.4%. Since then, the rate has dropped, as is shown in **Table 4**. Poverty rates within the Township are lower than those of Mason County, Michigan, and the country.

**Table 3 - Median Household Income**

	2010	2020	Change
<b>Pere Marquette Township</b>	\$48,833	\$70,450	44.3%
<b>Mason County</b>	\$40,039	\$51,568	28.8%
<b>Michigan</b>	\$48,432	\$59,234	22.3%
<b>United States</b>	\$51,914	\$64,994	25.2%

Source: [American Community Survey 5-year estimates](#)

Figure 5 - 2020 Average and Median Income



Source: American Community Survey 5-year estimates

Table 4 - Population Living Below Poverty Line

	2015	2020	Change
<b>Pere Marquette Township</b>	13.4%	10.6%	-20.9%
<b>Mason County</b>	17.2%	14.7%	-14.5%
<b>Michigan</b>	16.7%	13.7%	-18.0%
<b>United States</b>	15.5%	12.8%	-17.4%

Source: American Community Survey 5-year estimates

## Employment

Employment in Pere Marquette Township and other geographies improved this past decade as the nation recovered from the Great Recession. The unemployment rate in the Township workforce stood at 2.3% in 2020. This was the lowest of all geographies listed in **Table 5**.

Occupations among Township residents fall heavily in the “management, business, science, and arts occupations.” The Township has a significantly greater proportion of these workers than the county, state, and country, as shown in **Table 6**. This category includes jobs that tend to have higher pay than the average. These jobs also align with the Township’s higher education level. Pere Marquette Township has fewer service, sales, and construction-related jobs than the other comparative geographies.

**Table 5 - Unemployment Trends**

	Percent Unemployed 2010	Percent Unemployed 2020	Change
<b>Pere Marquette Township</b>	5.4%	2.3%	-3.1%
<b>Mason County</b>	6.2%	2.5%	-3.7%
<b>State of Michigan</b>	7.3%	3.7%	-3.6%
<b>USA</b>	5.1%	3.4%	-1.7%

Source: American Community Survey 5-year estimates

Note: Negative change indicates in increase in employment

## Economic Development

In addition to higher median incomes, Pere Marquette Township has a low unemployment rate. The 2020 unemployment rate for the Township is lower than the county, state, and country. The Township’s 2020 rate of 2.3% is below the ideal 3.5 to 4% and indicates a tight labor market. This labor shortage is tied to another economic challenge in the township; a shortage of housing. The state of housing is discussed in more detail in the following section.

According to the Mason County Chamber of Commerce, jobs are plentiful; however, the labor market is limited. Employers in all industry categories are having difficulty finding workers, and some are asking the Chamber for help finding housing for employees moving in from other areas.

The Township has developed two industrial parks. The Pere Marquette Industrial Park is on Sixth Street and is completely full. The First Street Industrial Park, nearby, has some available lots. Besides offering these



**Table 6 - Occupation Comparison**

	USA	Michigan	Mason County	Pere Marquette Twp.
<b>Management, business, science, and arts occupations</b>	39.5%	37.6%	29.6%	48.6%
<b>Service occupations</b>	17.4%	17.3%	19.6%	14.0%
<b>Sales and office occupations</b>	21.3%	20.7%	21.0%	14.6%
<b>Natural resources, construction, and maintenance occupations</b>	8.7%	7.9%	10.9%	8.1%
<b>Production, transportation, and material moving occupations</b>	13.1%	16.6%	18.8%	14.7%
<b>TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: 2020 American Community Survey 5-Year estimates

certified industrial park lots served by water and sewer, the Township also offers tax abatements for qualified business investments.

On a more regional basis, Mason County is investigating ways to bring fiber internet to the county. This initiative started out of a committee that identified the current level of internet connectivity as a hurdle to virtual learning and economic development. The County Board of Commissioners is pursuing the possibility of working with a private sector provider to achieve county-wide fiber.

## Housing

According to the U.S. Census Bureau, the total number of housing units in Pere Marquette Township increased from 2010 to 2020. The Census Bureau reported 1,317 housing units in 2010 and 1,382 housing units in 2020. During the same period, the number of occupied housing units decreased slightly from 1,038 to 1,011.

The COVID-19 Pandemic caused a rise in housing prices and a nationwide housing shortage. Even before the pandemic, housing prices rebounded from the Great Recession of the late 2000s. Pere Marquette Township’s values jumped nearly 40%, outpacing the county, state, and nation between 2010 and 2020. **Table 7** compares 2010 housing values with those in 2020. The National Association of Realtors reports that Mason County home sale prices increased 19.4% from the

**Table 7 - 2020 Home Values**

	2010 Median Home Value	2020 Median Home Value	Change
<b>Pere Marquette Township</b>	\$158,400	\$221,100	39.6%
<b>Mason County</b>	\$121,600	\$151,400	24.5%
<b>Michigan</b>	\$144,200	\$162,600	12.8%
<b>U.S.</b>	\$188,400	\$229,800	22.0%

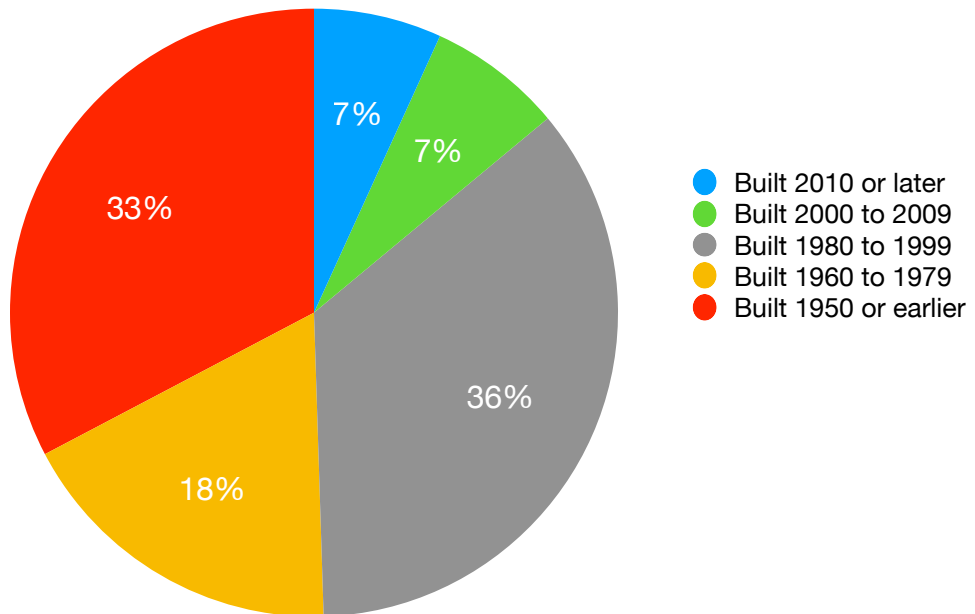
Source: 2020 American Community Survey

fourth quarter of 2020 to the same quarter in 2021. The average sale price for homes in Mason County for the fourth quarter of 2021 was \$178,566.

According to the Census Bureau’s 2020 ACS 5-year estimates, over one-half of the Township housing stock was built before 1980. Over 85% of the Township’s housing units were built before 2000. **Table 8** details housing age.

The kind of housing found in the Township is primarily single-family detached. Other housing types are limited or are not available. Like

**Figure 6 - Age of Township Housing**



Source: American Community Survey 5-year estimates

**Table 8 - Age of Township Housing**

	Number	Percent
<b>Total housing units</b>	<b>1,382</b>	<b>100.0%</b>
<b>Built 2014 or later</b>	90	6.5%
<b>Built 2010 to 2013</b>	4	0.3%
<b>Built 2000 to 2009</b>	99	7.2%
<b>Built 1990 to 1999</b>	239	17.3%
<b>Built 1980 to 1989</b>	252	18.2%
<b>Built 1970 to 1979</b>	149	10.8%
<b>Built 1960 to 1969</b>	97	7.0%
<b>Built 1950 to 1959</b>	199	14.4%
<b>Built 1940 to 1949</b>	42	3.0%
<b>Built 1939 or earlier</b>	211	15.3%

Source: American Community Survey 5-year estimates

**Table 9 - Housing Type**

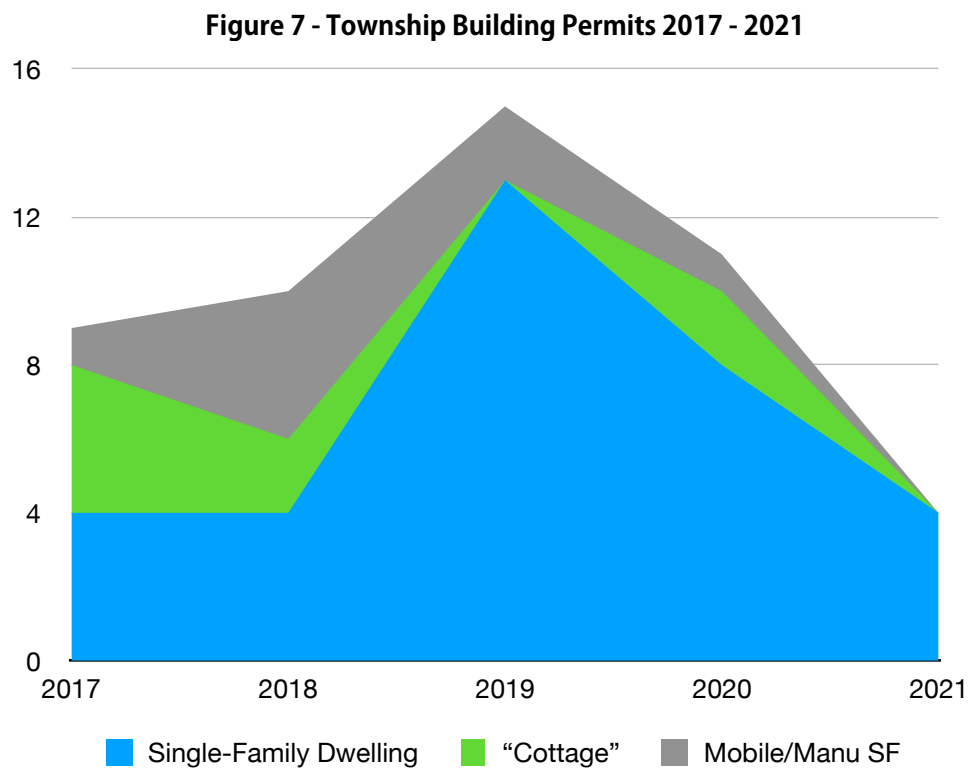
Label (Grouping)	United States	Michigan	Mason County	Ludington Area <sup>1</sup>	Pere Marquette Township
<b>Total housing units</b>	<b>138,432,751</b>	<b>4,611,913</b>	<b>17,614</b>	<b>9,759</b>	<b>1,382</b>
<b>UNITS IN STRUCTURE</b>					
<b>1-unit, detached</b>	61.7%	72.1%	75.1%	68.7%	90.0%
<b>1-unit, attached</b>	5.9%	4.6%	1.8%	3.1%	2.2%
<b>2 units</b>	3.5%	2.3%	1.7%	2.6%	1.0%
<b>3 or 4 units</b>	4.3%	2.6%	2.3%	3.9%	0.0%
<b>5 to 9 units</b>	4.6%	4.1%	2.4%	3.2%	0.0%
<b>10 to 19 units</b>	4.3%	3.5%	1.5%	2.3%	0.0%
<b>20 or more units</b>	9.4%	5.3%	3.4%	6.0%	1.9%
<b>Mobile home</b>	6.0%	5.4%	11.8%	10.2%	4.9%
<b>Boat, RV, van, etc.</b>	0.1%	0.0%	0.0%	0.0%	0.0%
	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

<sup>1</sup> Includes Pere Marquette, Amber, and Hamlin Townships, and the City of Ludington  
 Source: 2020 ACS 5-year Estimates

many smaller regions in Michigan, there is a shortage of so-called missing middle housing. These housing types include duplexes, small multi-unit housing types like fourplexes, townhouses, and cottage courts. A broader range of housing allows communities to accommodate growth from different age cohorts, such as singles and young families who are not ready to purchase a single-family house.

**Table 9** compares the breakdown of housing type (using units in structure) by geography.

Recent building permit activity shows that single-family housing, both in traditional form and in the form of “cottages” and mobile homes, dominates recent housing construction in the Township. Housing permits from 2017 through 2021 are graphed in **Figure 7**.



Source: [Pere Marquette Township](#)

## PLANNING IMPLICATIONS

The following are the key planning implications drawn from the preceding profile of the incomes, employment, and housing within Pere Marquette Charter Township:

- The increasing disparity between the Township and Greater Ludington region's income and poverty levels can cause long-term problems and should be monitored. The Township should work with regional partners to support a healthy regional economy.
- Pere Marquette Township has been successful in attracting higher-wage employment.
- There is a housing shortage generally and a shortage of "missing middle" housing types. Efforts should be made to facilitate more housing construction, including styles that appeal to young singles and families.

## Chapter 4. Existing Land Use

The total land area of Pere Marquette Township is about 15 square miles or 9,626 acres. The Township virtually encloses the City of Ludington. It adjoins Hamlin Township to the north, Amber and Riverton Townships to the east, and Summit Township to the south.

Many land uses exist within the Township, ranging from low-density residential and agricultural uses to higher-intensity commercial and industrial development. This chapter provides an overview of the existing land uses within the Township.

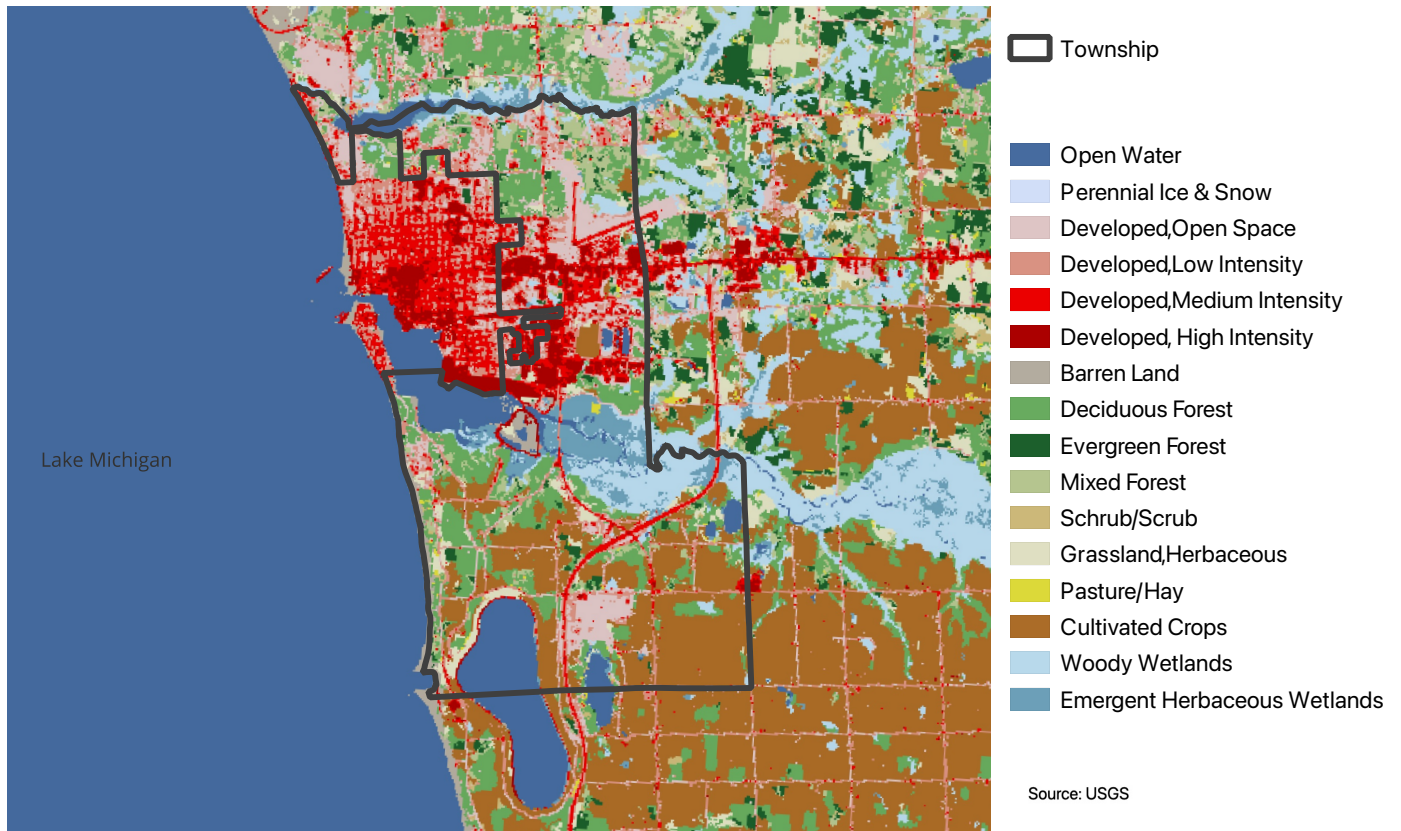
Generally, more intense residential, commercial, and industrial uses can be found in the northern portions of the Township, where public utilities are available. Land uses for the Township and surrounding communities is shown in **Figure 8**. Historical growth from 2001 to 2019 is illustrated in **Figure 9** below. The southern portions of the Township are primarily used for less intense residential and agricultural uses. The Pere Marquette River and Pere Marquette Lake act as a natural divide between the lower and higher intensity development. Traditionally, the Township has promoted new development north of the river and lake around the City of Ludington, near major transportation facilities and where utility services can support higher densities and more intense uses.

Public feedback collected during the planning process favored planned and limited growth.

### Residential Uses

Residential development predominates in the northern portion of the Township near the City of Ludington. Adjacent to the long-established neighborhoods of Juniper Hills and Pleasant Ridge, additional development has continued along the Lincoln River in the northeast corner of the Township. This growth in the north of the Township has spilled over into neighboring Hamlin Township. The remainder of the residential development occurs primarily in the form of lower-density, single-family housing scattered throughout portions of the Township south of the Pere Marquette River and Pere Marquette Lake. Higher concentrations of homes are located near Hopkins Lake on the

**Figure 8 - 2019 Land Cover**



southern end of the Township and along its western border, overlooking Lake Michigan.

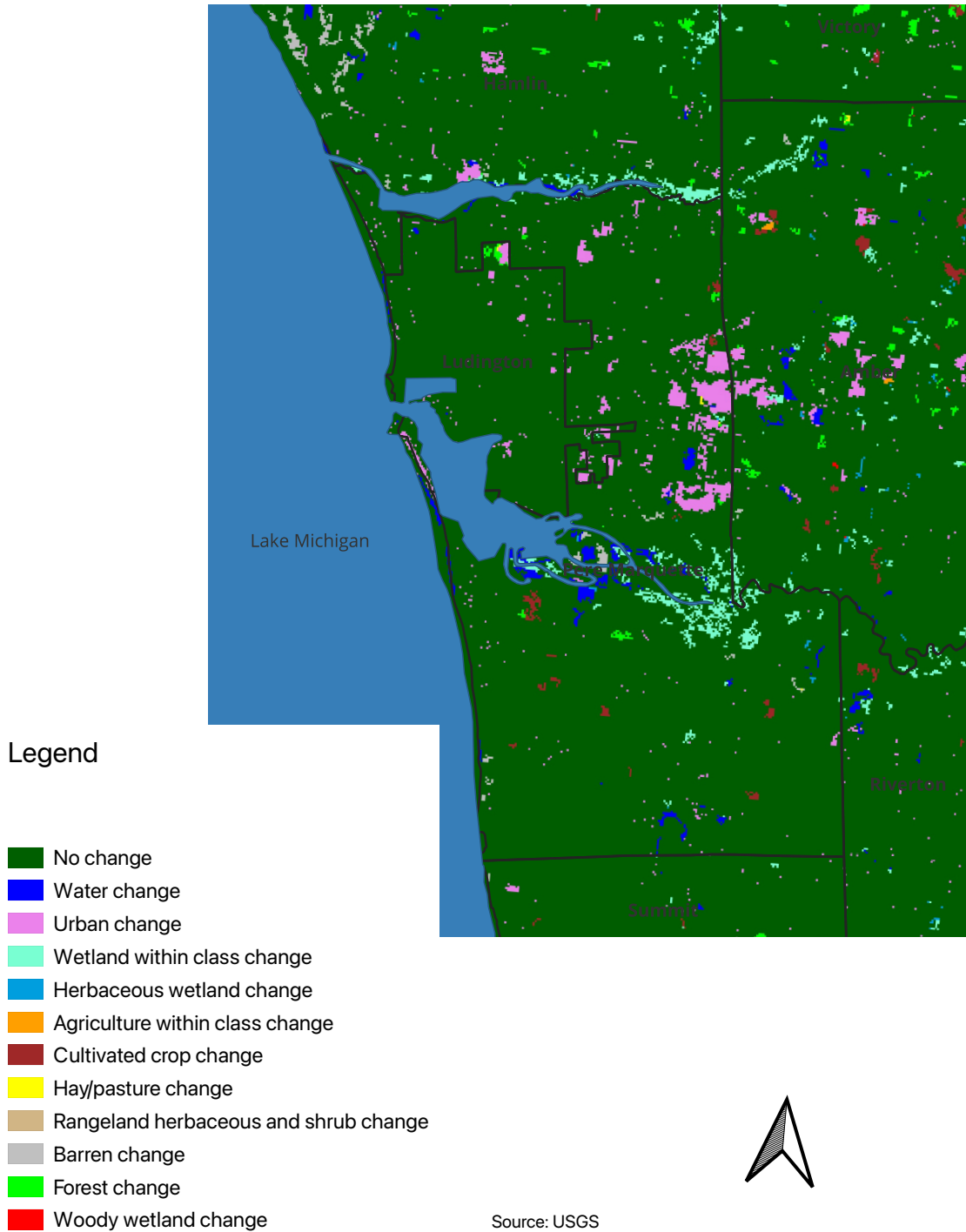
### **Agricultural Uses**

In the southeast portion of the Township, significant tracts of farmlands remain. These areas adjoin comparable agricultural acreage in the northeastern part of Summit Township, which borders to the south. Much of this farmland is characterized by Perrington-Ithaca soil types which typically offer higher crop yields than many other soil types in Pere Marquette Township.

Over the past few decades, residential development has steadily pushed into formerly agricultural lands. While the proximity of residential development to agriculture has yet to generate significant conflicts, changes in farm practices, including trends toward increased mechanization to improve crop yields, may result in conflicts in the

# Figure 9 Land Cover Change, 2001 to 2019

Pere Marquette Township





future. The Township would do well to monitor that relationship.

### **Commercial Uses**

Commercial activity within Pere Marquette Township primarily consists of strip mall-style development, big box retailers, and other freestanding automobile-centered commercial uses along the U.S.-10 corridor. Additional commercial development exists along the portions of Jebavy Drive and South Pere Marquette Highway, nearest to U.S. 10. Commercial development in these areas consists primarily of buildings set back from the roadway with large parking lots in front and to the sides of the structures. Additionally, two large RV park campgrounds exist behind other commercial uses in the U.S.-10 corridor.

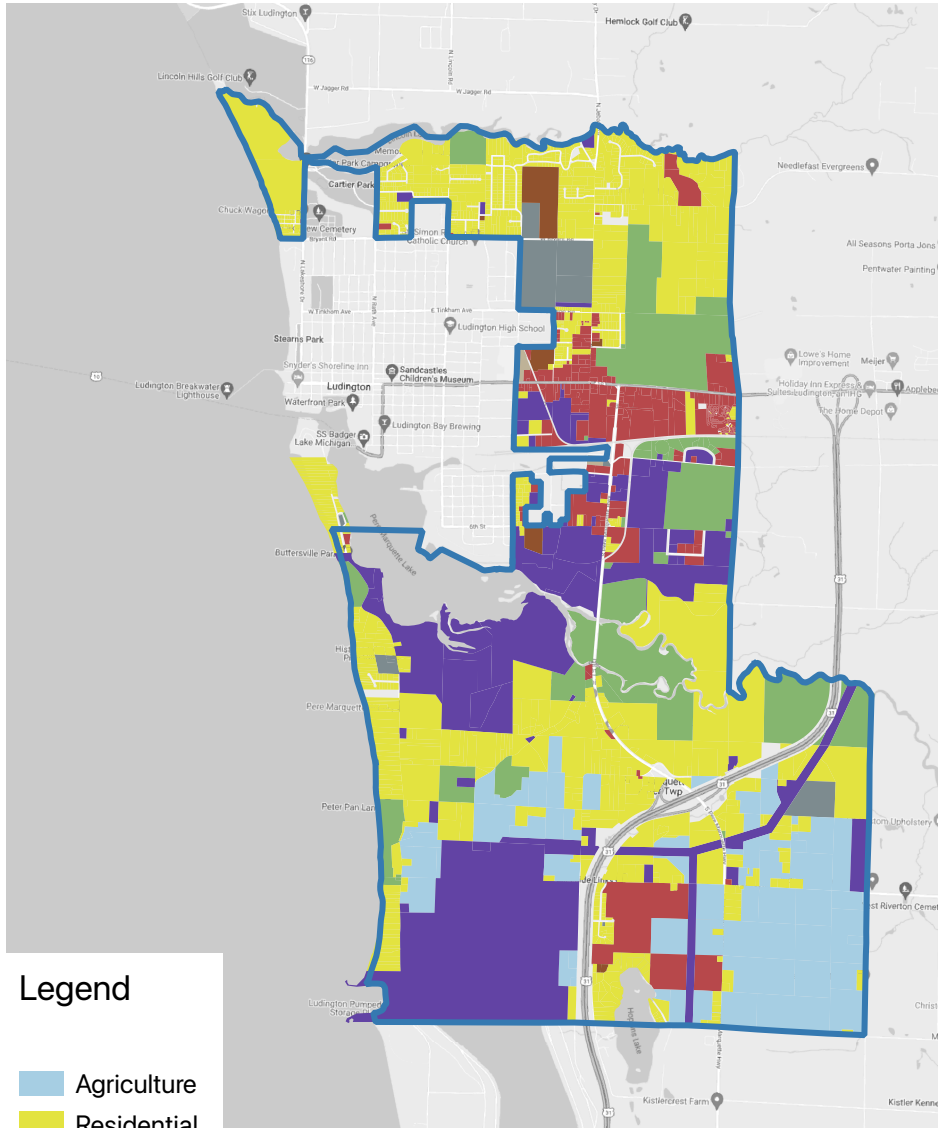
### **Industrial Uses**

Industrial areas in the Township are primarily located along South Pere Marquette Highway north of the Pere Marquette River, within the Township industrial parks east of South Pere Marquette Highway, and at the Consumers Energy/Detroit Edison Pumped Storage Facility location. The Township's first industrial park, the Pere Marquette Industrial Park, is on Sixth Street. Due to the nearly full capacity of the first park, the Township created the First Street Business Park for businesses looking to locate in the area. The location of these industrial uses makes use of readily available utilities and access to major transportation corridors within the Township.

### **Public and Institutional Uses**

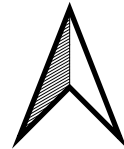
Public and institutional uses are scattered throughout the Township, including the Township Hall on South Pere Marquette Highway; other governmental offices; the Mason County Airport and the Mason County Fairgrounds on the north side of US-10; and parklands. Additional information about these uses can be found in Chapter 5 of this plan.

**Figure 10**  
**Land Use Map**  
 Pere Marquette Township - 2022



**Legend**

- Agriculture
- Residential
- Commercial
- Industrial
- Public Land
- Schools
- Religious
- Institutional



## Planning Implications

The land use patterns in a community create obstacles for future development and opportunities to either expand on those patterns or alter them to achieve local goals. The following are some of the critical implications of the current land use patterns in the Township.

- The Pere Marquette River and estuary provide an ideal physical barrier through the middle of the Township to contain sprawling growth patterns near the population center. However, this barrier will not arrest sprawling, low-density development patterns. A combination of utility and roadway policies and careful land use and zoning techniques will be required. Recent interest in commercial development along Pere Marquette Highway between the river and US-31 and beyond to Chauvez Road has spurred discussions about permitting limited development in that corridor.
- The diminished amount of active agriculture in the Township with low-density residential development nearby may create the potential for land use conflicts in the future. This is especially true given the trend in agriculture toward increased mechanization to increase crop yields. While generally permitted under the Michigan Right to Farm Act, such practices can be regulated under the terms of local land use and zoning. The Township should promote a balanced approach that will permit the effective coexistence of these uses.
- The commercial area along U.S.-10 and the northern portion of South Pere Marquette Highway have developed in a typical automobile-oriented pattern. These areas include some very successful land uses and several marginal properties. A mix of development styles and aesthetics also defines the area. The Township's challenge is to expand the aesthetic elements of these gateway corridors, integrating landowners' established efforts and assisting the routes to evolve into attractive and welcoming entries to the Ludington area.
- Among the desirable changes are improved pedestrian access, improved internal circulation patterns, shared access off the right-of-way, and improved aesthetics.

## **Chapter 5. Transportation, Utilities, and Community Facilities**

Transportation linkages between Pere Marquette Township and the remainder of the state are quite good. A variety of transportation options are available to Township residents, workers, and visitors.

Water and wastewater utilities are available in portions of the Township, mainly in the north, and otherwise, the entire Township is well-served by public facilities and services.

This chapter overviews the transportation networks, utilities, and community facilities and services within the Township.

### **Transportation**

#### **Road and Highway Network**

With the improvement of US-31 to a rural expressway cross section in 1990, the community gained high-speed connections to the Interstate system to the south. In addition, US-10 provides a link east and west, terminating at the ferry docks in downtown Ludington. This route was upgraded in the early 1990s to a five-lane highway from Jackson Road east, nearly to Scottville. This encompasses the entire stretch of US-10, which runs through the Township.

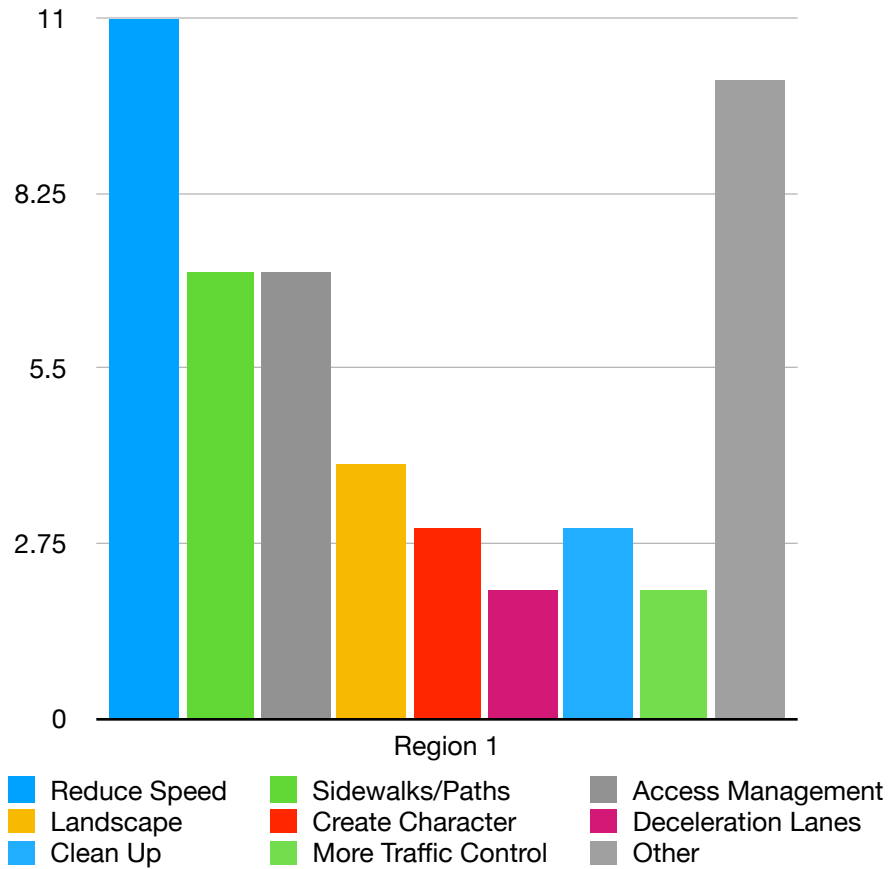
US-10 and US-31 are major highways connecting the Township and the greater state-wide highway network. US-10 runs east to Reed City, Clare, Midland, and Bay City. US-10 goes west through the City of Ludington, ending at the Lake Michigan ferry dock. US-31 runs north to Manistee, Traverse City, and beyond and south to Muskegon, going to Spanish Fort, Alabama.

The arterial road network is laid out in a traditional grid pattern on section and half-section line intervals, interrupted by natural features like rivers and wetlands and man-made ones like the US-31 limited access highway. Internal circulation within subdivisions and residential neighborhoods is generally accomplished on paved and fully improved streets. Most of the county arterial roads in the Township are paved.

The South Pere Marquette Highway interchange with U.S.-31 lies within the Township south of the Pere Marquette River in Section 36. In addition, the northern terminus of the limited-access expressway portion of U.S.-31 occurs at U.S.-10 in Amber Township, not quite a mile east of the Township limits.

Community feedback on US-10 highlighted reducing speed, improving walkability, and access management. **Figure 11** shows the responses in more detail.

**Figure 11 - Community Preference for Improvements to US-10**



Source: Summer 2022 Survey

## **Public Transportation**

The Ludington Mass Transit Authority provides bus service to area residents and workers. The Ludington Mass Transit Authority (LMTA) has provided public transportation to Mason County since 1974. LMTA provides bus transportation services within Ludington, Scottville, and Pere Marquette Township through a demand-response (dial-a-ride) system. LMTA operates 21 vehicles that are all equipped with lifts to allow for the boarding of those who need physical assistance. Like most transit services, the LMTA lost ridership during the COVID-19 pandemic. In 2021 the service provided just over 108,000 rides, down from 177,659 in 2019.

The nearest commercial air transportation is available through Manistee Blacker Airport in Manistee County and the Muskegon County International Airport, located about 60 miles south. The Mason County Airport, located in the Township, provides general aviation and private and charter services.

Railroad freight service is provided by Marquette Rail. The nearest rail passenger service is available in Grand Rapids and Holland.

Seasonal passenger and car ferry service across Lake Michigan to Manitowoc, Wisconsin, is provided by the Lake Michigan Carferry Service. This service is available from May through October. The deep water port in the City of Ludington serves the Great Lakes shipping industry with freighter services generally to meet the needs of local companies and industries.

## **Non-motorized Transportation**

There are relatively few dedicated non-motorized transportation options available within the Township. The need for better sidewalks, walkability, and bike paths was identified during the public input process. The Township has required sidewalks for new developments along US-10 and Pere Marquette Highway through the site plan review process.

USBR (United States Bike Route) 35 runs through the Township along a portion of Pere Marquette Highway, Iris Road, and Lakeshore Road. This

bike route connects Sault Ste. Marie, Canada with the Indiana border near New Buffalo, Michigan.

## **Utilities**

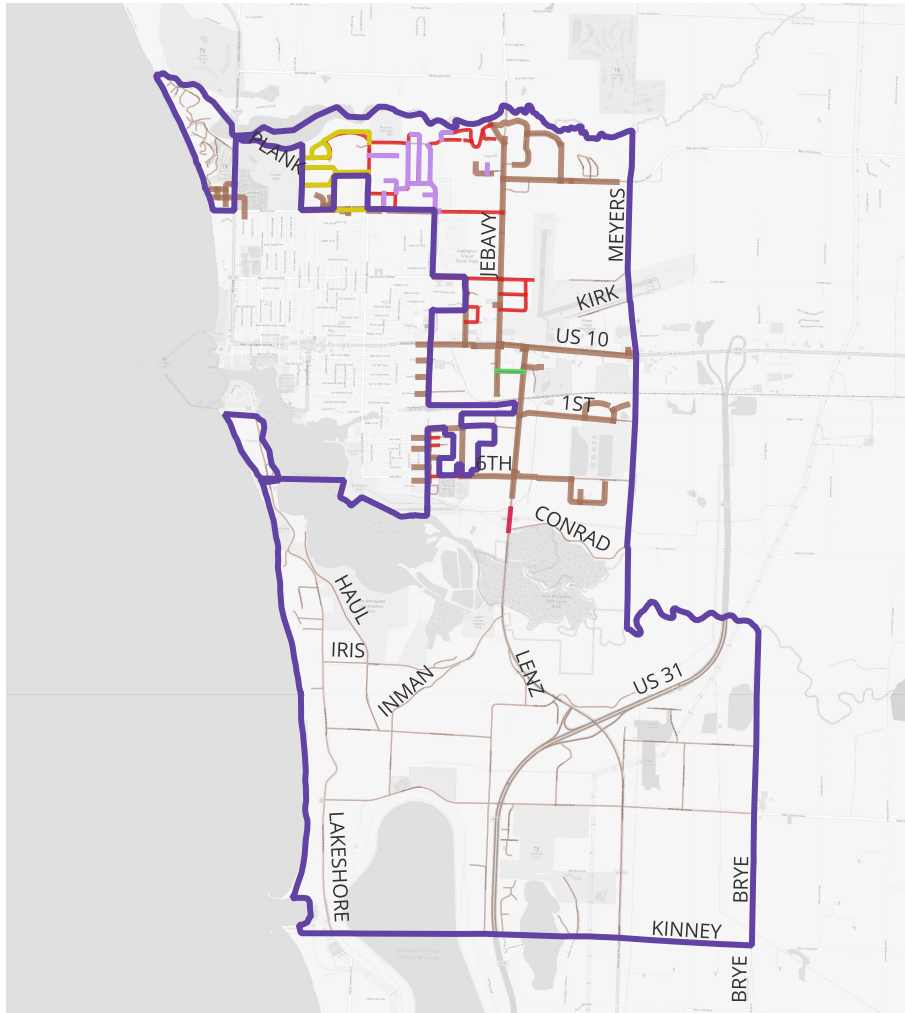
### **Water**

Water service is provided in some portions of the Township north of the Pere Marquette River. Township residents not served by public water rely on private wells. The Township maintains two water systems: the Pere Marquette Purchased Water System; and the Pere Marquette Ground Water System. The Township has an agreement with the City of Ludington through which the City supplies water for the Township Purchased Water System. The City of Ludington draws water from a lake-bed intake in Lake Michigan and maintains a treatment facility and distribution system. The Township's Ground Water System is sourced from water supplied by Township-owned wells. The Township maintains its own treatment facility, elevated storage, and distribution lines. Pere Marquette Township also has an agreement with Amber Township to supply water service to some properties located in Amber Township. The Pere Marquette Township water tower is on West 6th Street.

A township water distribution system map can be found on the following page. This map shows existing water service and the areas it serves. The map also details four water service expansions that are planned.

### **Wastewater**

Most areas of the Township are served by private on-site wastewater disposal systems using septic tanks and drain fields. The City of Ludington's Wastewater Treatment Plant is located in Pere Marquette Township, in section 24 between First and Sixth Streets. Under an agreement between the City and the Township, wastewater services are provided to a significant portion of the northern half of the Township. The Township has plans to expand wastewater sewer service in areas where water service is planned for expansion. A map showing areas of the Township where wastewater disposal service is available and areas of planned expansion can be found below.



**Legend**

Proposed Water Expansion Phases

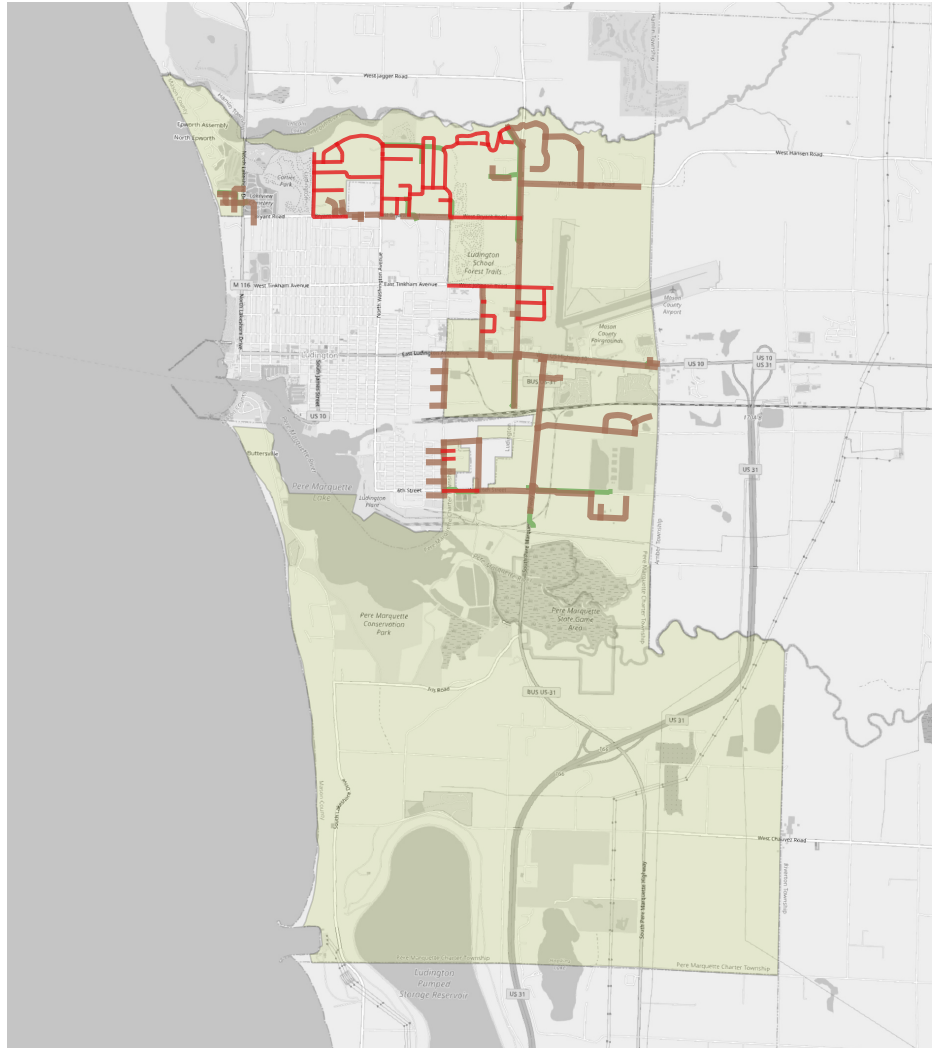
- 1
- 2
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- Township\_ Watermain\_ WSSN\_No.5268
- Township\_ Watermain\_ WSSN\_No.\_5267
- City\_ Watermain

**Water Map**

**Pere Marquette Township, 2022**







- Proposed\_Sanitary\_Sewer
- Existing\_Sewer
- Force\_Main

## Sewer Map

### Pere Marquette Township



June 24,2022

## Community Facilities

Pere Marquette Charter Township owns and operates several public facilities, and various public services are made available to citizens by governmental and other entities. The Township adopted a detailed Parks, Recreation & Open Space Plan in 2020.

### Parks and Recreation

Public parks in Pere Marquette Township provide various recreational opportunities and access to natural resources like the Pere Marquette River, Lincoln River, and Lake Michigan. Pere Marquette Township operates several parks and recreation facilities with nearly 409 acres under Township management. These parks are listed in **Table 10**. In addition to Township parks; there are other publicly and privately owned recreational facilities within Township borders. These include The Consumer’s Energy Pumped Storage Campground and picnic area, Lakeside Links Golf Course, two disk golf courses, the Pere Marquette Shrine, and walking and biking trails located on the Ludington School Forest property off Jebavy.

**Table 10 - Township Owned Parks**

<b>Park</b>	<b>Acres</b>
Buttersville Park Campground and Beach	23.4
Suttons Landing	34.0
Memorial Tree Park	33.9
Pere Marquette Boat Launch Park	1.2
Pere Marquette Conservation Park	316.0
<b>Total Township Park Acreage</b>	<b>408.5</b>

Beyond Township borders, there are several additional golf courses in the County: Lincoln Hills in western Hamlin Township on Lake Michigan and the Hemlock course on the north edge of the Lincoln River in Hamlin and Amber Townships.

Township parks include Buttersville Park, located on the Lake Michigan shoreline, an 18.5 acre, state-licensed campground providing 60

individual campsites, restrooms, a shower facility, and electricity to the campsites.

Just north of Buttersville Park is the Pere Marquette Boat Launch Park, a 1.2-acre parcel that offers a public boat launch and is adjacent to the Father Jacques Marquette memorial, owned and operated by others. The site includes approximately 400 feet of frontage on Pere Marquette Lake with a boat launch and parking facility to improve small boat access to the Pere Marquette Lake and Lake Michigan. The launch site provides seasonal access to move ice shanties onto the lake during the winter months.

Sutton's Landing Park is a 34-acre parcel maintained by the Township and is located across Iris Road from the Township Hall. It runs along the southern bank of the South Fork of the Pere Marquette River and includes approximately 425 feet of river frontage. The facility is open year-round, and the shelter building is available by reservation.

Memorial Tree Park is located in the northern portion of the Township and is a 27-acre, all-season park that includes an athletic field, a well-equipped playground, and picnic areas. It has several picnic shelter buildings, nature trails, and riverfront views along the Lincoln River.

The Pere Marquette Conservation Park is a recently acquired property currently in planning for improvements. This 316-acre site includes frontage on the Pere Marquette River, wetlands, ponds, forest, and meadows on varied topography. The park is bound by Iris Road and Lakeshore Drive on the south and west.

### **Recreation Properties Owned by Others**

Also located in the Township, but not a Township property, is the Pumped Storage Park and Campground, a 65-acre facility maintained by the Mason County Park Commission. It straddles Chauvez Road immediately north of the Consumers Energy Pumped Storage project. The 30-acre park includes a disk golf course, a fully equipped playground, and a picnic area. The facility consists of a 35-acre, state-licensed campground that provides 56 sites.

The 50-acre Mason County Fairgrounds are located on US-10 on the east side of the Township and are home to the Mason County fair and other outdoor events.

The Michigan DNR owns large tracts of the Pere Marquette River floodplain, providing wildlife habitat and fishing and hunting opportunities. These 273 acres are primarily undeveloped rivers and wetlands, though there is a public waterfowl observation tower at the corner of West Conrad and Pere Marquette Highway. The DNR also owns an undeveloped 43-acre parcel on Lake Michigan at the junction of Chauvez and South Lakeshore Drive.

The Leviathan disc golf course and Ludington School Forest Trails exist on 148 acres the Ludington Area Schools District owns near Jebavy and West Bryant roads.

Numerous other facilities offering additional recreational opportunities for Township residents are located nearby, outside of the Township. Additionally, the State of Michigan operates several recreational facilities nearby, including the well-known Ludington State Park, a few miles north of the Township.

To provide public recreational facilities that are attractive to the greater community and area visitors, the Township recognizes the importance of cooperation and complementary planning among local governmental entities and the private sector. This cooperation will provide a wide range of diverse recreational opportunities for the community. Additional information about recreational opportunities in the Township and greater community can be found in the 2020 Pere Marquette Charter Township Parks & Recreation & Open Space Plan.

### **Township Hall and Other Buildings**

The 5,000 sq. ft. Township Hall located on S. Pere Marquette Highway houses the Township's administrative offices. Pere Marquette Township keeps regular business hours to provide the public with easier access to Township services, officials, and staff. The Township Hall features a fully accessible, 1,900 sq. ft. meeting room available to Township residents and groups on a rental basis. This space, on the lower level of Township Hall, is also where most public meetings are held.

### **Police and Fire Departments**

The Township maintains a volunteer Fire Department housed at the Township's single fire station on S. Pere Marquette Highway just south of Sixth Street. This 8,000-square-foot steel building houses the

Township's fire trucks, a meeting room for the Fire Department, and recuperative facilities for the volunteer firefighters.

The Department is one of three constituting the Western Mason County Fire District Authority which is responsible for coordinating emergency response backup procedures, standardizing and funding equipment purchases, and conducting joint training. Operationally, the Authority functions as a single entity in dealing with major emergency incidents. Other member entities are Hamlin Township and the City of Ludington.

The Township is one of fifteen townships forming the jurisdiction of the Mason County Sheriff's Department. The Department maintains road and security patrols throughout the county and operates the county jail, which underwent a major upgrade and expansion in early 2000.

The Mason County Sheriff's Department also shares traffic management over state and federal highways with the Michigan State Police operating out of the Hart post. In the Spring of 2001, Pere Marquette Township and the Michigan State Police worked together to establish a State Police Satellite office in the Township Fire Department building. This office, which in 2006 became a full sub-station of the Hart MSP Post, provides Troopers with a convenient location within the County to hold interviews and meetings, complete reports, and conduct other business. The arrangement saves time and costs for the Troopers and provides more efficient State Police coverage for Mason County.

### **Corewell Health Ludington West Hospital**

This community healthcare facility serves a market area that includes Mason, Oceana, Lake, and Manistee Counties. The 81-bed facility is located in both the City of Ludington and Pere Marquette Charter Township. With over 500 full-time equivalent employees, the hospital offers a broad range of medical, surgical, diagnostic, and outpatient medical services. In addition to providing health care and medical treatment, the Hospital annually contributes to numerous local community organizations.

### **Education**

Pere Marquette Charter Township is served by one Public School District and one parochial school. The Ludington Area School District provides public elementary and secondary education through one elementary

school, one Middle School, and one High School. The total system enrollment is about 2,100 students.

In addition, the Ludington Area Catholic Schools serves students in the Kindergarten through 8th-grade levels.

West Shore Community College, located in rural Victory Township, offers 33 degrees and has an enrollment of over 1,100 students.

The map on page 54 illustrates the location of public, municipal, and recreational lands in the Township.

## **Planning Implications**

A community's transportation and utility system can serve as an important platform for further development. It may also serve as an important mechanism to guide and direct growth.

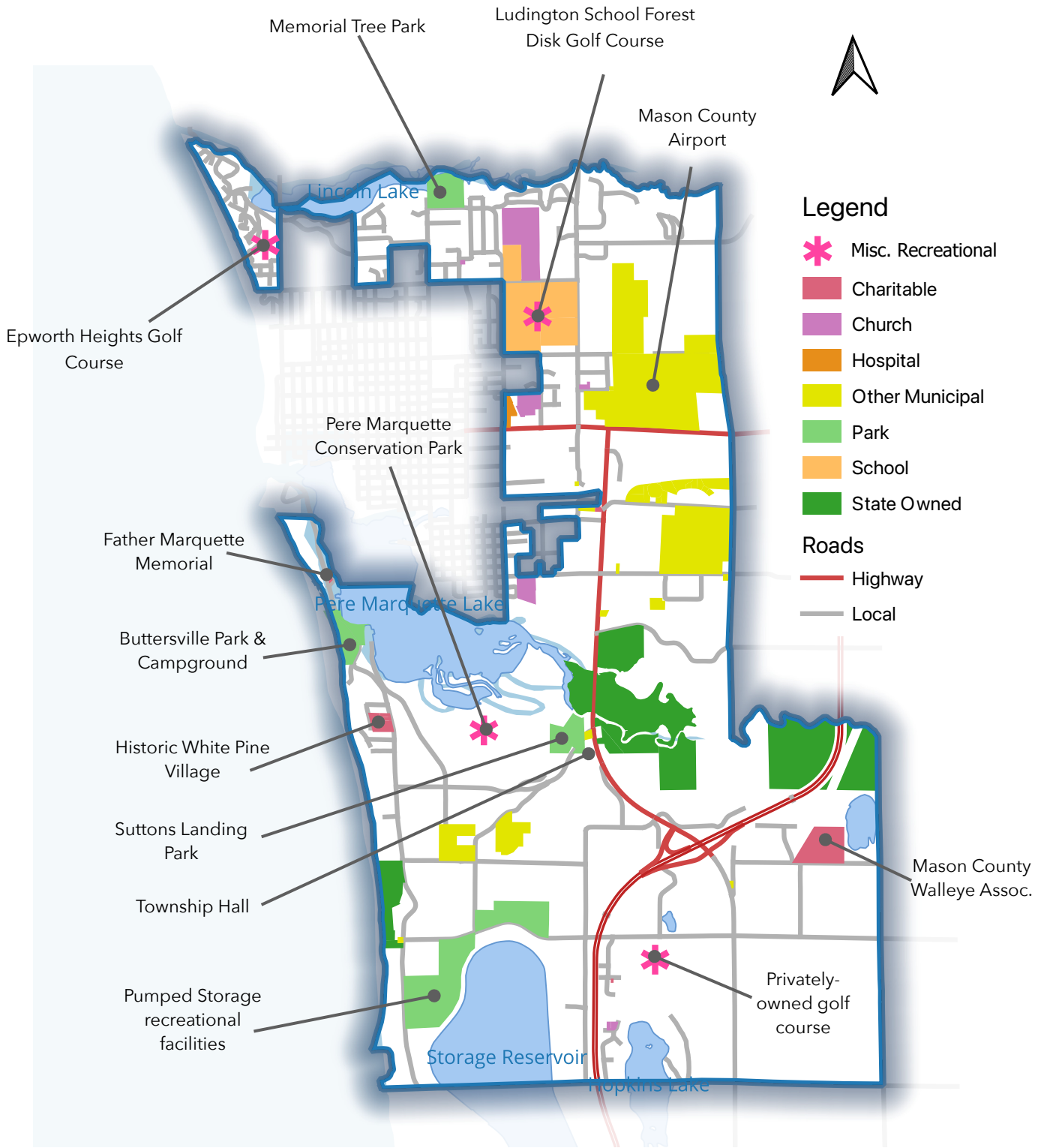
Recreational amenities provide quality of life and enhance the lifestyle of Township residents. Lifestyle is an important driver of economic development and growth in the 21st Century.

Community facilities related to basic services must be evaluated from time to time to ensure they adequately serve the community's current and future needs.

The following summarizes the essential planning implications relevant to the infrastructure, recreation, and community facilities in Pere Marquette Charter Township.

- The Township is postured to establish future land use patterns to avoid the undesired pattern of sprawl as well as the degradation of its environment and natural features. Most importantly, the Township already has the tools and facilities to manage future land use. Public water and wastewater can be effective tools to manage growth. However, for this technique to be effective, the limited capacity in both systems must be allocated to areas where growth is desired.
- Planned water and sewer enhancements, particularly those north of Bryant Road, will help accommodate infill development, provide more reliable service to existing residents, and help protect ground and surface water quality.

- Demand for commercial development along Pere Marquette Highway, between the Pere Marquette River and Chauvez Road, calls for consideration of water and sewer service in that corridor.
- The primary entryways into the Greater Ludington Area are along U.S.-10 and South Pere Marquette Highway. The aesthetics of these corridors are poor, and the Township should consider efforts to improve both the visual impact and the range of land uses along them.
- A lack of alternative transportation options within the Township limits access to those who cannot, or choose not to, drive an automobile. Increasing the number of pedestrian, bicycle, and public transportation options within the Township can help provide greater access to neighborhoods, services, and businesses, as well as provide additional recreational opportunities.
- As additional regional-scale commercial development occurs along the U.S.-10 corridor, traffic levels are likely to increase. Appropriate access management and congestion mitigation techniques must be considered as development occurs to ensure that the safety and function of the roadway are maintained. Specifically, curb-cut reduction and access management policies should be considered, and solutions for congestion surrounding the Jebavy Drive and South Pere Marquette Highway intersections should be further investigated.
- Because of congestion at Jebavy Drive and US-10, alternate east-west routes connecting Jebavy with US-10 north of the airport should be studied.
- The Township is well served by recreational offerings in and near the Township, and the 2020 Pere Marquette Charter Township Parks & Recreation & Open Space Plan provides guidance for strategic improvements to address evolving demographics and needs.



**Pere Marquette Charter Twp. - Public, Municipal, and Recreational Lands**



## **Section III. Comprehensive Plan**

This section of the Plan is the culmination of the entire planning process. Chapter 7 sets forth the Future Land Use Plan for Pere Marquette Charter Township. In Chapter 8, the Comprehensive Plan offers a framework for implementing the Plan. The current Plan considers the goals established in previous planning efforts, the Township's accomplishments toward those goals, and modifications or extensions of the goals and their implementation.

## Chapter 6. Goals and Objectives

The Pere Marquette Planning Commission, using an updated community profile and public input, reviewed guiding principles, goals, and objectives using those in the 2016 Comprehensive Plan as a starting point. The **guiding principles** for this comprehensive plan are as follows.

- Preserve and enhance natural features, the environment, and agricultural lands.
- Manage growth in areas of the Township south of the Pere Marquette River.
- Limit more intense development to areas of the Township north of the Pere Marquette River, where public utilities are available.
- Provide for the creation of quality, affordable housing for all members of the community.
- Retain the existing economic and employment base while considering ways to diversify the local economy.
- Improve aesthetic character, safety, and vehicular access along major highway corridors.
- Address the lack of non-motorized transportation options within the community and along the U.S.-10/U.S.-31 corridor.
- Maintain, improve, and enhance existing infrastructure.

The following goal and objective statements have been developed to provide a general policy foundation for this Plan. Each goal statement is intended to describe the Township in the near future (i.e., about twenty years), and each is intended to describe a positive and attainable status toward which the Township may strive. Many of the goals and objectives from the previous Comprehensive Plan apply to future development within the Township and have remained within this chapter or been modified to reflect current community conditions better.

Objective statements are also stated for each of the goals. These may be regarded as milestones or sub-elements of the broader goal. Generally, the goal statements have some measurable aspects. The

goals and objectives have been organized into nine categories that generally parallel the land uses and services in the community.

## **General Development**

### **Goal**

Land uses in Pere Marquette Charter Township will be arranged to protect and preserve the area's natural features with efficient and attractive development formed around a strong core.

### **Objectives**

- The key natural features of the Township will be identified, including surface water, wetlands, dune areas, and woodlands, and specific strategies to protect endangered areas will be developed.
- The Township will utilize land use regulatory measures that promote the protection of natural features in conjunction with local zoning and State regulatory agencies.
- Development will be encouraged in areas served or to be served with public utilities.
- The Township will foster the recognition, development, and preservation of local historical sites.
- Development techniques that retain large, unfragmented parcels will be encouraged.
- Within developed areas, the Township will implement programs to eliminate or reduce the effects of incompatible land uses.
- Maintain and improve communication and cooperation with adjoining jurisdictions and regional entities on planning, development, and land-use issues that impact the regional community.

## **Residential Development**

### **Goal**

There will be an adequate supply of housing available in the Township to serve a broad spectrum of preferences and income levels, located within attractive and well-preserved neighborhoods, served by public utilities, and flexibly developed to preserve and enhance the area's natural beauty.

### **Objectives**

- Pere Marquette Charter Township will plan land uses and infrastructure to provide an adequate housing supply for the community's projected growth.
- The Township's housing supply will accommodate the shelter needs of the entire spectrum of township residents in terms of income levels, housing, and tenure types, including smaller homes and accessory dwelling units.
- Housing will be carefully and thoughtfully located with respect to natural features, public utilities, and neighborhood needs.
- Programs to preserve and enhance existing neighborhoods and housing stock will be continued and expanded.
- Controls will be established to encourage development techniques that promote the rational use of land and the preservation of natural features.
- Mixed-use development will be permitted in commercial zones.

## **Commercial Development**

### **Goal**

Pere Marquette Township will strive to provide commercial development that will be attractively arranged to serve residents, visitors, and the local community.

## **Objectives**

- Land use patterns will be developed to encourage the strengthening of the Township's commercial core through the thoughtful clustering of compatible and symbiotic business types.
- Promote mixed-use and small-scale, service commercial development to serve neighborhoods in areas of existing residential development.
- Collaborate with other jurisdictions and business organizations to identify current economic conditions and needs and develop a comprehensive local economic strategy or plan.
- Site development standards will be implemented to improve the aesthetic appeal and efficiency of the community's commercial areas in harmony with the area's natural features.
- Commercial land uses will be arranged to provide safe and efficient automobile, public transportation, and pedestrian linkages to one another and to residential areas.
- In areas of the Township with adequate public infrastructure, in-fill development will be encouraged to promote the most efficient utilization of commercial areas and to discourage the development of isolated commercial areas.
- Within the commercial entryways into the community, the Township will keep regulatory measures to improve and enhance the aesthetics and attractiveness of the community.
- The Township will work with surrounding communities to make the area attractive to business, including ongoing improvements to roads, corridors, facilities, and services.
- Commercial or large-scale solar farms are to be limited to large parcels in commercial and industrial zones and other parcels designated by the Brownfield Authority.
- Mixed-use development will be permitted in commercial zones.

## **Industrial Development**

### **Goal**

Pere Marquette Charter Township will include clean and attractive industrial areas that are well-served with efficient roadways, pedestrian connections, and public utilities with adequate space for further development to provide high-quality work environments for the community.

### **Objectives**

- The Township will reserve sufficient lands and utility capacity to accommodate the likely industrial development needs of the area.
- Industrial land uses will be clustered to promote the efficient use of infrastructure, minimize conflicts with other land uses, and discourage isolated industrial land uses.
- Land use policies will encourage industries that offer maximum employment opportunities and a diverse range of industrial types.
- Site development standards will be implemented to improve the aesthetic appeal and efficiency of the community's industrial areas in harmony with the area's natural features.
- The Township will specifically expand and promote its Industrial Park sites.

## **Agriculture**

### **Goal**

Pere Marquette Township will be the home of viable agricultural operations located on suitable soils and protected from encroachment from more intense development.

### **Objectives**

- The Township will work with local resource groups to distribute information and promote planning issues, regulations, and land preservation programs to educate residents.

- The Township will identify the highest quality and most productive agricultural areas and work with landowners to develop feasible mechanisms to preserve those areas for farming purposes.
- Land division regulations in the Township will be implemented to discourage the fragmentation of viable agricultural lands.
- The Township will establish standards within agriculturally zoned areas that provide additional income opportunities or reduce costs for local farmers by permitting additional agriculturally related activities such as farm markets and stands; farm tours; civic, private, and promotional events; value-added agricultural enterprises; and wineries, breweries, and distilleries.
- The Township will encourage the growth and development of agricultural-related industries.
- The Township will develop incentives and related mechanisms to enable viable farming operations to remain active.

## **Recreation, Open Space, Natural Areas, and the Environment**

### **Goal 1**

The water quality of Lake Michigan and the Township’s inland lakes, rivers, and streams will be protected from degradation.

### **Objectives**

- Encourage proper riparian land management practices within the Township to reduce non-point source pollution into bodies of water.
- Encourage the use of Low Impact Design (LID) stormwater control techniques like rain gardens, bio-retention areas, and bioswales in new developments.
- For waterfront properties, consider establishing shoreline protection standards, like required greenbelts and vegetative buffers.

- Consider establishing impervious surface reduction standards for development within the Township.
- Encourage tree canopy coverage within the Township by planting street trees within the right-of-ways of public streets, implementing a tree-planting program for public properties, and requiring the planting of trees as a part of the site plan review process.

## **Goal 2**

The sensitive natural areas and open lands of Pere Marquette Charter Township will be carefully preserved.

### **Objectives**

- Continue measures to protect such sensitive natural features as critical dunes, wetlands, woodlands, and shorelines.
- The Township will identify and prioritize environmentally sensitive areas of the Township for preservation, including shorelines, drainage ways, steep slopes, and wetlands for preservation.
- Work with local resource groups to educate residents on the importance of conservation and specific opportunities for conserving lands within the Township.

## **Goal 3**

The recreational amenities and opportunities of the community will be expanded and improved to serve the needs of residents and visitors alike.

### **Objectives**

- Coordinate improvements to public and private sector recreation facilities and services to meet the needs of residents and visitors to the area.
- Township plans and procedures will seek to minimize land use conflicts between recreation facilities and residential areas.
- Investigation of the expansion of indoor and outdoor recreational facilities to further the quality of life for Township residents and others in the local community.



## **Goal 4**

Expand and enhance recreational opportunities to meet the demand of residents and visitors, including supporting the goals and objectives of the Township's Parks, Recreation, and Open Space Plan 2020-2024.

### **Objectives**

- Expand campsites at the Buttersville Park and Campground
- Support the Township's efforts to plan and develop the Pere Marquette Conservation Park.

## **Transportation**

### **Goal 1**

The transportation system of Pere Marquette Charter Township will be designed to effectively serve the community's land use and growth objectives, providing residents, businesses, and visitors with safe and efficient linkages within the community and to the broader region.

### **Objectives**

- Road improvement decisions will be made in accordance with the Township's Future Land Use Plan.
- Encourage effective access management procedures to maintain efficient traffic flow along arterials.
- Encourage land uses and site design configurations that provide efficient on-site circulation for both pedestrian and vehicular traffic.
- Encourage the continued operation of the Mason County Airport as an important part of the area's economic development plans.
- Encourage the continued provision of public transportation out, into, and throughout the Township.
- Continue partnering with the Mason County Road Commission to improve Township roadways.

## **Goal 2**

Improve the function, safety, and aesthetics of the US-10 and Pere Marquette Highway corridors.

### **Objectives**

- Work with the Michigan Department of Transportation (MDOT) and the Mason County Road Commission to identify ways to reduce traffic congestion on US-10, specifically near the Pere Marquette Highway and Jebavy Drive intersections.
- Work with Mason County to develop common development standards along the US-10 corridor that address sidewalks, landscaping, and access management.
- Adopt access-management standards for the US-10 and Pere Marquette Highway corridors that address site access and driveway quantity and location.
- Consider the creation of a corridor improvement authority to fund safety and aesthetic improvements, such as sidewalks, crosswalks, decorative lighting, streetscape elements, and burying overhead utilities along US-10 and Pere Marquette Highway.
- Establish special improvement district(s) (SID) to help fund sidewalk installation.

## **Goal 3**

Improve pedestrian and bicycle routes and connections between neighborhoods, parks, commercial areas, and neighboring jurisdictions.

### **Objectives**

- Work with adjoining jurisdictions and Mason County to create a multi-use path from Ludington to Scottville.
- Investigate the potential for creating continuous sidewalks and safe street crossings along US-10 to increase pedestrian and bicycle safety and access.

- Work with the Mason County Road Commission to provide safer conditions, such as widened shoulders, for bicyclists and pedestrians along rural roads within the Township.
- Consider requiring integrated pedestrian access and connections to neighboring areas in new developments.
- Develop a pedestrian bridge over US-10 near Walmart.

## **Utilities and Community Services**

### **Goal 1**

The public facilities of Pere Marquette Charter Township will be located and designed in accordance with local development plans, and system improvements will be coordinated on a rational and efficient service-area basis.

### **Objectives**

- Make water and wastewater improvement decisions in accordance with the Township's Comprehensive Plan.
- Assure adequate water and wastewater capacity to efficiently meet the residential, commercial, and industrial land use needs of the Township.
- Manage stormwater runoff to minimize impacts on streams and wildlife habitat and work with the County Drain Commissioner to establish consistent guidance for stormwater management.
- Continue to expand and improve the municipal water system as the needs demand it and as the Township sees it will be needed in the future.
- Consider implementing a groundwater protection standard as well as wellhead protection standards.
- Support regional efforts to expand broadband.

## **Goal 2**

The Township will continually work to maximize the safety of residents by collaborating with the Mason County Emergency Management Office to identify and respond to potential hazards.

### **Objectives**

- Maintain communication with the Mason County Emergency Management Office to identify ways the Township can be prepared to respond better to potential hazards.
- Coordinate and host informational presentations on emergency preparedness to better inform residents of potential hazards and how to respond to them.

## **Economic Development**

Update programs and infrastructure for an evolving, modern economy.

### **Goal**

- Reposition blighted and obsolete properties.
- Activate Brownfield Authority to encourage redevelopment of challenged properties.
- Establish a development policy to guide incentives toward desired uses and development.

## **Implementation Table**

The table in Appendix A identifies the priority levels and general implementation timing for the objectives for each goal in this chapter. Each objective has been assigned a low, medium, or high-importance priority. The objectives have also been given a timeframe for completion. Objectives are either identified for completion in the short term (within the next five years) or over the long term (five years or more in the future). If an objective should be addressed in the short term, but work will continue for longer than five years into the future, the objective is considered "ongoing."

## **Chapter 7. Future Land Use Plan and Zoning Plan**

Two critical components of any master planning effort are the development of a Future Land Use Plan and a Zoning Plan. The Pere Marquette Charter Township Future Land Use Map was developed based on stakeholder input at public meetings and feedback from the Township Planning Commission and staff. The Zoning Plan reflects the Future Land Use Plan and should be used as a guiding document when updating the Zoning Ordinance.

### **Future Land Use Plan**

The Pere Marquette Township Comprehensive Plan establishes general patterns of land use to guide the Township's growth and development for the next twenty to twenty-five years. Periodic updates of the Plan, such as that done in 2022, extends it into future years, so the vision is always about two decades hence. The intent is to foster orderly patterns of development that preserve the community's important natural features, promote high-quality and appropriately-scaled residential, commercial, and industrial development, provide efficient transportation connections, and enhance the quality of life for residents. These goals must be accomplished while recognizing the impact of shifting demographic and economic patterns and advancing technology.

In all cases, the official Zoning Ordinance takes precedence if there is a question between the Ordinance and the Comprehensive Plan. Working in concert with the Zoning Ordinance, this Comprehensive Plan and the efforts of many dedicated men and women guide the orderly growth and development of the Township.

The Planning Commission has established a general limit for growth defined by the Pere Marquette River estuary. This recent planning effort, however, recognizes the demand for limited commercial services along Pere Marquette Highway south of the river and near the US-31 interchange. This future land use plan will promote efficient and attractive growth almost exclusively north of River and estuary while introducing some commercial along Pere Marquette Highway south of the river.

By encouraging most development within the growth boundary (i.e., north of the Pere Marquette River), in the vicinity of existing development and utility systems, the Township will be able to accommodate the anticipated growth while maintaining high-quality residential and commercial development. This goes hand in hand with restricting growth to maintain and regulate desired densities. The area south of the Pere Marquette River is one where intensive growth and development would be limited.

The Future Land Use Map, found below,, shows generalized locations for the broad future land-use areas described below.

### **Low-Density Suburban Residential**

This designation is characterized by single-family residential uses and is intended to provide for suburban-style neighborhoods in areas suitable for development, primarily north of the Pere Marquette River. Schools, neighborhood parks, churches, and other similar uses should also be considered in these areas. Residential development in these areas should be scaled primarily for passenger car travel and be suitable for families with school-age children. A network of sidewalks and shared-use pathways should link neighborhoods and surrounding uses. Cluster developments that preserve open space should be encouraged.

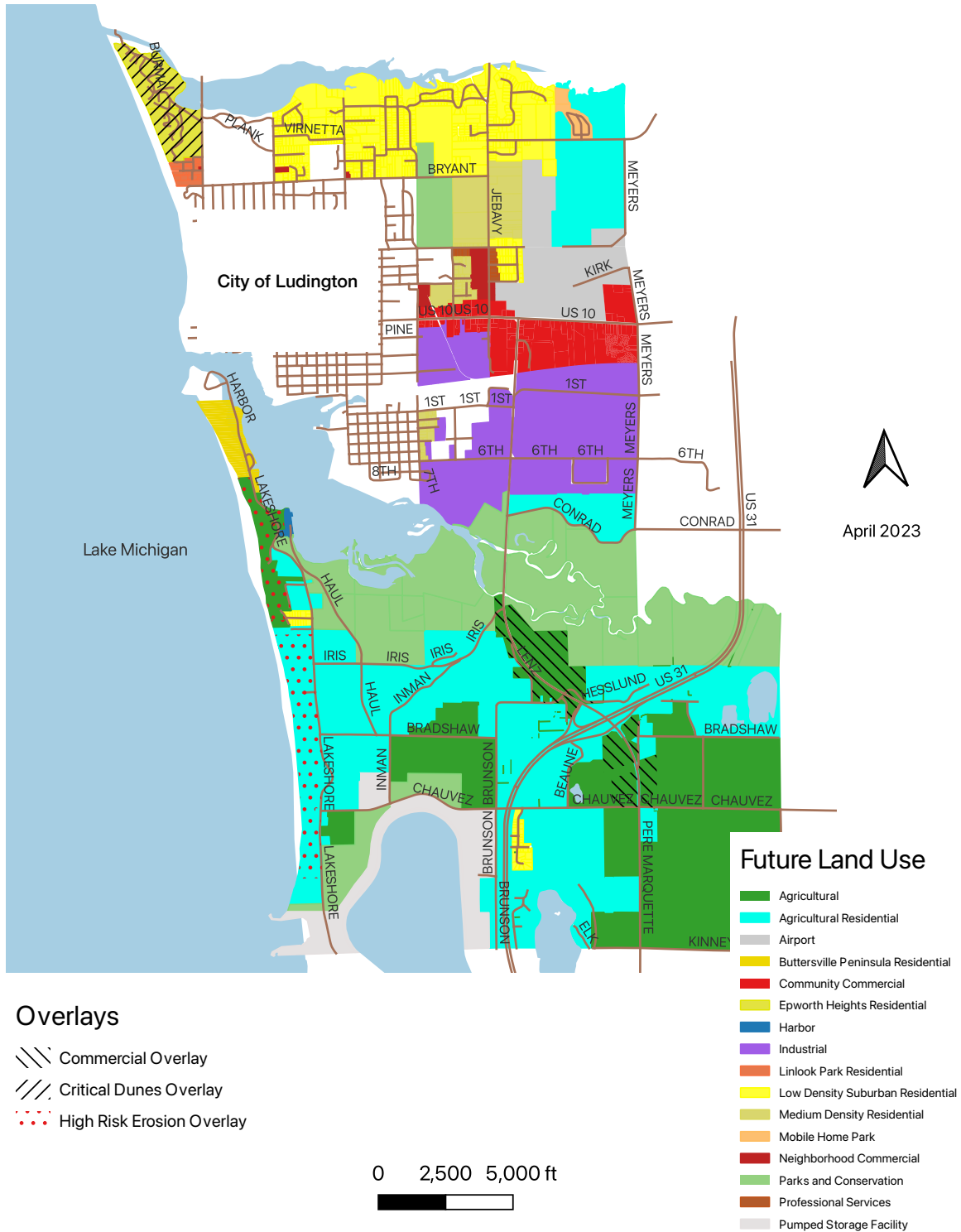
Low Density Suburban Residential areas are primarily found in the northern portion of the Township, near Lincoln Lake and the Lincoln River. Smaller pockets of this designation are located in other portions of the Township where suburban neighborhood development currently exists.

This future land use category corresponds to the R-1 Zoning District.

### **Medium Density Residential**

The Medium Density Residential designation is intended to support human-scale, walkable neighborhoods near commercial and recreational services with high-quality amenities and attractive design. The primary uses in these areas should include attached single-family homes and apartments as well as related institutional uses. Innovative design techniques that accommodate a mix of uses that complement each other should be considered. Development in these areas should be served by public utilities, provide non-motorized transportation

# Pere Marquette Township - Future Land Use





connections, and be designed to provide increased density, maintain an attractive aesthetic character, and be harmonious with the natural environment.

This designation is located in areas of the Township north of the Pere Marquette River, near the City of Ludington and busier roadways.

This future land use category corresponds to the R-2 Zoning District.

### **Buttersville Peninsula Residential**

The Buttersville Peninsula Residential designation is intended to provide for lower-density, single-family residential uses on the waterfront lots of the Buttersville Peninsula and foster the protection of shorelines, dunes, and other important natural features. Development in this area should be designed to limit impacts on the natural environment by utilizing appropriate setbacks, impervious surface limitations, and carefully planned construction.

This future land use category corresponds to the R-1 Zoning District, though consideration should be given to establishing a new district for the Buttersville Peninsula.

### **Epworth Heights Residential**

The purpose of the Epworth Heights Residential designation is to provide for the continuation of the existing resort residential uses within the Epworth Heights area. Primary uses will include single-family cottages, resort homes, and related resort uses that serve the Epworth Heights community. Development in this area should complement the existing historic character of Epworth Heights.

This future land use category corresponds to the Epworth Heights Resort Residential Zoning District.

### **Linlook Park Residential**

The Linlook Park Residential designation is intended to provide for single-family residential uses and foster the protection of the Lake Michigan shoreline and other important natural features. Primary uses within this area are single-family homes on smaller lots. Development within the Linlook Park Residential designation should complement the

existing cottage community character and be designed to limit impacts on the natural environment.

This future land use category corresponds to the R-1 Zoning District, though consideration should be given to establishing a new district for the Linlook Park neighborhood.

### **Mobile Home Park**

This designation recognizes the existing mobile home park on West Rasmussen Road. This area allows for mobile home residences and mobile home park facilities such as clubhouses and recreation facilities. Mobile home park development and expansions are regulated by the Mobile Home Commission Act, Michigan Act 96 of 1987.

This future land use category corresponds to the MHP Zoning District.

### **Agricultural Residential**

The primary purpose of the Agricultural Residential designation is to address the need for scattered single-family residential development in relatively rural, low-density patterns. Uses in these areas will include single-family residential homes built on large lots or in conservation clusters that result in the preservation of significant open lands. This designation should also consider agricultural operations, landscaping operations, and similar uses. Public parks and natural land conservancies are also encouraged in these areas. The desired character in this designation is for scattered single-family residential homes set amongst preserved open space, farmland, and natural areas. Some complimentary commercial uses are permitted on a limited basis, including introducing lower-impact highway commercial in appropriate stretches of Pere Marquette Highway.

This designation is located primarily in large portions of the Township south of the Pere Marquette River, where existing development densities are low and the desire to preserve open space is high.

This future land use category corresponds to the A/R Zoning District.

### **Agriculture**

This designation intends to promote the continued use of quality farmlands for agricultural purposes and to minimize the potential for

conflict with more intense land uses. The primary uses in the Agriculture designation should be farming and related activities. Field crops, orchards, and livestock operations may be permitted. Residential development associated with farming operations should be anticipated, while other single-family housing should be considered either in very low densities or in conservation clusters that preserve quality farmland.

The Agriculture designation is primarily located in the southern portions of the Township where quality farmlands exist.

This future land use category corresponds to the A-1 Zoning District.

### **Neighborhood Commercial**

The Neighborhood Commercial designation is intended to create small-scale, pedestrian-oriented commercial nodes compatible with surrounding residential neighborhoods. The primary uses in these areas should include retail, commercial service, and office establishments that serve the surrounding residential areas and the Township as a whole. Development in these areas should include pedestrian links to surrounding uses and be scaled to complement the scale and character of the surrounding neighborhood.

Neighborhood Commercial areas are located in small pockets near existing residential neighborhoods in the northern portion of the Township.

This future land use category corresponds to the C-1 Zoning District.

### **Community Commercial**

The purpose of the Community Commercial designation is to provide for general retail and commercial development within the Township. Uses within these areas are primarily automobile-oriented and include gas stations, drive-through restaurants, large grocery stores, hotels, and larger-scale commercial services. Developments may have large footprints and parking lots that serve the needs of businesses. Still, buildings should be thoughtfully located and designed to maintain the unique character of the Township while providing pedestrian connections to surrounding uses. Mixed-use development and higher-density residential uses are also encouraged in these areas.

Community Commercial areas are located along the U.S.-10 corridor, where high volumes of vehicular traffic are conducive to commercial activities and where opportunities to densify to support other modes of transportation, including walking and biking, exist.

This future land use category corresponds to the C-2 Zoning District.

### **Professional Services**

The Professional Services designation is intended to accommodate the establishment of traditional offices and service uses such as health care, accountants, insurance agencies, and other consultants. These office and service establishments will be the primary uses in these areas, with developments designed to provide efficient customer access but serve a lower-volume clientele than retail locations.

Small areas of this designation are located adjacent to other smaller-scale commercial areas along N. Jebavy Drive and Johnson Road.

This future land use category corresponds to the PS Zoning District.

### **Industrial**

The Industrial designation is intended to provide employment for area residents and manufactured goods and services to meet the needs of the larger west Michigan region. New development should be designed to have a minimal impact on the environment and the surrounding community. It may include high-intensity commercial, minor assembly, research, technology, warehousing, mini-storage, contractor offices and storage yards, and similar uses. The Township will continue to work with existing high-intensity industrial land uses to minimize the environmental and aesthetic impact on the community while promoting a healthy economy. Development in these areas should have appropriate utility and transportation connections and be in harmony with the area's natural features. Truck traffic will be efficiently routed to regional arterials without traveling through residential areas, and significant buffers and setbacks will be implemented to minimize impacts on adjacent properties.

The Industrial designation is primarily located in the middle portion of the Township between First Street and the Pere Marquette River.

This future land use category corresponds to the I Zoning District.

### **Airport**

The purpose of this designation is to provide a dedicated area for the continued use of the Mason County Airport. The County and the Federal Aviation Administration set airport regulations. As such, an airport zone will have additional restrictions than the same land would have if there were no airports in the area.

This designation is located in the northern portion of the Township along U.S-10.

This future land use category corresponds to the AP Zoning District.

### **Pumped Storage Facility**

The purpose of the Pumped Storage Facility designation is to provide a dedicated area for the continued use of the Consumers Energy pumped storage energy generation plant and reservoir.

This designation is located in the southwest corner of the Township.

This future land use category corresponds to the Pump Storage Zoning District.

### **Parks and Conservation**

The intent of the Parks and Conservation designation is to identify parkland, open space and to protect natural features and important environmental areas of significance. Primary uses in these areas should include passive and active recreation facilities, open space preservation, forestry, and the buffering of valuable natural features. Development in this designation should be compatible with the surrounding landscape and adjacent uses. These areas should be located to preserve critical shorelines, dunes, wetlands, wildlife habitats, forest lands, and river valleys.

Parks and Conservation areas can be found scattered throughout the Township but are most prevalent along the Pere Marquette River and Lake Michigan shoreline.

This future land use category corresponds to the following overlay districts:

- Conservation Floodplain Overlay Zone
- National Scenic River Overlay Zone
- High-Risk Erosion Overlay Zone

Consideration should be given to establishing a Parks zoning district for those lands not protected by the above-noted overlay zones.

### **Harbor**

The Harbor designation recognizes and provides areas for the shipping, receiving, and storage of materials at a water port facility. The lone Harbor-designated property is on the south side of Pere Marquette Lake, east of Lakeshore Drive.

This future land use category corresponds to the HAR Zoning District.

### **Highway Commercial Overlay**

This zone shows where limited highway commercial uses can be introduced to an area along Pere Marquette Highway, south of the Pere Marquette River. Low-impact commercial uses could be allowed here as a conditional use provided they respect the underlying A/R Zoning District dimensional requirements.

This future land use category has no corresponding Zoning district or overlay.

Pere Marquette Charter Township Zoning District Regulations						
Use	Min. Lot Area (S.F.)	Min. Lot Width (Ft)	Setbacks (Ft)			Maximum Building Height (Ft)
			Front	Rear	Side	
R-1 Low Density Residential						
Single-family dwellings	15,000	80	40	30	15	35
R-2 Medium Density Residential						
Single- and two-family dwellings	12,000	65	25	25	10	35
A/R Agriculture Residential						
SF and all other permitted uses (except cemeteries)	1 acre	150	40	40	20	35
Cemeteries	5 acres	-	40	40	20	15
Epworth Heights Resort Residential						
Single-family dwellings	-	-	50 ft f/ all lot lines	50 ft f/ all lot lines	50 ft f/ all lot lines	-
C-1 & C-2 Commercial						
All uses	21,780	100	50	25	15	60
I Industrial						
All uses	1 acre	100	50	40	30	60
A-1 Agricultural						
SF and all other permitted uses	1 acre	150	40	40	20	35
HAR - Harbor District						
All uses	1 acre	-	40	40	40	60
AP - Airport						
All uses	1 acre	100	50	50	50	60
Pumped Storage						
All uses	1 acre	100	50	50	50	60

The adjacent table illustrates the regulations of the existing zoning districts in the Pere Marquette Charter Township Zoning Ordinance.

## **Zoning Plan**

According to Section 2(d) of the Michigan Planning Enabling Act (PA 33 of 2008), a master plan shall include a “Zoning Plan” depicting the various zoning districts and their use, as well as standards for height, bulk, location, and use of buildings and premises. The Zoning Plan serves as the basis for the Zoning Ordinance. The next portion of the Comprehensive Plan describes the existing Zoning Districts of the Pere Marquette Charter Township Zoning Ordinance, the regulations of these districts, and potential zoning considerations for the Township.

### **Relationship to the Comprehensive Plan**

The Comprehensive Plan describes the vision, objectives, and strategies for future development in Pere Marquette Charter Township. The Zoning Plan is based on the recommendations of the Comprehensive Plan. The Zoning Plan is intended to help identify areas where existing zoning is inconsistent with the objectives and strategies of the Comprehensive Plan and guide the development of the Zoning Ordinance. The Zoning Ordinance is the primary implementation tool for the future development of Pere Marquette Charter Township.

### **Residential Districts**

The residential zoning districts in Pere Marquette Charter Township are:

R-1 - Low-Density Residential District

R-2 - Medium-Density Residential District

A/R - Agriculture Residential District

Epworth Heights Resort Residential Zoning District

MHP - Mobile Home Park

The primary purpose of these zoning districts is to provide various housing options within the Township. The R-1 Low-Density Residential District is intended to provide areas for single-family residential development and to limit or prohibit business, commercial, and industrial land use in the district, except for special land uses that are determined to be appropriate. The R-2 Medium Density Residential District is established to provide higher-density residential



development. The A/R Agriculture Residential District's purpose is to provide residential and agricultural development areas. The purpose of the Epworth Heights Residential designation is to provide for the continuation of the existing resort residential uses within the Epworth Heights area. Finally, the MHP District establishes minimum standards for mobile home parks within the Township.

### **Commercial Districts**

The commercial zoning districts in Pere Marquette Charter Township are:

C-1 - Light Commercial District

C-2 - Heavy Commercial District

PS - Professional Services District

The Commercial Districts' purpose is to accommodate various commercial and service uses to serve visitors and people residing in the surrounding neighborhoods and region. The goal of the C-1 Light Commercial District is to provide areas for light retail and service-related commercial development. The C-2 Heavy Commercial District is established to recognize and provide areas for more intense retail, commercial service uses, and mixed-use development. The PS Professional Services District is established to recognize and provide areas for professional service and office facilities.

### **Industrial District**

The industrial zoning district in Pere Marquette Charter Township is:

I - Industrial District

The I Industrial District is intended to provide a wide range of manufacturing, assembling, compounding, and treatment of articles or materials, as well as warehousing, research, and related business office uses.

### **Agricultural District**

The following is the lone agricultural district in Pere Marquette Charter Township:

## A-1 - Agricultural District

The A-1 Agricultural District is established to recognize the Township areas used primarily for agricultural activity.

### **Special Districts**

The following are considered “special” zoning districts in Pere Marquette Charter Township:

HAR - Harbor District

AP - Airport District

Pumped Storage District

The HAR Harbor District is established to provide areas for the shipping, receiving, and storing of materials at a water port facility. The AP Airport District is established to recognize the present county airport and county fairgrounds. The Pumped Storage District has been created to recognize the unique nature of the pumped storage reservoir located in the southern portion of the Township adjacent to the Lake Michigan shoreline and to provide a separate zoning district to permit the continued operation of this existing use.

### **Overlay Zones**

These are the four overlay zones recognized in the 2022 Zoning Ordinance:

Conservation Floodplain Overlay Zone

National Scenic River Overlay Zone

High-Risk Erosion Overlay Zone

Critical Dune Overlay Zone

The Conservation Floodplain Overlay Zone is intended to protect floodplain areas, open land areas, wildlife habitats, scenic landscapes, and natural features generally considered environmentally essential or sensitive. The National Scenic River Overlay Zone corresponds to the Pere Marquette National Scenic River Management Plan created under the Federal Wild and Scenic Rivers Act. The High-Risk Erosion Overlay

Zone establishes an area along Lake Michigan at risk of erosion and regulates the uses of lands, the density of development, and the location of structures in or adjacent to the high-risk erosion areas. The Critical Dune Overlay Zone identifies an area of critical dunes and provides limitations on construction to help protect the integrity of the dunes.

## **Opportunities for Rezoning**

As development and redevelopment occur within Pere Marquette Charter Township, rezoning requests may be made by property owners and developers. The Township should consider such requests carefully and keep the goals of the Comprehensive Plan and the desires of residents in mind during the decision-making process. Generally, it is intended that a majority of the land uses within the Township remain organized in a way similar to the current configuration of uses while maintaining the area's natural beauty and quality of life. However, there are locations within the Township where zoning regulations could be amended to better align with the Comprehensive Plan's goals. In these locations, primarily found south of the Pere Marquette River, the Planning Commission should consider rezoning lands currently zoned as Harbor, and Agricultural Residential to districts that better promote the open space, farmland, and natural resource preservation desires illustrated on the Future Land Use Map.

## Chapter 8. Implementation Strategies

The following strategies and tools can be used to implement the goals, objectives, and land use recommendations of this Plan. It is recognized that many strategies will be long-term in nature and that many entities, in addition to Pere Marquette Charter Township, will need to cooperate to implement this Plan fully. In many instances, the Township's role is a facilitator for some of the strategies listed in this chapter. Sometimes, a strategy may relate directly to more than one objective statement.

### **Zoning Ordinance Standards**

The Zoning Ordinance is the primary implementation mechanism for this Plan. The Township re-wrote the Zoning Ordinance in 2019. The Township Planning Commission should review the Zoning Ordinance to ensure that design and management standards reflect the future vision for the Township and focus on the following:

- Accommodating desired land uses and development densities in appropriate areas for additional growth,
- Limiting high-intensity uses and development densities in areas where the preservation of rural character and natural features are desired,
- Providing flexible development techniques that help preserve open space, natural features, and agricultural lands,
- Incentivizing the creation of quality affordable housing in appropriate areas of the Township,
- Improving the aesthetic character of development along major highway corridors,
- Creating more walkable, pedestrian-oriented development,
- Providing design guidelines or standards that reflect the desired character of development, and
- Protecting important natural features and the water quality of Lake Michigan and inland waterways.
- Aligning the Zoning Map and Zoning Ordinance with the Comprehensive Plan.

### **Identify and Protect Key Natural and Historic Features**

A key aspect of the Township's Comprehensive Plan is the preservation of the community's natural beauty and important features. Some of these features are addressed by state legislation and by local ordinances. Others, however, are identified in this plan within the Zoning and land use classifications, but only in general terms. The Township should continue to investigate ways to support the protection of valuable natural and historic features through state and local programs or regulations.

### **Monitor Water and Sewer Policies to Guide Development**

The recommendations of the Comprehensive Plan generally promote future development in areas of the Township north of the Pere Marquette River and limit high-intensity growth in areas south of the River. The Township should ensure that future changes to the plans and policies regarding the provision of sewer and water service consider these desires. Utility service expansion and enhancement in areas where development is desired should be considered. The lower-intensity development that is desired in the southern portions of the Township can generally be served by onsite wells and wastewater disposal.

### **Highway Corridor Improvements**

Improving the safety, function, and aesthetic quality of the U.S.-10 and South Pere Marquette Highway corridors will enhance the quality of life for Township residents and improve perceptions of the entire community. The Township has actively pursued sidewalk installation in these areas. Establishing a Corridor Improvement Authority in conjunction with Mason County to focus on all aspects of corridor improvement should be the next step toward improving the appearance and functionality of these corridors. Such an entity can plan for and even help fund access management, landscaping, wayfinding/signage, power line burial or relocation, and other aspects of corridor enhancement.

## **Support the Development of Motorized and Non-motorized Connections**

The Planning Commission fully supports the development of both motorized and non-motorized connections. Efforts to provide non-motorized links between neighboring jurisdictions and across the region will require collaboration by many local units of government, transportation agencies, and advocacy groups. The Township is of a mind to support and cooperate with other municipal entities' efforts in this area.

The Township should continue efforts to provide for pedestrian, or other non-motorized, infrastructure along U.S.-10 and other areas to provide better access to businesses and services for those who do not drive. Additionally, a continuous non-motorized connection between the City of Ludington and Scottville should be supported.

## Appendix A Implementation Table

The table on the following pages identifies the priority levels and general implementation timing for tasks tied to the goals and objectives in Chapter 6 of the Pere Marquette Charter Township *Comprehensive Plan*. Each objective has been assigned a priority of low, medium, or high importance. The tasks have also been assigned a timeframe for completion. Tasks are either identified for completion in the short term (within the next five years) or over the long term (five years or more in the future). Finally, the party responsible for leading each task is identified in the last column.

Category/Tasks	Timeframe	Priority	Lead
<b>General Development</b>			
Task 1: The key natural features, including surface water features, wetlands, steep slopes, dune areas and woodlands, of the Township will be identified in an inventory report including recommendations for protection and enhancement.	Long-term	High	Planning Com.
<b>Residential Development</b>			
Task 2: Conduct housing study to pursue adequate supply of housing to address needs based on income levels, tenure demand, including smaller homes and accessory dwelling units.	Short-term	High	Township Board
Task 3: Update the Zoning Ordinance to permit accessory dwelling units and cottages in appropriate zones	Short-term	Medium	Planning Com.
Task 4: Amend the Zoning Ordinance to specifically permit mixed-use in the C-1 and C-2 districts and specify required parking reductions for mixed-use projects.	Short-term	High	Planning Com.
<b>Industrial Development</b>			
Task 5: Work with private industrial land owners and/or the Chamber of Commerce on a marketing plan for industrial land in the Township.	Long-term	Low	Township Board
<b>Agriculture</b>			
Task 6: Partner with the MSU Extension, the Land Conservancy of West Michigan, the Natural Resource Conservation Service and other similar organizations to develop a campaign to inform Township residents of farmland preservation, and other conservation options.	Long-term	Low	Township Board
<b>Recreation, Open Space, Natural Areas, and the Environment</b>			
Task 7: Amend the Zoning Ordinance to establish impervious surface standards for stormwater management and to protect ground water recharge.	Short-term	Low	Planning Com.



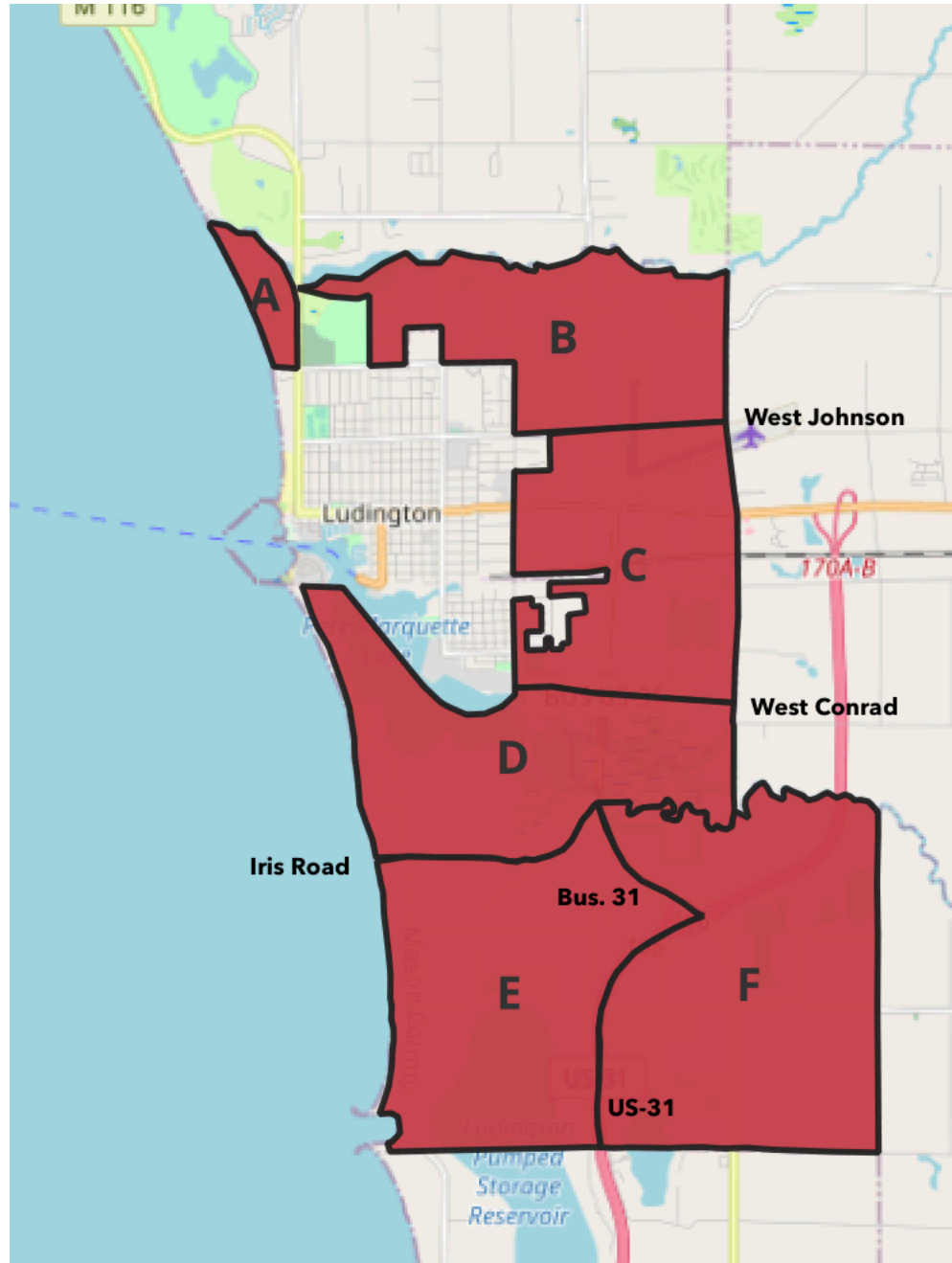
Category/Tasks	Timeframe	Priority	Lead
Task 8: Expand campsites at the Buttersville Park and Campground	Short-term	Medium	Township Board
<b>Transportation</b>			
Task 9: Create Corridor Improvement Authority for US-10 and Pere Marquette Highway to lead efforts and help fund safety and aesthetic improvements such as sidewalks, crosswalks, decorative lighting, streetscape elements, and burying of overhead utilities.	Short-term	Medium	Township Board
Task 10: Work with The Michigan Department of Transportation, the Mason County Road Commission, and Amber Township to develop common development standards for sidewalks, landscaping, and access management.	Short-term	Medium	Corridor Improv. Authority
Task 11: Develop a pedestrian bridge over US-10 near Walmart	Short-term	High	Corridor Improv. Authority
<b>Utilities and Community Services</b>			
Task 12: Expand Water and Sewer phases 1 through 4	Long-term	Medium	Township Board
Task 13: Implement groundwater protection standards as well as wellhead protection standards	Long-term	Low	Township Board
Task 14: Coordinate and host informational presentations on emergency preparedness to better inform residents of potential hazards and how to respond to them.	Long-term	Medium	Township Board
Task 15: Commercial or large-scale solar farms are to be limited to large parcels in commercial and industrial zones and other parcels designated by the Brownfield Authority.	Long-term	Medium	Planning Com.
<b>Economic Development</b>			
Task 16: Activate Brownfield Authority to encourage redevelopment of challenged properties.	Short-term	Medium	Township Board
Task 17: Establish development policy to guide incentives toward desired uses and development.	Long-term	Low	Brownfld Authority

# Charter Township of Pere Marquette

Summer 2022 Comprehensive Plan Survey

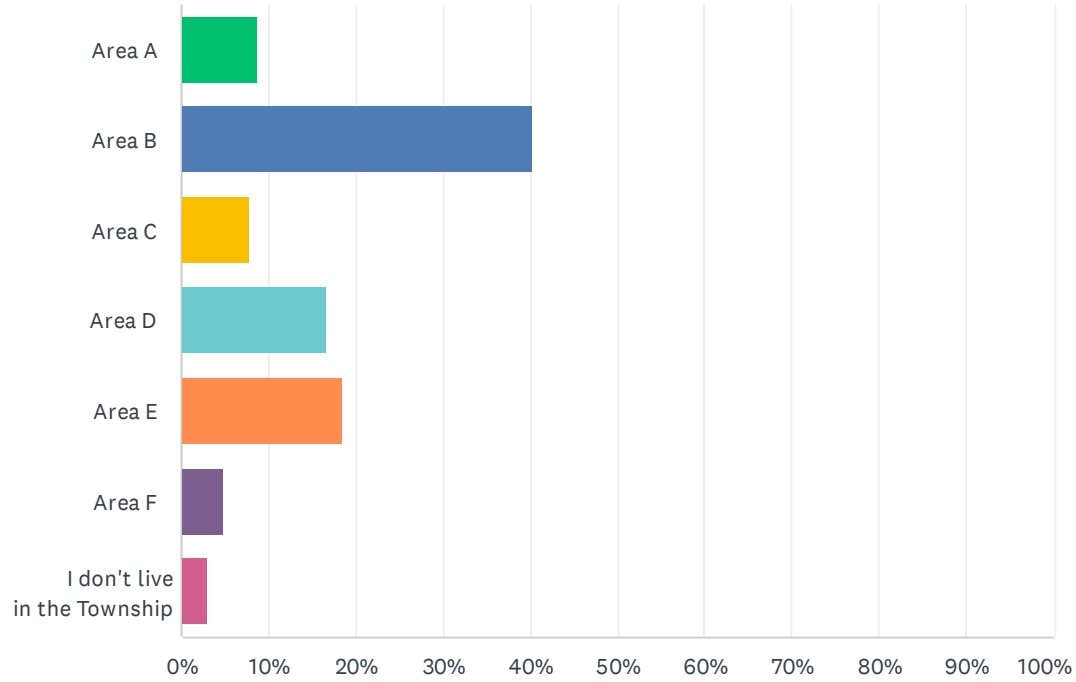


# Q1 Map



# Q1 Using the map above, which section of the Township do you reside in?

Answered: 102 Skipped: 3



ANSWER CHOICES	RESPONSES	
Area A	8.82%	9
Area B	40.20%	41
Area C	7.84%	8
Area D	16.67%	17
Area E	18.63%	19
Area F	4.90%	5
I don't live in the Township	2.94%	3
TOTAL	102	

## Q2 What One word best describes the Charter Township of Pere Marquette?

Answered: 77 Skipped: 28

## Q2. What One word best describes the Charter Township of Pere Marquette?

Which section of the Township do you reside in?	Q2 Response
Area A	wonderful
Area A	Best place to live
Area A	Great
Area A	affordable
Area A	pleasant
Area A	Beautiful
Area A	Beautiful
Area B	beautiful
Area B	good
Area B	good
Area B	Democracy
Area B	Unusual
Area B	Progressive
Area B	home
Area B	Diversity/Blight
Area B	Reasonable

Which section of the Township do you reside in?	Q2 Response
Area B	varied
Area B	adequate
Area B	A playground for the rich
Area B	Beautiful
Area B	Beautiful
Area B	infancy
Area B	nice
Area B	Great
Area B	Pleasant
Area B	large
Area B	good
Area B	good
Area B	Suburban
Area B	Decent, better than living in town
Area B	Service
Area B	Clean
Area B	Diversity
Area C	Home
Area C	Strict regulations
Area C	ok- I guess
Area C	noise

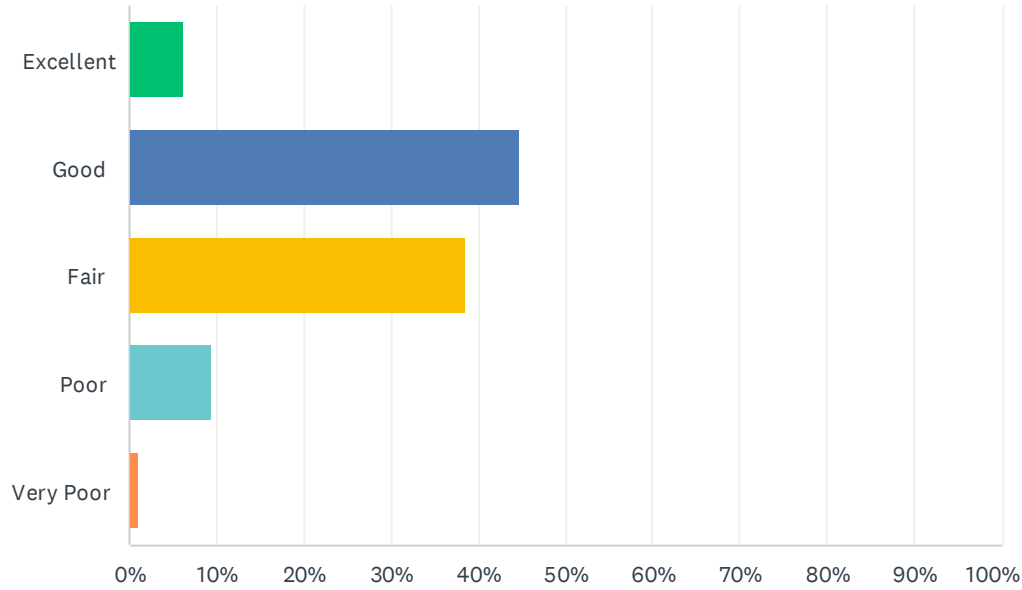


Which section of the Township do you reside in?	Q2 Response
Area C	lake
Area D	na
Area D	Bureaucracy (too many ordinances)
Area D	awesome
Area D	well-managed
Area D	heaven
Area D	changing
Area D	diverted
Area D	private
Area D	diverse
Area D	beautiful
Area D	Expensive
Area D	Restful
Area D	Efficient
Area D	Relaxing
Area E	safe
Area E	Farm
Area E	adventure
Area E	nature
Area E	great
Area E	diversified

Which section of the Township do you reside in?	Q2 Response
Area E	Thoughtful
Area E	orchards
Area E	beautiful
Area E	nice
Area E	beautiful
Area E	beautiful area
Area E	Serene
Area E	Communicative
Area E	Fishing town
Area E	Well Run
Area F	peaceful
Area F	clean
Area F	Beautiful
Area F	paradise
I don't live in the Township	suburbia
I don't live in the Township	Quality
I don't live in the Township	varied
	varied
	fantastic

### Q3 Overall, how would you rate the quality of the water in Pere Marquette Lake?

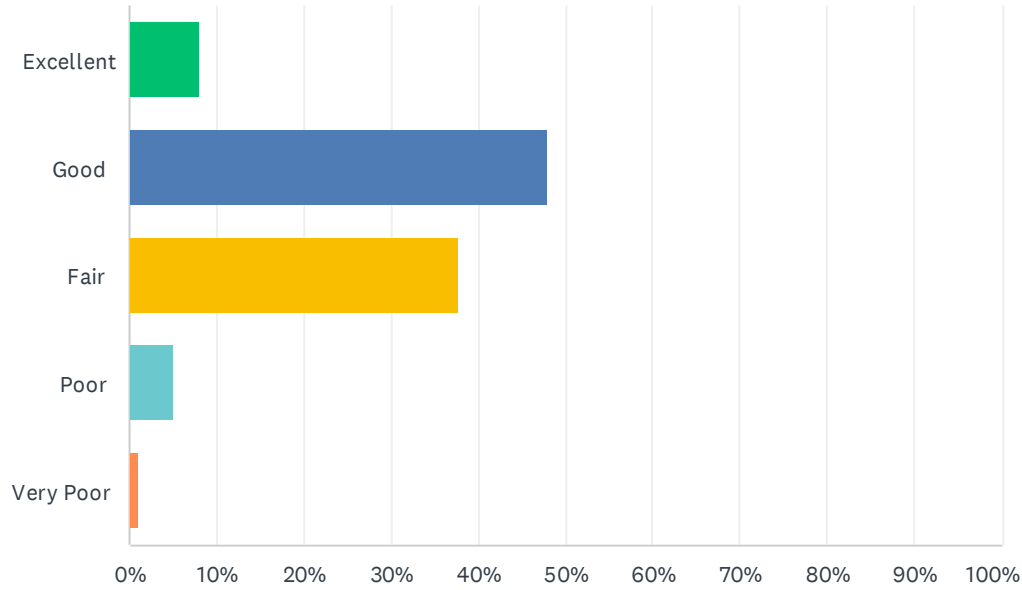
Answered: 96 Skipped: 9



ANSWER CHOICES	RESPONSES
Excellent	6.25% 6
Good	44.79% 43
Fair	38.54% 37
Poor	9.38% 9
Very Poor	1.04% 1
<b>TOTAL</b>	<b>96</b>

### Q4 Overall, how would you rate the quality of the water in Pere Marquette River?

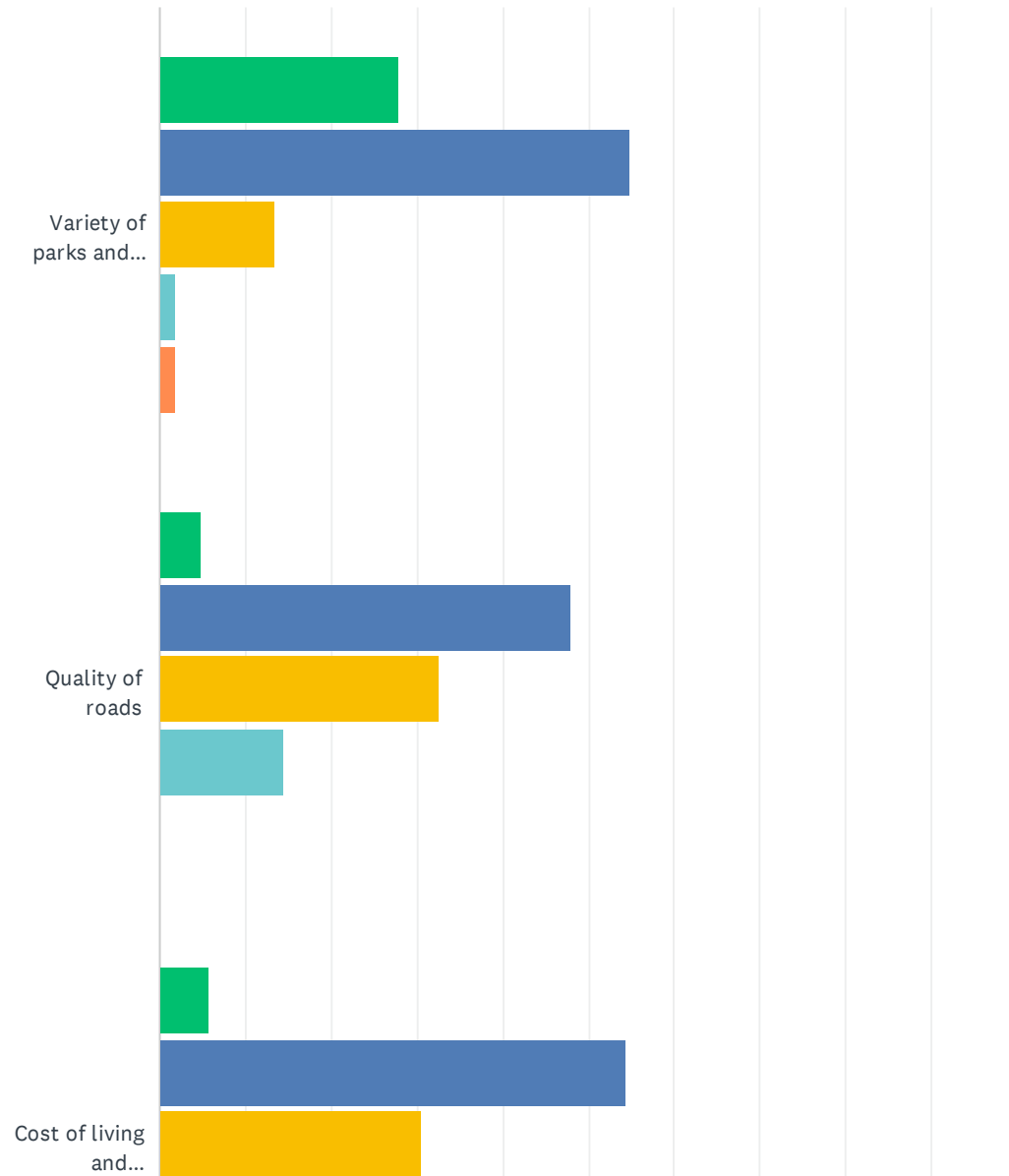
Answered: 98 Skipped: 7

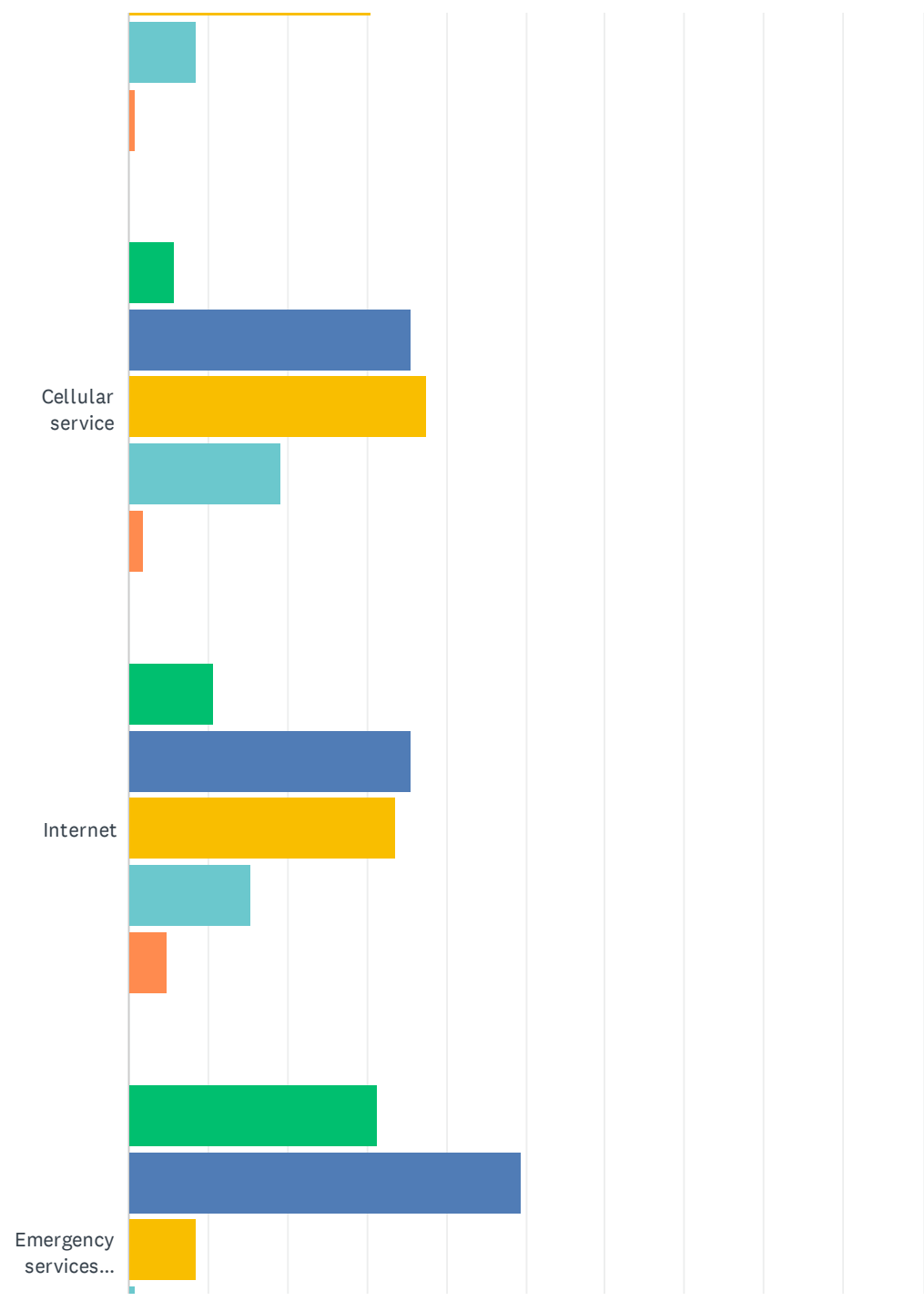


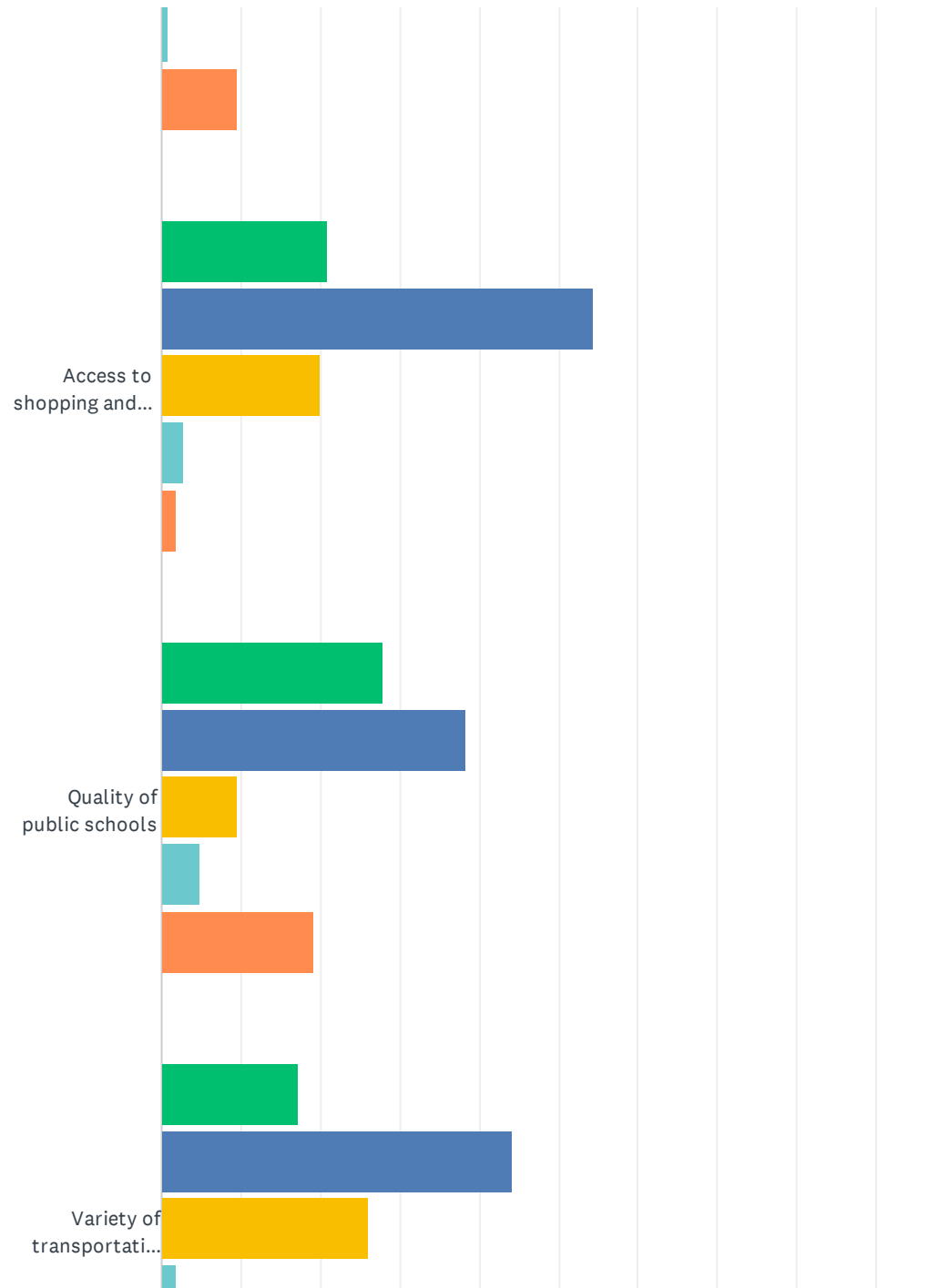
ANSWER CHOICES	RESPONSES	
Excellent	8.16%	8
Good	47.96%	47
Fair	37.76%	37
Poor	5.10%	5
Very Poor	1.02%	1
<b>TOTAL</b>		<b>98</b>

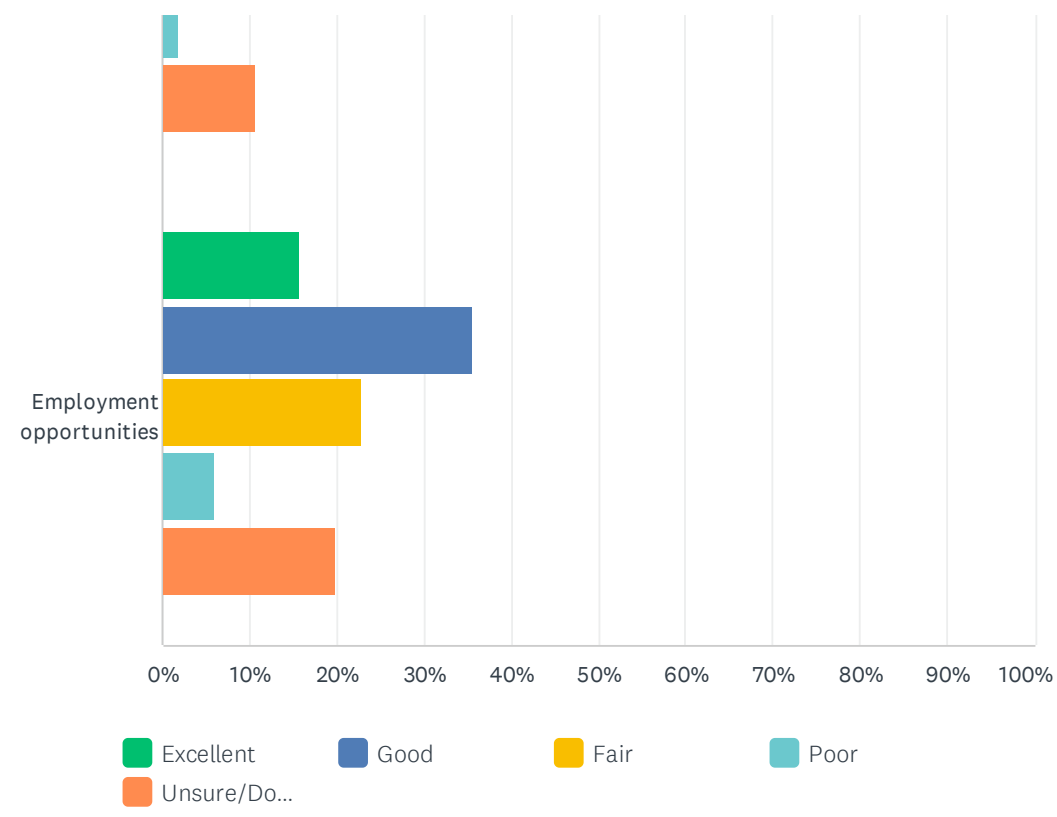
### Q5 How would you rate the Township on the following quality of life issues?

Answered: 105 Skipped: 0







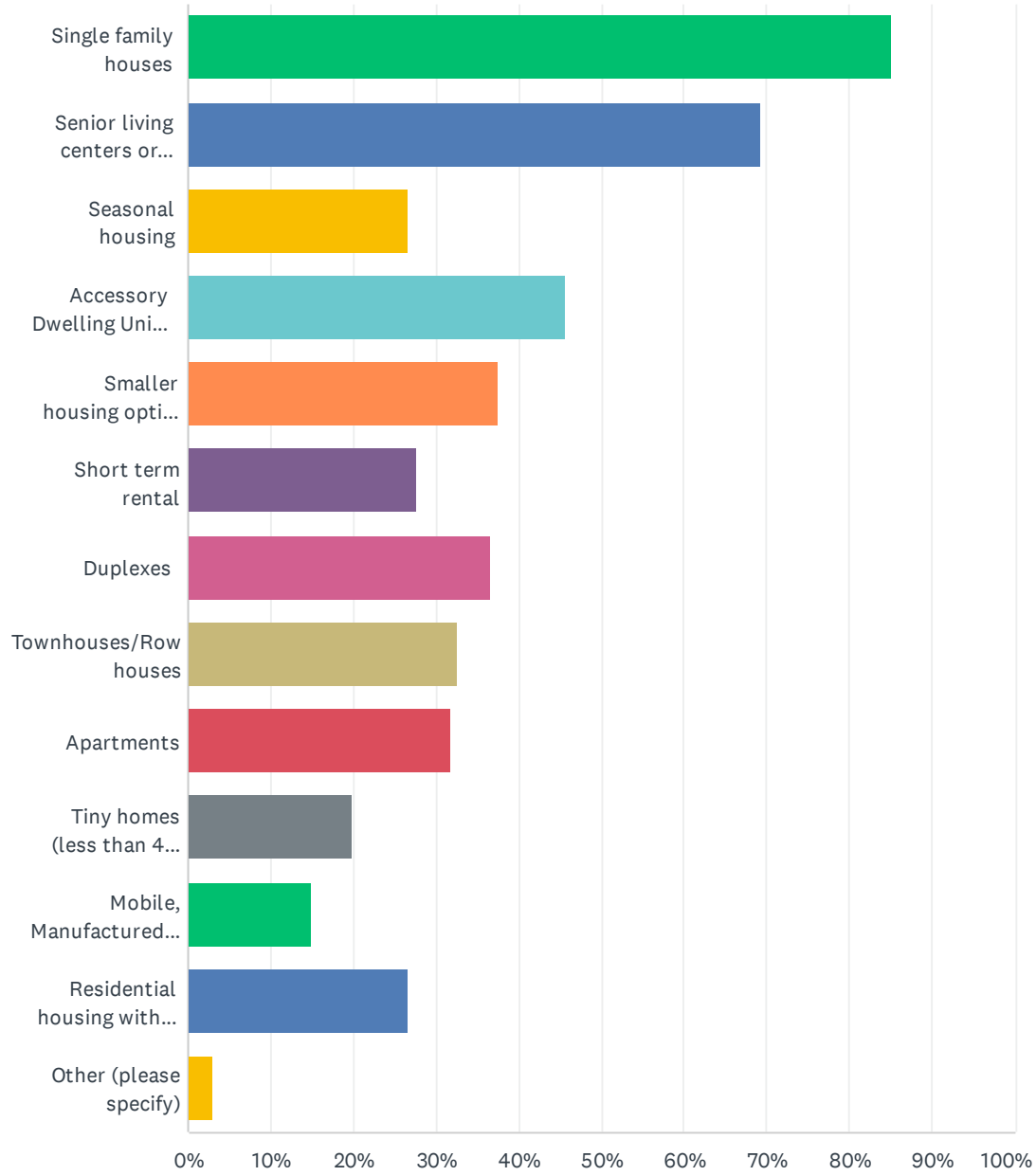




	EXCELLENT	GOOD	FAIR	POOR	UNSURE/DOES NOT APPLY	TOTAL
Variety of parks and recreation facilities	27.88% 29	54.81% 57	13.46% 14	1.92% 2	1.92% 2	104
Quality of roads	4.81% 5	48.08% 50	32.69% 34	14.42% 15	0.00% 0	104
Cost of living and affordability	5.71% 6	54.29% 57	30.48% 32	8.57% 9	0.95% 1	105
Cellular service	5.77% 6	35.58% 37	37.50% 39	19.23% 20	1.92% 2	104
Internet	10.58% 11	35.58% 37	33.65% 35	15.38% 16	4.81% 5	104
Emergency services (police, fire, and EMS)	31.43% 33	49.52% 52	8.57% 9	0.95% 1	9.52% 10	105
Access to shopping and dining opportunities	20.95% 22	54.29% 57	20.00% 21	2.86% 3	1.90% 2	105
Quality of public schools	27.88% 29	38.46% 40	9.62% 10	4.81% 5	19.23% 20	104
Variety of transportation options	17.31% 18	44.23% 46	25.96% 27	1.92% 2	10.58% 11	104
Employment opportunities	15.84% 16	35.64% 36	22.77% 23	5.94% 6	19.80% 20	101

## Q6 Which of the following housing options would you support adding in the Township?

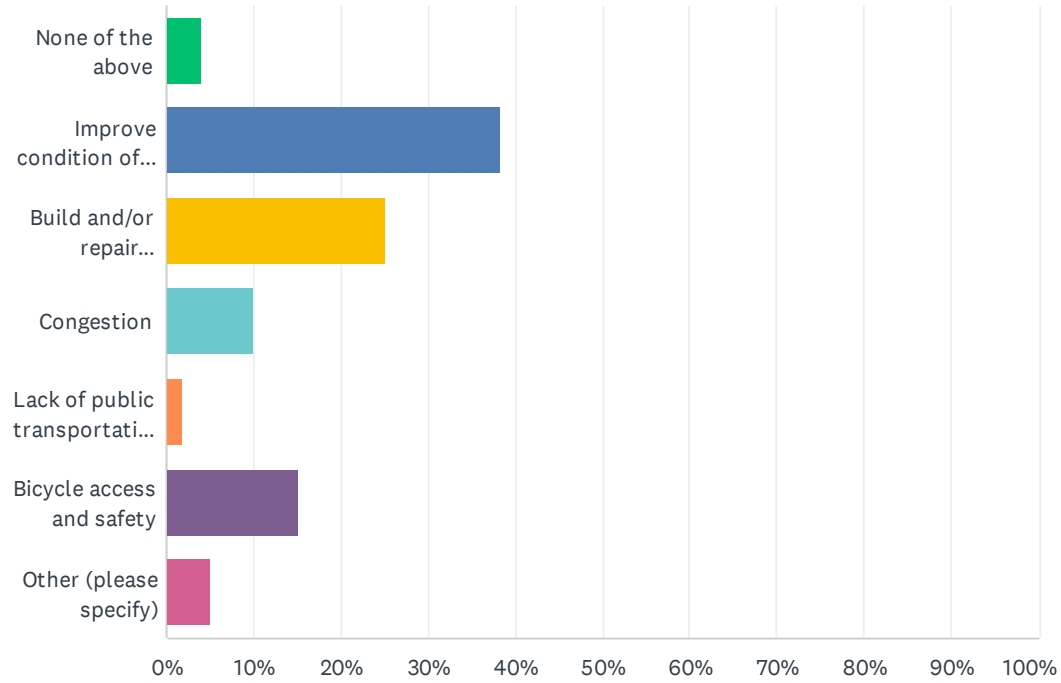
Answered: 101 Skipped: 4



ANSWER CHOICES	RESPONSES	
Single family houses	85.15%	86
Senior living centers or communities	69.31%	70
Seasonal housing	26.73%	27
Accessory Dwelling Units (a.k.a. Mother-n-Law Suites)	45.54%	46
Smaller housing options (400-800 square feet)	37.62%	38
Short term rental	27.72%	28
Duplexes	36.63%	37
Townhouses/Row houses	32.67%	33
Apartments	31.68%	32
Tiny homes (less than 400 square feet)	19.80%	20
Mobile, Manufactured, or Modular homes	14.85%	15
Residential housing within the commercial district	26.73%	27
Other (please specify)	2.97%	3
Total Respondents: 101		

### Q7 What is the MOST pressing transportation need?

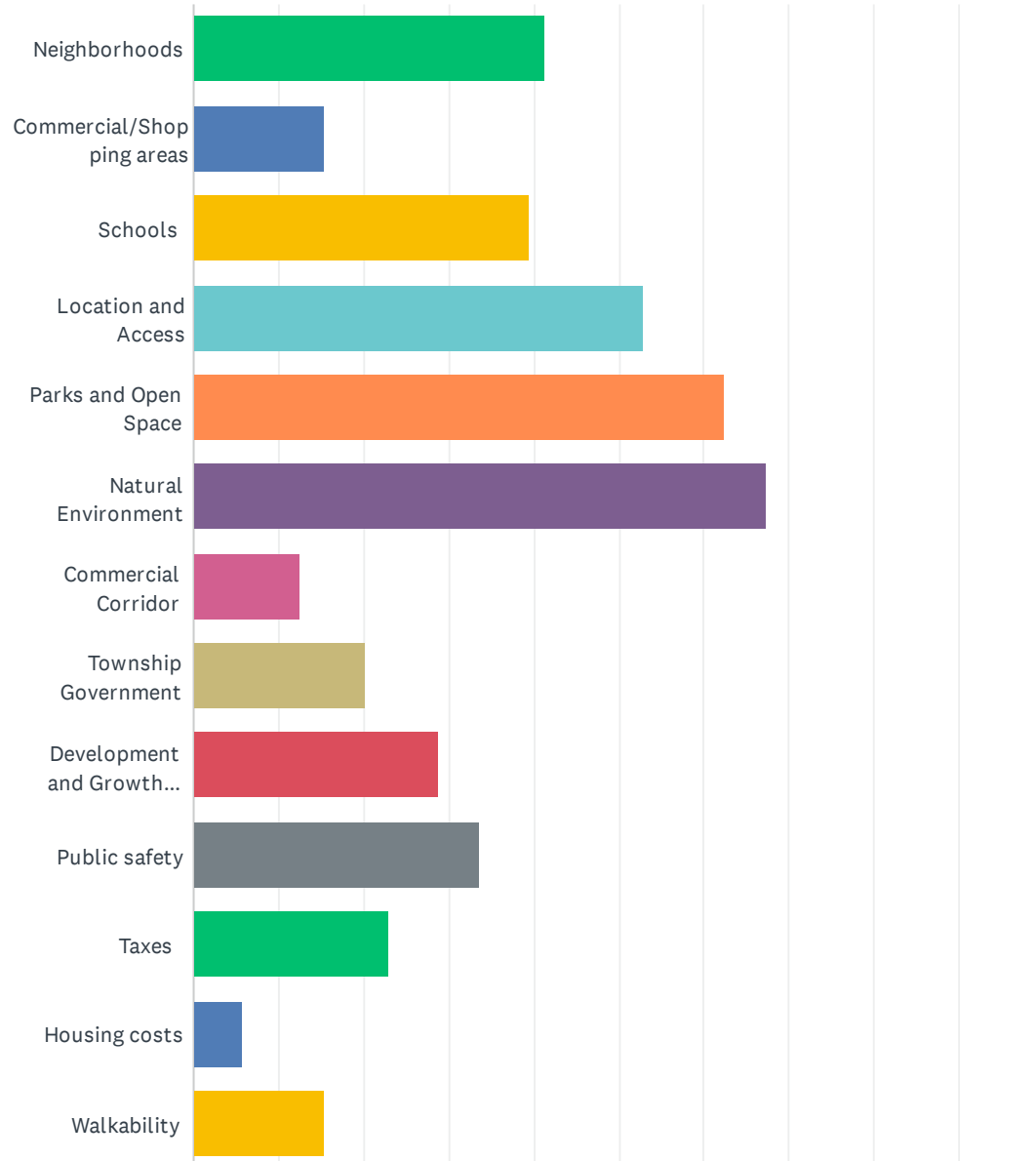
Answered: 99 Skipped: 6

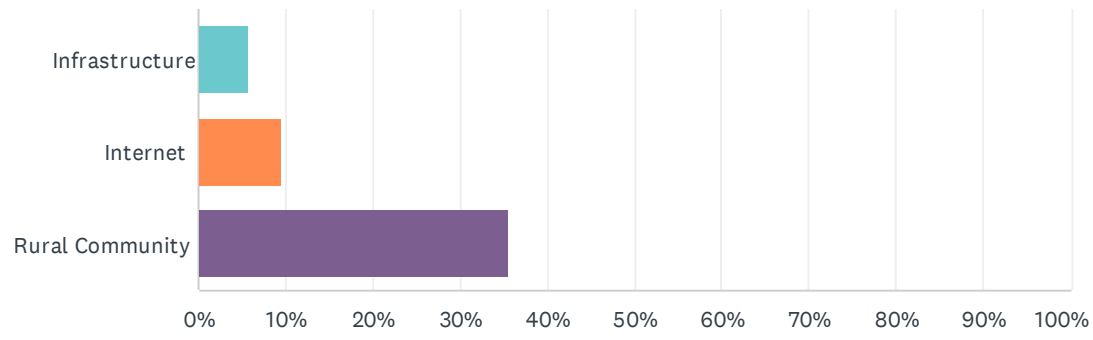


ANSWER CHOICES	RESPONSES	
None of the above	4.04%	4
Improve condition of roadways	38.38%	38
Build and/or repair sidewalks and pathways	25.25%	25
Congestion	10.10%	10
Lack of public transportation options	2.02%	2
Bicycle access and safety	15.15%	15
Other (please specify)	5.05%	5
<b>TOTAL</b>		<b>99</b>

### Q8 What are the top 5 strengths of the Township? (Select only 5 answers)

Answered: 104 Skipped: 1



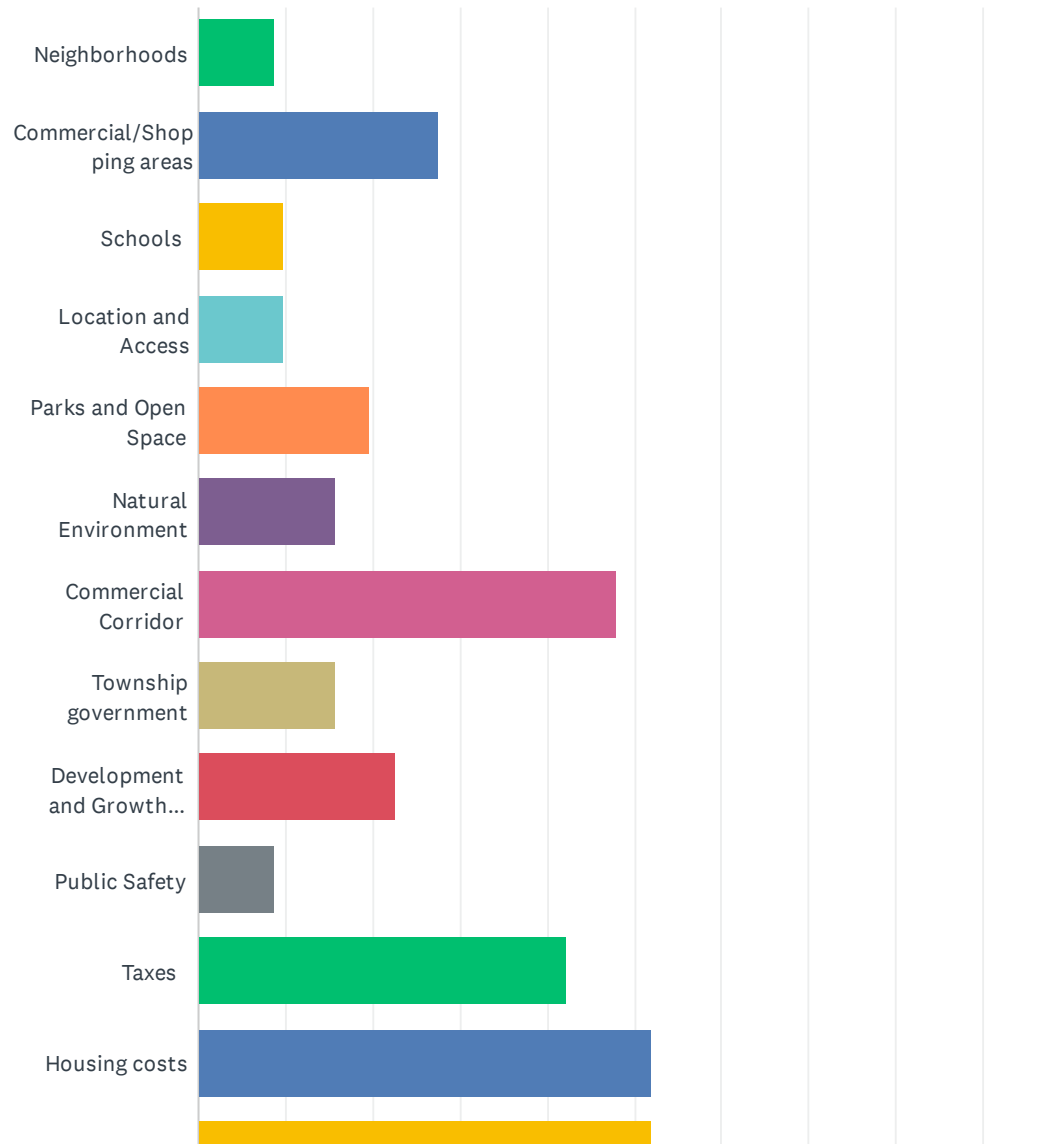


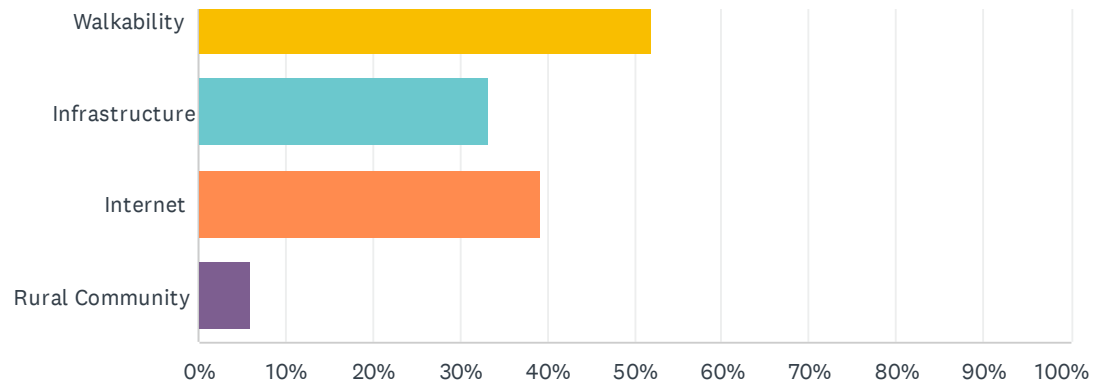


ANSWER CHOICES	RESPONSES	
Neighborhoods	41.35%	43
Commercial/Shopping areas	15.38%	16
Schools	39.42%	41
Location and Access	52.88%	55
Parks and Open Space	62.50%	65
Natural Environment	67.31%	70
Commercial Corridor	12.50%	13
Township Government	20.19%	21
Development and Growth Potential	28.85%	30
Public safety	33.65%	35
Taxes	23.08%	24
Housing costs	5.77%	6
Walkability	15.38%	16
Infrastructure	5.77%	6
Internet	9.62%	10
Rural Community	35.58%	37
Total Respondents: 104		

### Q9 What are the top 5 weaknesses, or needs for improvement, of the Township? (Select only 5 answers)

Answered: 102 Skipped: 3

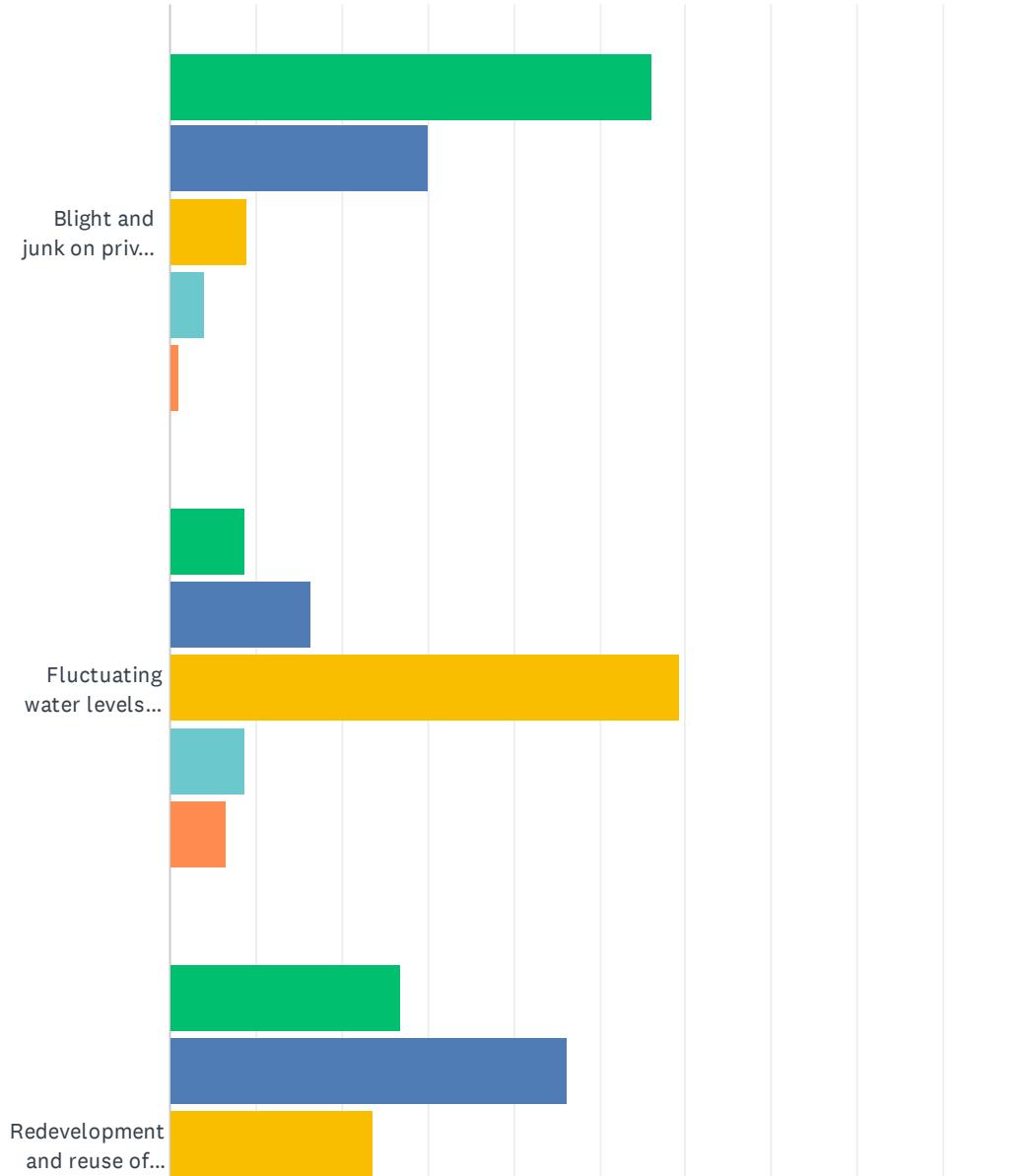


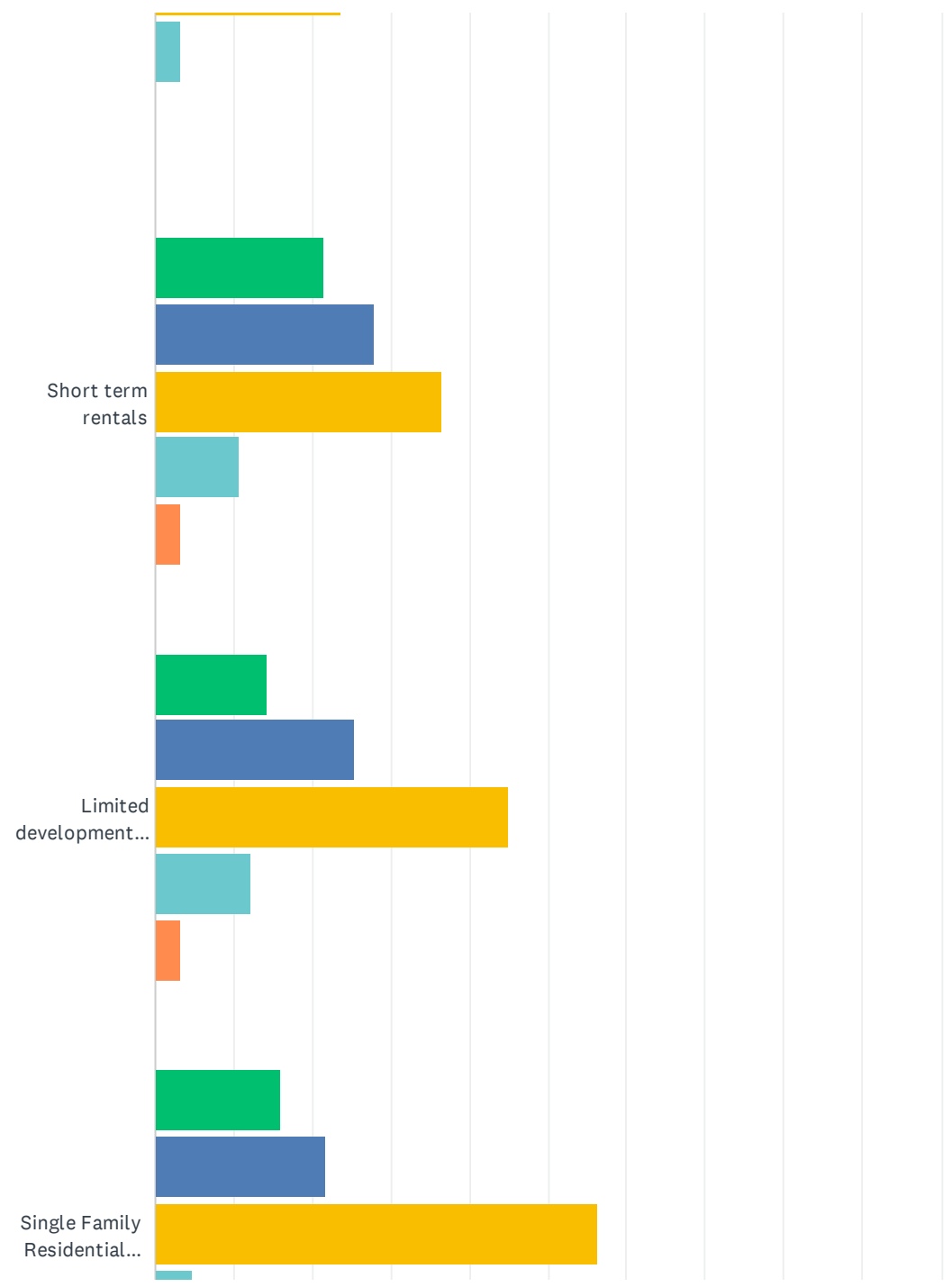


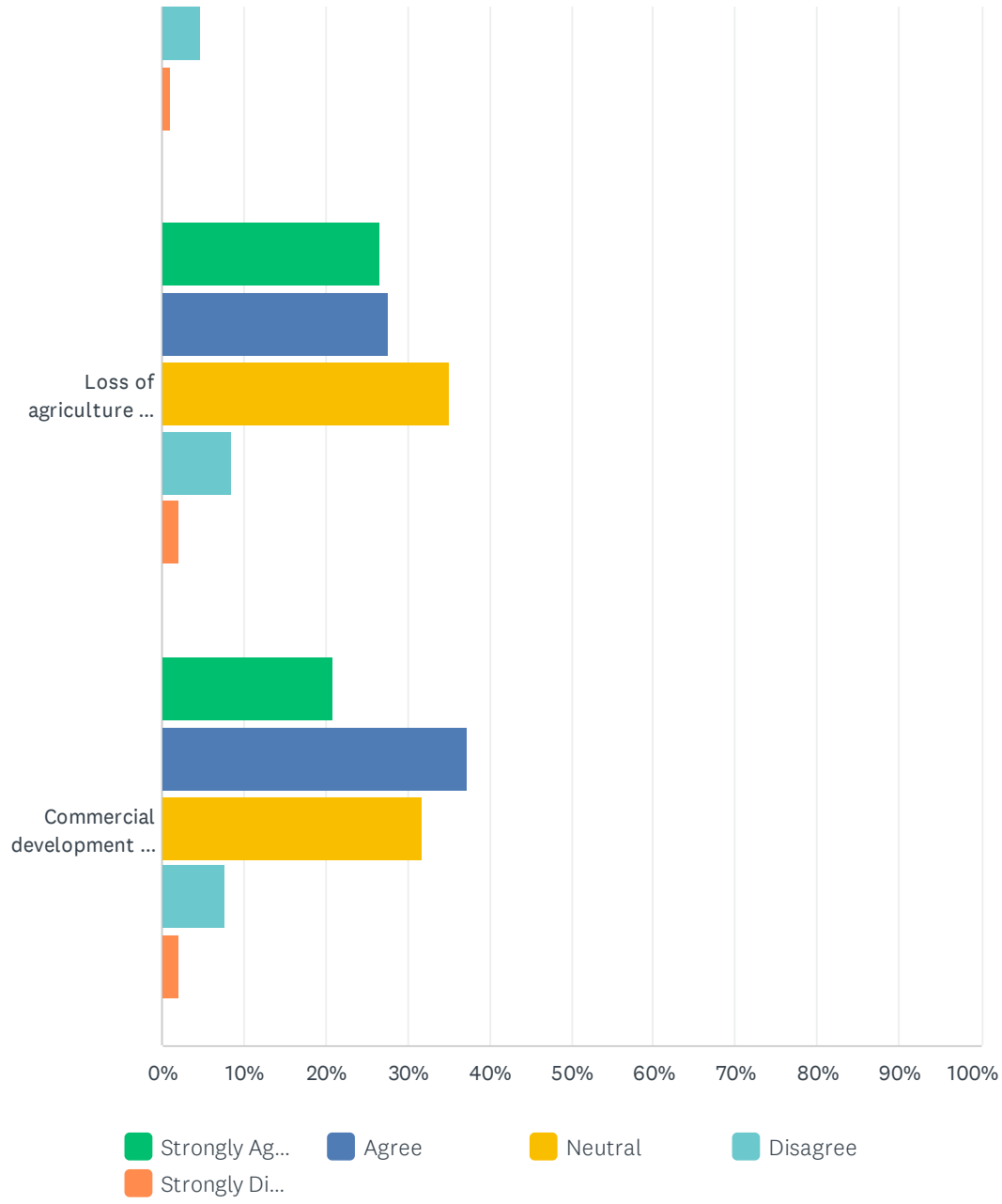
ANSWER CHOICES	RESPONSES	
Neighborhoods	8.82%	9
Commercial/Shopping areas	27.45%	28
Schools	9.80%	10
Location and Access	9.80%	10
Parks and Open Space	19.61%	20
Natural Environment	15.69%	16
Commercial Corridor	48.04%	49
Township government	15.69%	16
Development and Growth Potential	22.55%	23
Public Safety	8.82%	9
Taxes	42.16%	43
Housing costs	51.96%	53
Walkability	51.96%	53
Infrastructure	33.33%	34
Internet	39.22%	40
Rural Community	5.88%	6
Total Respondents: 102		

# Q10 Which of the following do you feel are zoning and/or land use issues within the Township?

Answered: 103 Skipped: 2





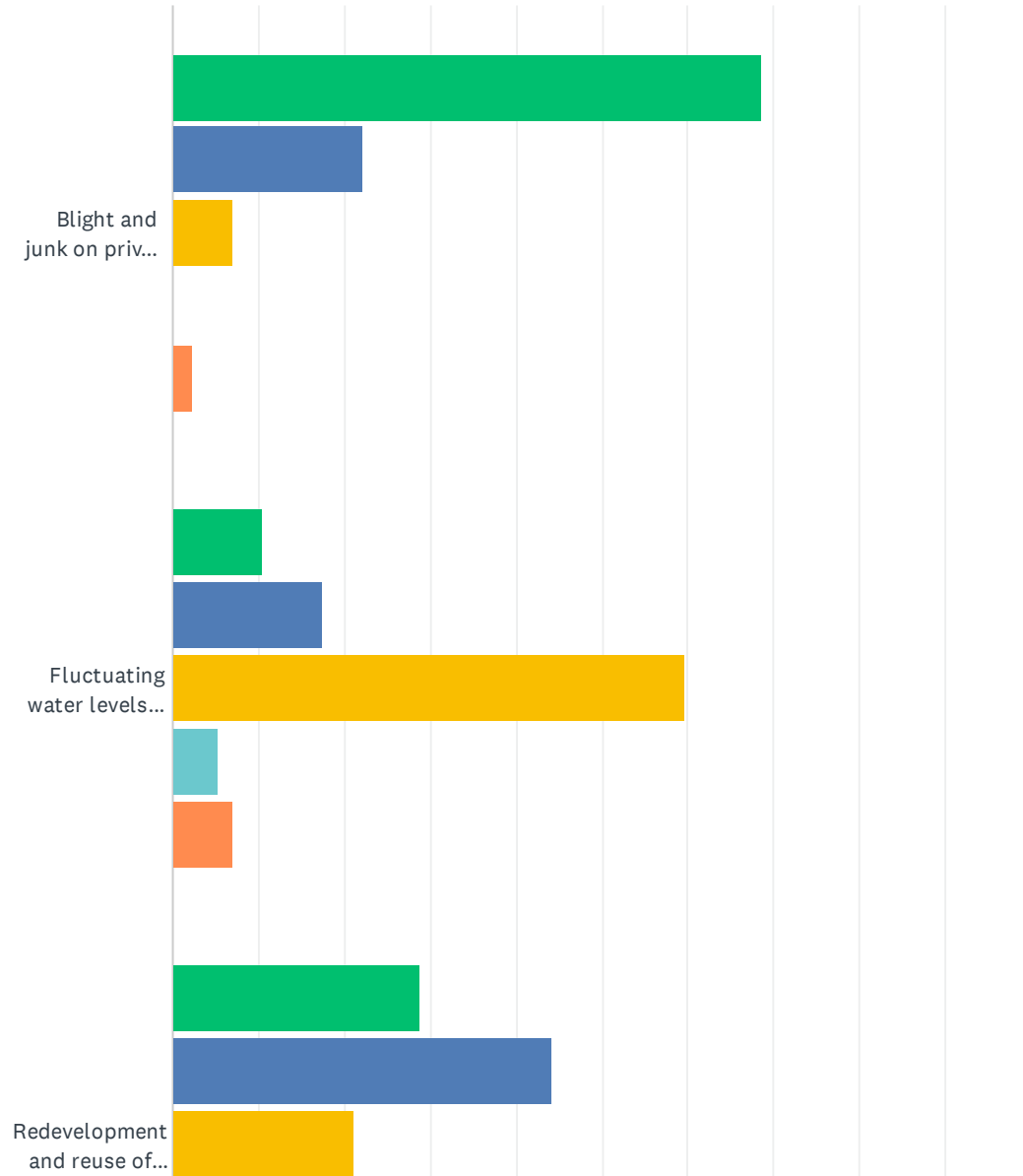


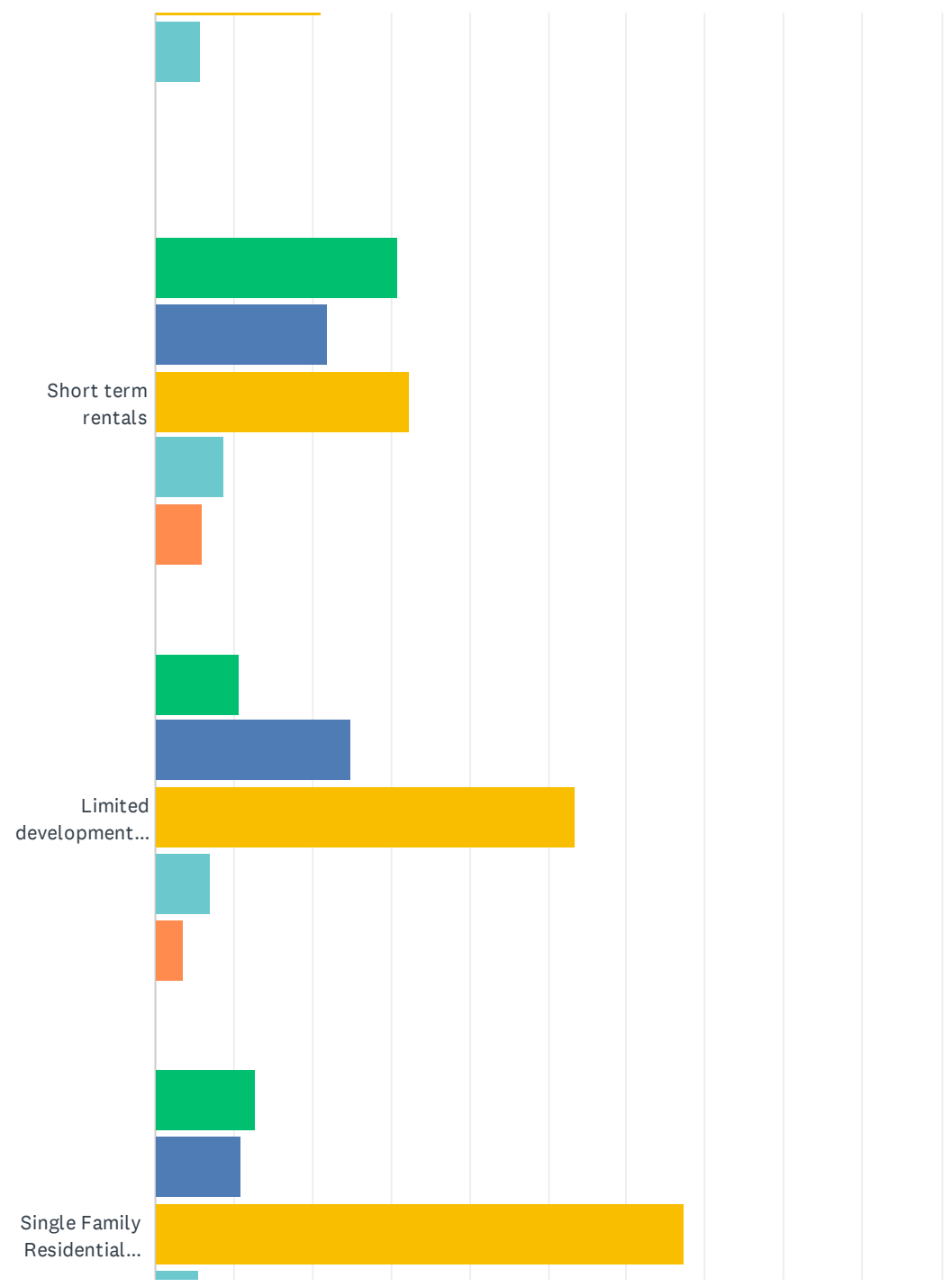
	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
Blight and junk on private properties	56.00% 56	30.00% 30	9.00% 9	4.00% 4	1.00% 1	100
Fluctuating water levels on the lakes	8.79% 8	16.48% 15	59.34% 54	8.79% 8	6.59% 6	91
Redevelopment and reuse of vacant properties	26.88% 25	46.24% 43	23.66% 22	3.23% 3	0.00% 0	93
Short term rentals	21.51% 20	27.96% 26	36.56% 34	10.75% 10	3.23% 3	93
Limited development options in single family zoning districts	14.29% 13	25.27% 23	45.05% 41	12.09% 11	3.30% 3	91
Single Family Residential growth south of Iris Road	16.09% 14	21.84% 19	56.32% 49	4.60% 4	1.15% 1	87
Loss of agriculture and farming as a way of life	26.60% 25	27.66% 26	35.11% 33	8.51% 8	2.13% 2	94
Commercial development at the US31 interchanges	20.88% 19	37.36% 34	31.87% 29	7.69% 7	2.20% 2	91

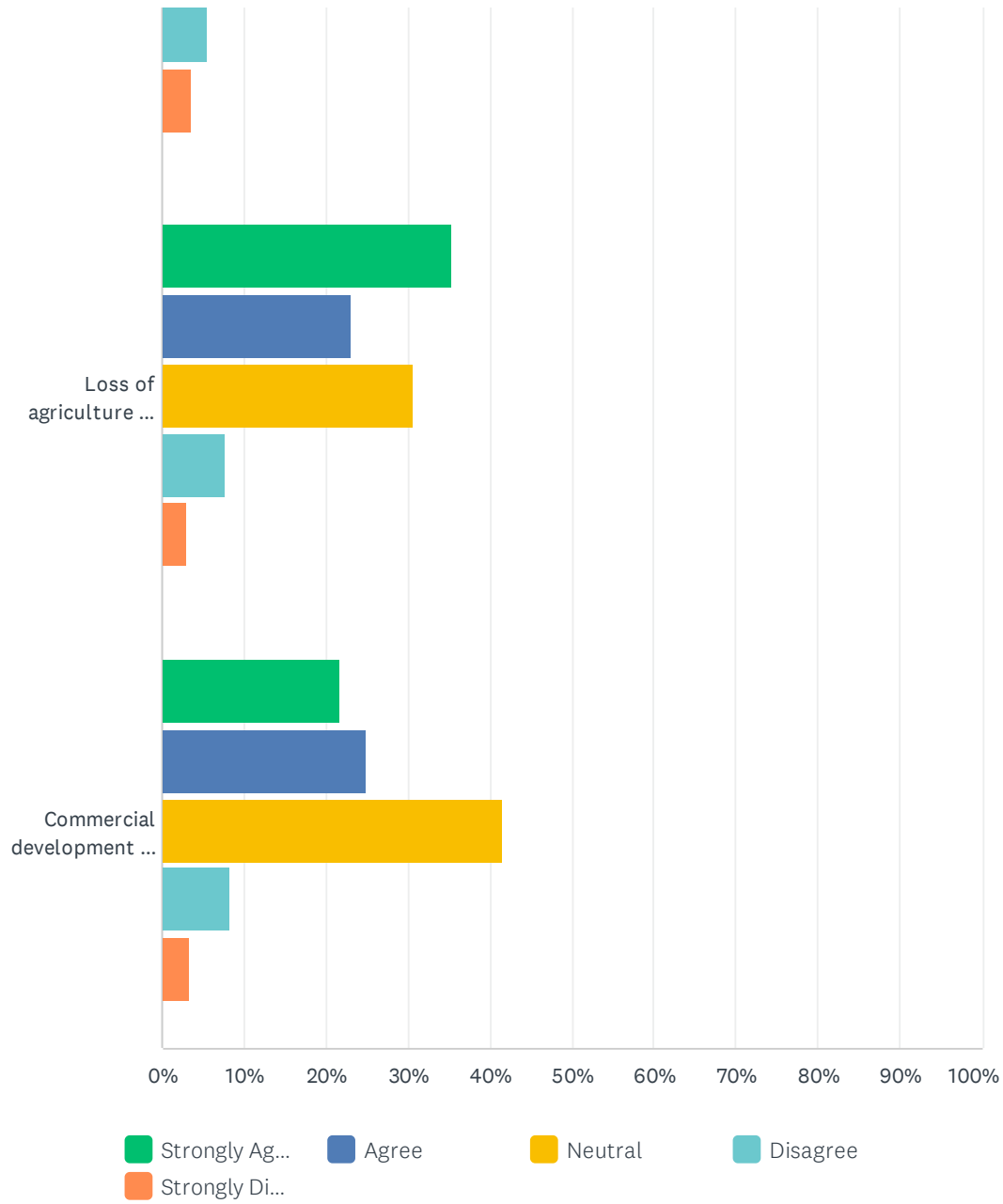


### Q11 Which zoning and/or land use issue do you feel the strongest about? Why?

Answered: 100 Skipped: 5



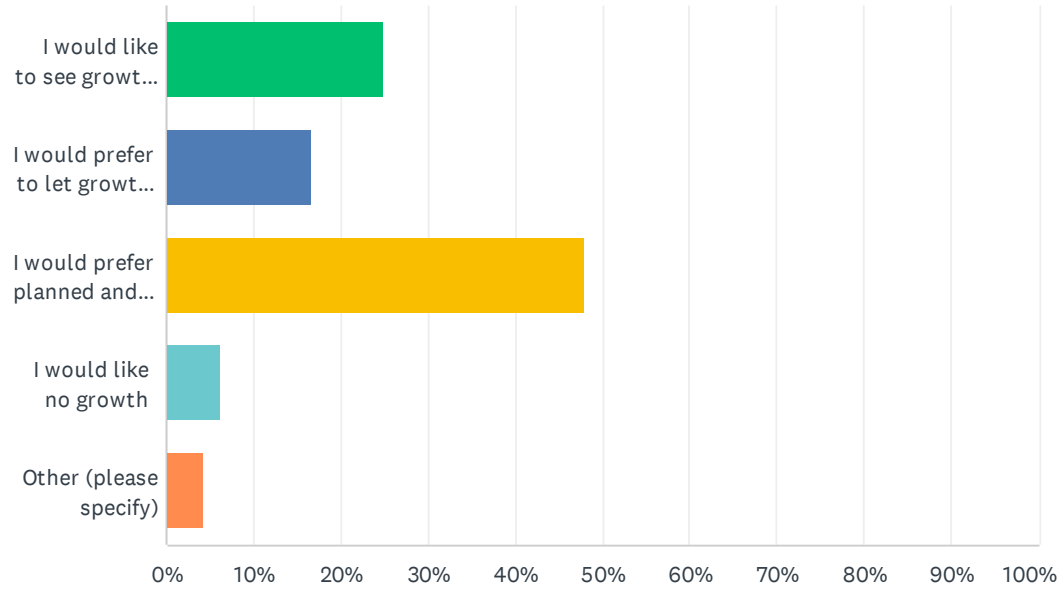




	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
Blight and junk on private properties	68.60% 59	22.09% 19	6.98% 6	0.00% 0	2.33% 2	86
Fluctuating water levels on the lakes	10.53% 6	17.54% 10	59.65% 34	5.26% 3	7.02% 4	57
Redevelopment and reuse of vacant properties	28.85% 15	44.23% 23	21.15% 11	5.77% 3	0.00% 0	52
Short term rentals	30.88% 21	22.06% 15	32.35% 22	8.82% 6	5.88% 4	68
Limited development options in single family zoning districts	10.71% 6	25.00% 14	53.57% 30	7.14% 4	3.57% 2	56
Single Family Residential growth south of Iris Road	12.73% 7	10.91% 6	67.27% 37	5.45% 3	3.64% 2	55
Loss of agriculture and farming as a way of life	35.38% 23	23.08% 15	30.77% 20	7.69% 5	3.08% 2	65
Commercial development at the US31 interchanges	21.67% 13	25.00% 15	41.67% 25	8.33% 5	3.33% 2	60

### Q12 Please indicate your views about growth in the Township?

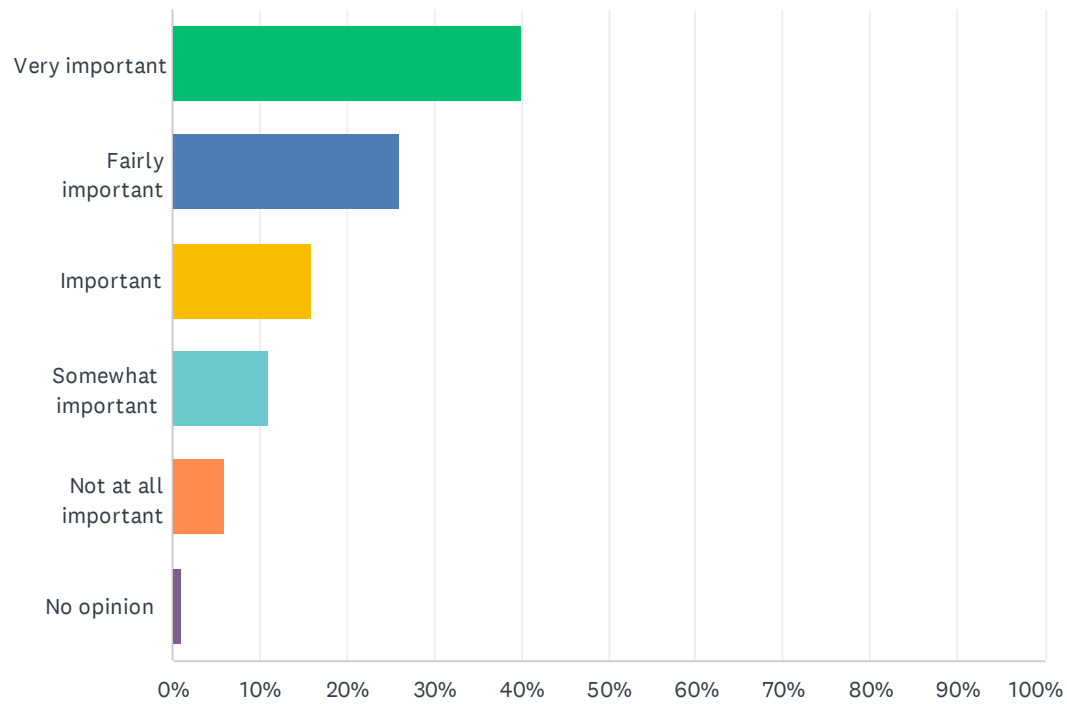
Answered: 96 Skipped: 9



ANSWER CHOICES	RESPONSES	
I would like to see growth encouraged	25.00%	24
I would prefer to let growth take its own course	16.67%	16
I would prefer planned and limited growth	47.92%	46
I would like no growth	6.25%	6
Other (please specify)	4.17%	4
<b>TOTAL</b>		<b>96</b>

# Q13 How important is it to you to develop outdoor recreational amenities at the Pere Marquette Conservation Park?

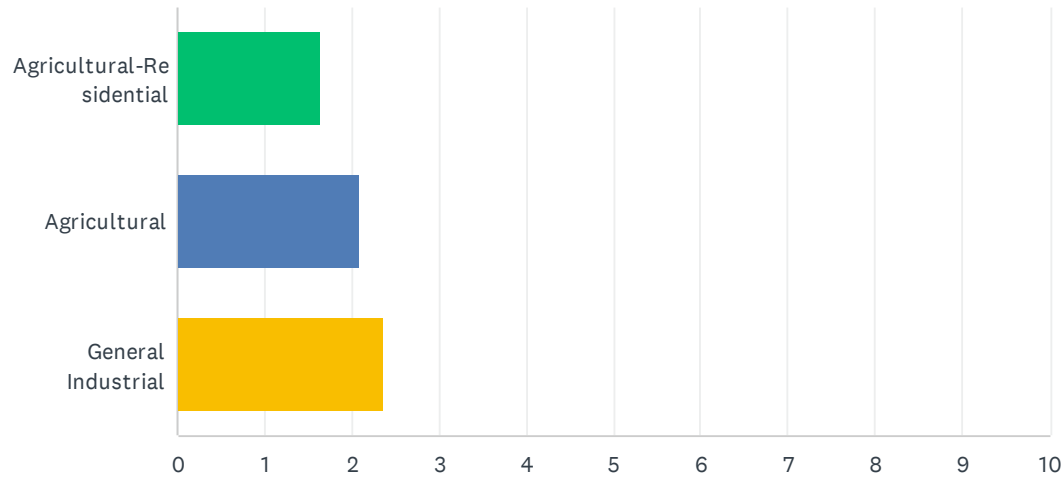
Answered: 100 Skipped: 5



ANSWER CHOICES	RESPONSES	
Very important	40.00%	40
Fairly important	26.00%	26
Important	16.00%	16
Somewhat important	11.00%	11
Not at all important	6.00%	6
No opinion	1.00%	1
TOTAL		100

Q14 Please rank in order of desirability, with 1 being the most desirable and 3 being the least desirable, where you would like to see renewable energy projects located.

Answered: 88 Skipped: 17

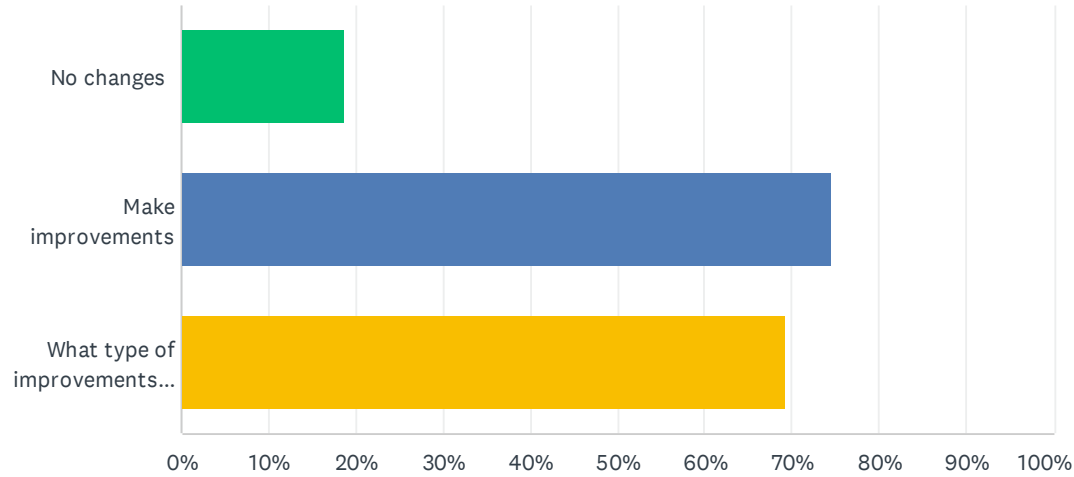


	1	2	3	TOTAL	SCORE
Agricultural-Residential	23.08% 18	19.23% 15	57.69% 45	78	1.65
Agricultural	26.92% 21	55.13% 43	17.95% 14	78	2.09
General Industrial	57.83% 48	20.48% 17	21.69% 18	83	2.36



# Q15 What changes would you like to see happen to the US10 corridor within the Township?

Answered: 91 Skipped: 14



ANSWER CHOICES	RESPONSES
No changes	18.68% 17
Make improvements	74.73% 68
What type of improvements would you like to see happen?	69.23% 63
Total Respondents: 91	

# Q15. What type of improvements would you like to see happen (on U.S. 10)?

Which section of the Township do you reside in?	Q15 Response
Area A	I'd like more shopping to eliminate travel
Area A	Sidewalks; lower speed limit
Area A	slower speed limits
Area A	sidewalk/paths, more trees
Area A	planning for continued positive growth
Area A	nicer bike path/sidewalk along corridor-more inviting
Area A	Streetscape improvements and improved walkability and create character
Area B	more deceleration lanes or turn lanes
Area B	clean up from US31 tracks to 6th st
Area B	Have access by sidewalks for power chairs, walkers, bikers along both sides of the whole corridor for handicapped people
Area B	Service roads and fewer curb cutouts.
Area B	Infrastructure Airport improvement
Area B	slower speed limit
Area B	extent Jabavy around Family Fare
Area B	It is a very nice stretch of highway to come home to

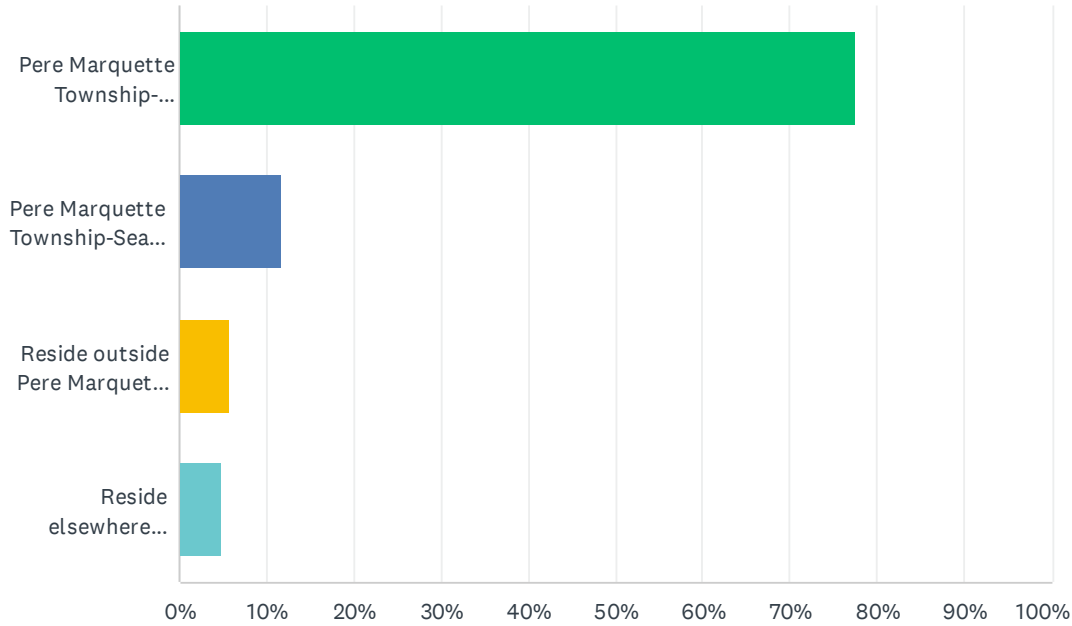
Which section of the Township do you reside in?	Q15 Response
Area B	need a safe/viable multi-use path connection to E-W/get campers at Ponchos part to get downtown. better bike / pedestrian access to elementary school along Bryant/Jabavy?
Area B	more/better traffic flow in the summer
Area B	Dangerous, death road. Put in more traffic lights. Change exits (both) off expressway.
Area B	Slower speed limits
Area B	Make improvement to Jebavy/US10 intersection control left lanes in all direction not just 1
Area B	Fairgrounds-move
Area B	move airport and fairgrounds, a second road behind Shop & Save
Area B	slower speed limits
Area B	better access and exist from them
Area B	Turn lanes into business, 45 mph speed limit
Area B	lower speed limit on US10 in and near Ludington
Area B	Slower speed limit access roads
Area B	Better ingress/curb cut planning and right turn lanes from the highway.
Area B	More than one East-West Route through Township. Consider road around Airport to reduce pressure on Jebavy Drive. Add Road south of US 10 to reduce pressure on Ludington Avenue
Area B	General development and improvement of aesthetics of current businesses.
Area B	Better green buffers
Area B	Clean up property and land eyesores
Area B	More planned green space

Which section of the Township do you reside in?	Q15 Response
Area B	Lower the speed limit to 45, from the City all the way to Meijer to slow traffic down for safety and access. And enforce the speed limit, many people are so aggressive (locals AND visitors)! It's dangerous and difficult to get onto US10 when crossing lanes to opposite direction. Do a PSA to encourage slower and safer use of US10.
Area C	Reduce speed limit
Area C	Lower speed limit
Area C	sidewalks all the way to Meijer's on both sides
Area C	10-31 Jabavy need safety improvements
Area C	something has to be done on US10-31 service road, reduce speed limits make it safer for first responders at 10 and 31 traffic light
Area C	clean it up, get rid of junk!
Area D	turning lane extended pass Dairy Queen
Area D	Try to devise an access drive to businesses from behind (south side at least)
Area D	A road about may be a good improvement to PM/US10 Also a divided highway on US10 to limit folks towing into the middle lane to get out
Area D	traffic control
Area D	not sure
Area D	too congested-make roads parallel to US10 (service roads)
Area E	encourage back lot industry/commercial
Area E	Bike paths
Area E	more restaurants and shopping please
Area E	zoning to control appearances of businesses and signage
Area E	reinforce speed limit- lower the speed limit- too many entrances and exits

Which section of the Township do you reside in?	Q15 Response
Area E	remove unnecessary utilities, add more trees
Area E	more quality restaurants and shopping
Area E	More industry commercial
Area E	n and s 31 not be on 10 e and w, with over pass
Area E	Bicycle and walking lanes are needed to make the rural parts of the township more accessible (and vice versa) to Ludington for bicycles, joggers, walkers, etc.
Area E	Encourage new development (restaurants, stores etc.)
Area F	Review/change access onto US10
Area F	cable/internet services
Area F	Back roads to connect businesses as Walmart to Lowe's has- lower speed limit
Area F	Access roads
I don't live in the Township	be proactive with zoning. see the opportunities before being asked permission
I don't live in the Township	Sidewalks everywhere. Access roads / streets in corridor. Close airport and development that property with both residential and commercial opportunities.

### Q16 Where do you primarily reside?

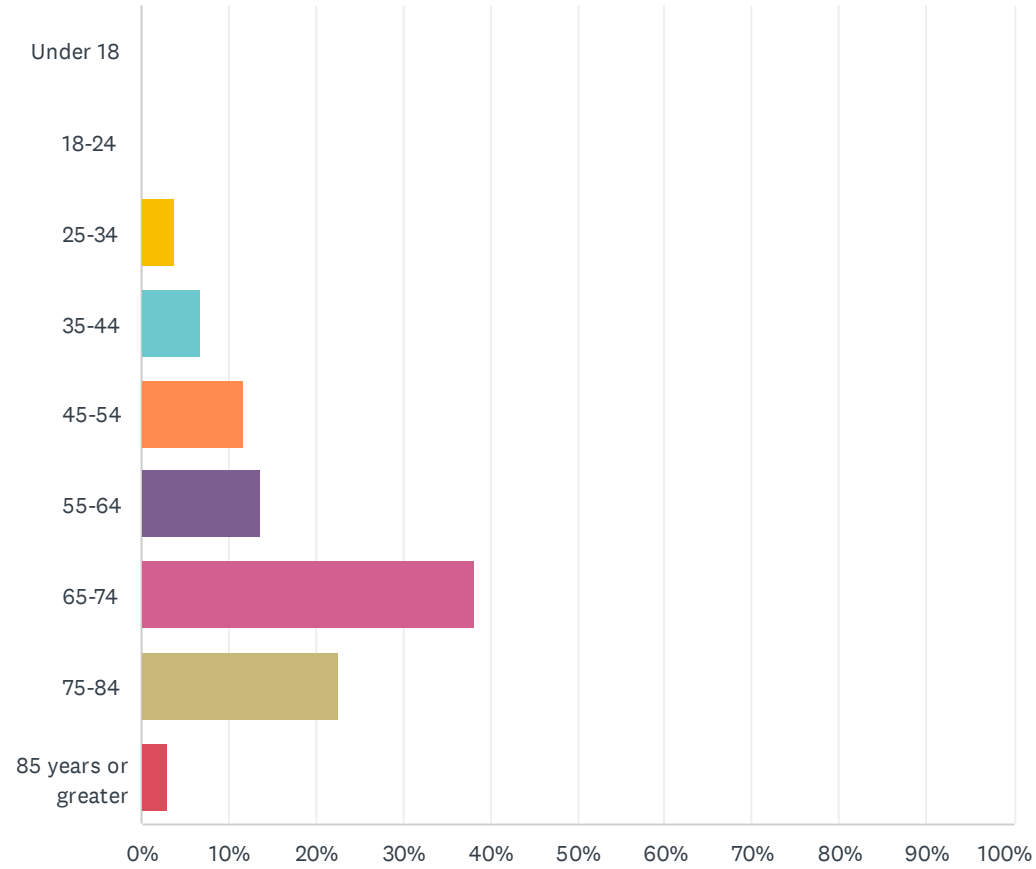
Answered: 103 Skipped: 2



ANSWER CHOICES	RESPONSES	
Pere Marquette Township- Year-round	77.67%	80
Pere Marquette Township-Seasonally	11.65%	12
Reside outside Pere Marquette Township but in Mason County	5.83%	6
Reside elsewhere outside Pere Marquette Township	4.85%	5
<b>TOTAL</b>		<b>103</b>

### Q17 What is your age category?

Answered: 102 Skipped: 3

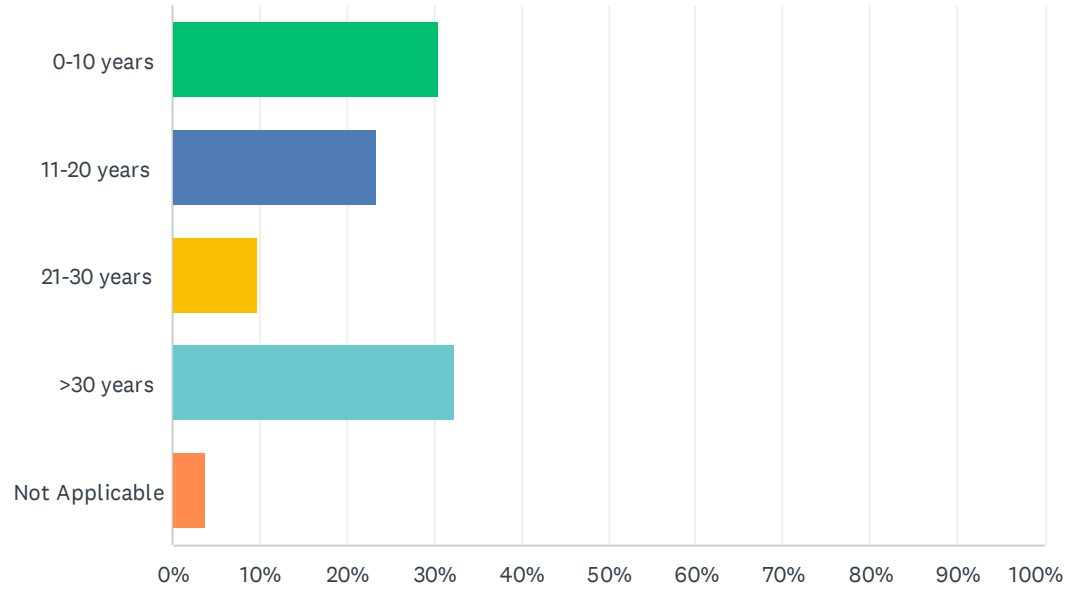


ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	3.92%	4
35-44	6.86%	7
45-54	11.76%	12
55-64	13.73%	14
65-74	38.24%	39
75-84	22.55%	23
85 years or greater	2.94%	3
TOTAL		102



### Q18 How long have you lived in the Township (either seasonally or full time)?

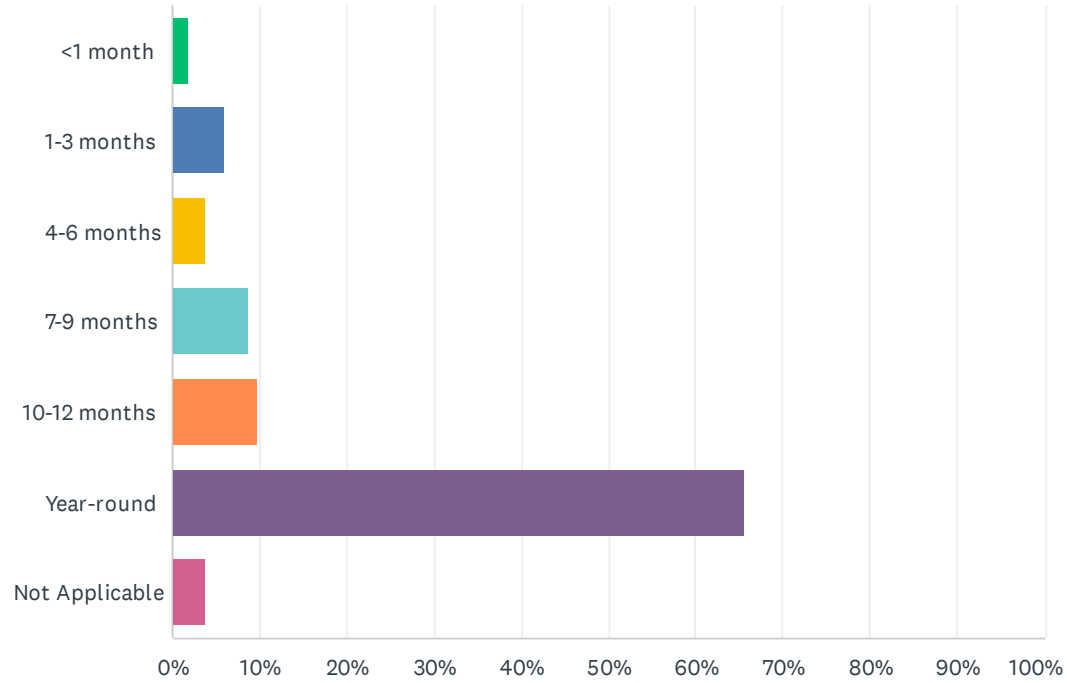
Answered: 102 Skipped: 3



ANSWER CHOICES	RESPONSES	
0-10 years	30.39%	31
11-20 years	23.53%	24
21-30 years	9.80%	10
>30 years	32.35%	33
Not Applicable	3.92%	4
<b>TOTAL</b>		<b>102</b>

### Q19 Approximately how much of the year do you reside in the Township?

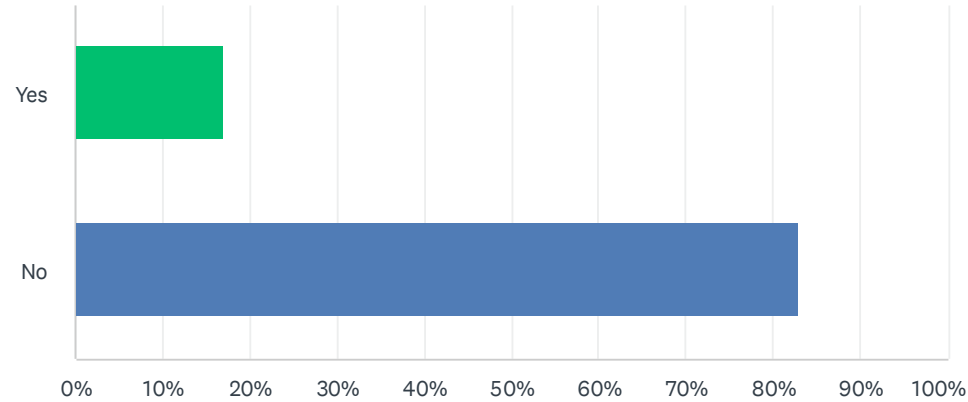
Answered: 102 Skipped: 3



ANSWER CHOICES	RESPONSES	
<1 month	1.96%	2
1-3 months	5.88%	6
4-6 months	3.92%	4
7-9 months	8.82%	9
10-12 months	9.80%	10
Year-round	65.69%	67
Not Applicable	3.92%	4
TOTAL	102	

### Q20 Do you have school aged children? (18 years or younger)

Answered: 100 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	17.00%	17
No	83.00%	83
TOTAL		100

Q21 What is your vision for Pere Marquette Township? What should the Township look like 20 years from now?

Answered: 66 Skipped: 39

# Q 21. What is your vision for Pere Marquette Township? What should the Township look like 20 years from now?

Which section of the Township do you reside in?	Q21 Response
Area A	to maintain the character of "lake town" charm
Area A	a safe place, parking close to shops/stores, staying real clean, control traffic congestion
Area A	Be a great place to live!
Area A	A place with planned growth that is inviting to all segments of society
Area A	It should have the best internet connection so people who work from home will want to move there. It should be full of active people who exercise and stay in shape
Area A	Pere Marquette Township is a great community.
Area B	keep limited growth options in mind-we do not want Ludington to become like Traverse City
Area B	progressive yet responsible, and not too taxing
Area B	more residential growth, keep industry in zoned areas
Area B	Full accessibility to water and sewer and curb and gutter
Area B	Better housing opportunities for all.
Area B	Improved environmental capabilities. Clean up old pm hwy. Solar opportunities.

Which section of the Township do you reside in?	Q21 Response
Area B	clean up, less junk, (I know I'm guilty but working on it)
Area B	Safer traffic on US10 and Jabavy, more sidewalks
Area B	Inevitable growth for residential housing. Easier access to/from Elementary school on Jebavy/Bryant, including LAC
Area B	A well connected township for multi-modal options that is attractive to residents, visitors, and the business community.
Area B	20 years ago, it looked almost exactly the same as it does now, so it won't change.
Area B	Remove junk yards and vacant, old buildings on PM Hwy. Paint the PM Hwy overlook. Regular tree trimming and grass curb areas. Sidewalks leading to elementary school.
Area B	Fully developed PM Conservation Park as well as greatly expanded bike and walking paths throughout community; More tech jobs
Area B	keep it simple. Give access to individual people without expense to nature and water, fishing
Area B	more roads in and out of Township. Continue Javavy South
Area B	Hopefully there is water in the Lincoln River by then!
Area B	An unpolluted lake, better access and development of open spaces and more affordable housing, bigger stress on meeting the needs of the elderly
Area B	development of consumers property, side walks for better walking
Area B	do everything possible to keep drugs and crime out of our pleasant community; greater police presence to keep speeders in check
Area B	balanced living situation of rental, seasonal, full time. Light industry
Area B	Better coordinated industrial zones, hidden from main entry to town. Smart commercial development.

Which section of the Township do you reside in?	Q21 Response
<b>Area B</b>	New conservation park developed with eye for needs of local residents (Walking/Biking and Cross Country Ski Paths), Sledding Hill, Picnic Shelter + Restrooms, Add Kayak/Canoe Launch to Lincoln and PM River. Fishing Docks. Multiple Transportation Routes East-West and North South to take pressure + congestion off Jebavy and US 10. Able to walk on a safe path from Lincoln River to new Park. Re-use abandoned and blighted property on South PM Highway. Additional housing south of PM river - limited commercial development south of PM river
<b>Area B</b>	Would like to see more bike and walking paths along Jebavy road and US10.
<b>Area B</b>	short term rentals allowed. City water provided to areas by Licoln River. Our water supply is horrible!!!!
<b>Area B</b>	An innovative haven for middle-class families who want yo live in close proximity to the lakeshore but cannot afford rising housing costs. Allow for some alternative housing ideas (smaller homes, tiny homes, townhouses, etc.) to give options for those not wanting, needing or being able to afford traditional homes.
<b>Area B</b>	Continued slow, steady and planned growth taking into consideration what the residents who live here year round want and support. Grow with projects to support families especially with children. Maintain and improve safety in residential neighborhoods with reduced speed limits (especially Bryant Rd, N Washington Ave from Bryant to Memorial Tree Park and that area.
<b>Area B</b>	Tourist and recreational development as well as commercial development with good job opportunities. The township should continue to be a safe, quiet, prosperous place to reside and enjoy.
<b>Area B</b>	Strategic, slow growth to support local jobs, housing and residential needs. DON'T turn us into Traverse City by having every retail store come to town!! Focus on quality of life for residents of all ages, who are invested in this community, NOT developers or short-term visitors.
<b>Area C</b>	Moderate commercial growth in the industrial parks. Improved roads and proper drainage done.
<b>Area C</b>	safer roads, internet for all
<b>Area C</b>	clean
<b>Area D</b>	Township to remain agricultural and tourism based; Township government needs to remain small and promote private property rights
<b>Area D</b>	Property owners would be required to keep excessive junk cleaned up and mowed especially bad on 6th and Sherman street



Which section of the Township do you reside in?	Q21 Response
Area D	Retain small town with agricultural features
Area D	1. Oxy noise reduction-good for residential, Buttermilk Campground, PMC Park 2. Minimum road hazards with medians and round about 3. Continue investing in education and intent accessibility
Area D	Try to keep the same
Area D	reroute PM river to historical channel get rid of brine settling pond
Area D	continued growth
Area D	develop a park on PM Lake and River. Better roads
Area D	i believe the Township should allow growth to occur naturally, within reasonable zoning limits, without aggressive attempts by the political leadership to promote or direct the growth.
Area E	build better roads, push improvements to conservation park. improve blighted areas. help to seniors within the township. keep taxes low.
Area E	better roads, bike and walking paths
Area E	Wealth of paved bike paths through out especially near new elementary school. And near conservation park.
Area E	vacation destination our township is blessed to have such beauty surrounding it
Area E	the same or close to it. but try to limit the redevelopment of natural areas
Area E	planned community with agriculture being part of community!!
Area E	The township should closely and carefully oversee growth while maintaining the agriculture lifestyle to the south and encouraging more green space everywhere
Area E	PM Hwy Iris to 1st is trashy, clean that up
Area E	a more upscale vacation area with several options for recreation both in town and out town. Tax relief relief and abatement for fixed income seniors
Area E	Beautiful needs to be well taken care of by the Township Road Commission. After the last bad storm they left the leaning trees, cut the tops out and it looks awful.

Which section of the Township do you reside in?	Q21 Response
<b>Area E</b>	We plan to retire to Pere Marquette Township in a few years and live there all year. I hope that it does not become a lakeshore dominated rental community surrounded by industrial development. That would make all the effort to develop parks and natural habitat for nothing and drive out the current diversity of people's backgrounds (really a diversity of employment and experience not a diversity of thought or ethnicity). I hope the township continues to be a place where common folk can continue to afford to live and operate small business and farms while providing amenities and lifestyle to all who choose to live there. I hope that the community will attract a more diverse membership over time and do things to make people from different backgrounds and ethnicities feel welcome.
<b>Area E</b>	I would love to see the township fine more people with junk in there yard. I would also like to see the land off Iris to be developed more rapidly. Trail and picnic area.
<b>Area E</b>	This is basically a summer tourist destination. This should be encouraged with new commercial facilities, stores restaurants etc. Not sure what happens in the winter (although it would be fun to have a ski park on Consumers storage lake slopes)
<b>Area F</b>	clean and peaceful. not over crowded. more single family residences. maintain as much rural as possible. major attention to control US10 corridor.
<b>Area F</b>	no vision
<b>Area F</b>	controlled growth
<b>Area F</b>	more shopping for year around residents we have plenty of tourist shopping
<b>I don't live in the Township</b>	airport and fairgrounds moved east. fill with housing and commercial on US10. only place to build houses and apartments with municipal water available. create more zoning for small houses in a separate gated community.
<b>I don't live in the Township</b>	Full year a round development of PM Conservation Park. Fiber optic available everywhere north of PM River. Close airport and develop that property.
<b>I don't live in the Township</b>	I want to see agriculture encouraged in the township

## Q22 What do you want your elected leadership to know about the Township

Answered: 56 Skipped: 49

# What do you want your elected leadership to know about the Township?

Which section of the Township do you reside in?	Q22 Response
Area A	the history going forward
Area A	Housing is needed for our area
Area A	How much we (husband & wife) appreciate the responsive township that we live in.
Area A	Please add character to the US10 corridor to create a community focal point
Area B	keeping progressive but keeping expenses down
Area B	fix the #\$\$%^ rods, keep leaf/brush picked up, clean up conservation park
Area B	There is always room for change. We must always be willing to listen and make educated changes for the good of the township and it's residents.
Area B	Great place to be. Keep up the good work!
Area B	mostly doing a good job
Area B	traffic safety especially Mid and Jabavy stop light needed at Jabavy and Johnson road, more walkability needed, sidewalk and trails, improved or created
Area B	Township staff is friendly & very helpful. Greatly appreciate ballot box at township offices. Need to do more for student and citizen safety at Jebavy/Bryant due to great influx in traffic near elementary schools Use of golf carts on major roads such as Jebavy, Lakeshore and Jagger is getting more frequent and is unsafe for all
Area B	Thanks for leaf pick up and garbage removal. Trenton Sanford is a great employee. Nice young man.
Area B	satisfactory work
Area B	...up to the new school area on Bryant! It's a dangerous area. People live nearby who's nights are forgotten. Can fire and EMT and police get in there to protect kids and residents?

Which section of the Township do you reside in?	Q22 Response
Area B	Contain urban sprawl along US 10 Corridor - no more fast food restaurants
Area B	There are small people living here among others
Area B	
Area B	Women employees of the Township giving arguable answers to residents of the Township. Need to refer to the proper people for solid answers for the residents.
Area B	There is no water in the Lincoln River why is Oxy Corp at the Lincoln River? Prevent tree issues/trim them!
Area B	they seem to be already on them
Area B	keep Ludington the attractive community it is
Area B	taxes are too high, big township
Area B	Keep working to address Blight, Abandoned Properties and increasing recreation opportunities in local parks.
Area B	We need to be innovative and forward thinking to attract and retain new families who want to make our community their year round home.
Area B	I am pleased that trash and recycling pick up are included and offered.
Area B	Keep it simple!
Area B	Justification for the water/sewer fees/rates is lacking. Rates are too d*** high!
Area C	The old walker area is a major eye sore.
Area C	Be more for property owners; frustrated with limited house size options - should be able to build any size desirable
Area C	lot of homes/yards need maintenance. way too much parking on the side streets over night (that maybe city)
Area C	sound and safety of both full time and seasonal people should be top issues
Area D	Work to keep property taxes low/affordable; Too much governmental control leads to higher taxes and costs which will lead to unaffordable Ludington
Area D	Lakeshore development and improvements are very important to PM residents values

Which section of the Township do you reside in?	Q22 Response
Area D	It is a beautiful place, taxes are unfortunately high, noise from Oxy is a real nuisance, PMC Park is a great asset, unfortunate issue with taxes
Area D	Hold back try to slow change
Area D	Help people get property cleaned up
Area D	homeowners/taxpayers/year around residents/private property owners have the say on what they can and cannot do on their property
Area D	why do we have so many travel trailers left year road on residential properties
Area D	roads are horrible
Area D	you are taxing cottage owner excessively we use fewer services on an annual basis
Area D	The citizens do not want aggressive growth management by the township board of trustees
Area E	slow down on wages for Township employees (All)
Area E	people visit and live in our township for the great outdoors...please develop and focus on more outdoor opportunities and attractions
Area E	it's a beautiful place to live and visit. don't turn it into the suburbs
Area E	to keep agriculture-zoning in effect! Control of blighted areas, especially back yards also. Enforce the ordinance
Area E	Fix Iris Road and South lakeshore Drive
Area E	Windmills are obnoxious twp mgmt is pretty good twp personnel are friendly and helpful
Area E	please listen to the concerns of those who elect you
Area E	Very safe environment! Sheriff and officers have been very helpful when needs.
Area E	There is a need to strengthen the sense of community. The risk of a "Farmers vs. Lakers" schism exists and a lack of planning will only contribute to these potential conflicts. Note: I use farmers as a generic term that encompasses people who typically are life-long residents and depend on local economic activity for their livelihoods vs. lakers who are those whose incomes primarily come from investments, rental, and non-local business interests or employment.

Which section of the Township do you reside in?	Q22 Response
Area E	That we take great pride in our neighborhood.
Area E	Doing a credible job, keep it going, don't do anything stupid!
Area F	more attention to good road maintenance. PM Hwy south of RR tracks shake car suspensions too much.
Area F	I've always loved it here
I don't live in the Township	lots of potential. need vision. must clean up entry to township on US10
I don't live in the Township	Keep elections clean and honest by going to paper ballots only. No voting machines. Keep the balance you already have in place between improving services and keeping property taxes low.
I don't live in the Township	shopping isn't as important as open space

## Q23 What are the top 3 priorities the Master Plan should focus on?

Answered: 74 Skipped: 31



# What are the top 3 priorities the Master Plan should focus on?

Which section of the Township do you reside in?	Q23 Response
Area A	enhance the natural beauty; do not overwhelm it with development that comes with greed driven out of control "improvements" growth!
Area A	managed growth to keep our area a place to live and visit. we need to stay rural yet sophisticated. our uniqueness = our location is our strong point
Area A	Flexibility for future
Area A	Planned growth, wise development of the conservation park and as always controlled and affordable taxation!
Area A	1. sustainable/thoughtful commercial development 2. more/improved bike paths/walkways 3. housing choices for people of all income levels
Area A	Character development Walkability Recreational improvements
Area B	keeping costs for residences down (expenses) encouraging more businesses enforcing the county to perform their responsibilities Thank you for this questionnaire!
Area B	Roads, water, sewer
Area B	Planned development, better traffic control along US10 Corridor and better housing opportunities.
Area B	Keep tax base functionality Clean up old pm highway, not a good look for folks entering the township. Keep moving forward! Great job!
Area B	affordable housing for low income families
Area B	cleanup PM corridor between 131 and US10 make it more welcoming to Ludington, major blight
Area B	Biking lanes and sidewalks along busy roads and schools Recreational and social opportunities for our youth. Continue to develop Conservation park and preserve our natural resources.

Which section of the Township do you reside in?	Q23 Response
Area B	1. increasing the diversity of housing options- amend plan and zoning 2. multi use pathways connecting to schools and downtown Ludington 3. implementation of Pere Marquette Conservation Park
Area B	increasing the tax basis so current residents do not need to worry as much about continued tax increases
Area B	1. Another light at Linkham 2. Care for Bryant Rd trees and grassy curbs 3. Clean up businesses and residential properties of rats and rotting junk
Area B	It's not all about the rich, most of the time they are not the ones that pay the price or any price
Area B	getting helpful women in the office move fairgrounds Lincoln River maintenance Asked a question on why Jebavy was not completed on south side of 10. Told me too many trees and so much water. Did she ever hear of bridges and chainsaws?
Area B	Water in the Lincoln River 3X
Area B	junky houses and yards, some look like a used car lot, west of Jabovy
Area B	Development of parks and recreation facilities with good access more support for services for elderly, more reliable and competitive internet/TV services
Area B	blight, safety on US10, parks. Jebavy US10 traffic signal
Area B	1. keep drugs and criminals out! 2. limit development 3. maintain high standards in all aspects
Area B	balanced living situation of rental, seasonal, full time. light industry
Area B	Pere Marquette Hwy clean up and more inviting
Area B	Plan for the future. Get industrial off the corridors. Residential density increase, in a smart way
Area B	Redevelop Abandoned/Blighted Properties New Affordable Housing for middle-low income people Improve Traffic on Congested Roads.
Area B	Public Safety Parks Walking and Bike paths
Area B	city water!!!! short term rentals
Area B	Housing, protecting natural resources, intelligent development to attract more families.

Which section of the Township do you reside in?	Q23 Response
Area B	1. Significantly improve the park and recreational area at Memorial Tree Park. It would be very nice to have a nice playground for the neighborhood children. The park is beautiful and could be utilized much more by families.
Area B	Affordable single family housing and eliminate short term rentals.
Area B	Parks and recreation Commercial development Infrastructure - good roads and clean water supplied to all resides and businesses.
Area B	A youth facility - that can be used year round for athletics and fitness
Area B	1. Affordable housing options for working folks, 2. Deal with traffic speed on US 10, 3. Strategic, slow growth.
Area C	Improved infrastructure Junk in yards cleaned up The recreational area completed.
Area C	Bicycle pathways. Reduce speed limits on US-10.
Area C	Allow improvements without rules on private property
Area C	safety, sound, air quality
Area C	us10-31 infrastructure of water, roads, internet, air quality, commercial noise levels
Area C	housing, jobs, recreation
Area D	1. Develop PM Conservation Park 2. Protect what ag you have 3. Support private property rights
Area D	Clean up properties, beautify the PM Lakeshore, Make it easier for building improvements and garage spaces
Area D	internet, cell service, connections
Area D	Public safety, noise regulations, safe roads for automobiles and bicycles
Area D	rural not coded slow change
Area D	environmental restoration
Area D	Clean up Quality Neighborhoods Cooperation between Gov't and Residents
Area D	too much government control, the needs of the people should be top priority-low income housing seems to be an issue all over

Which section of the Township do you reside in?	Q23 Response
Area D	enforce ordinances
Area D	park roads
Area D	keeping mobile trailers off land designed for homes. like on Lakeshore drive a the Silo House!
Area D	Limit short term rentals.
Area D	maintenance of existing facilities connectivity to nearby bike trails with minimal usage of automobile roadways. continuous improvements of existing facilities
Area E	conservation park, senior c.t availability, conservative use of taxes
Area E	conservation park, get rid of blight
Area E	Increasing home values and making more wish to move to and build up the township.
Area E	lakeshore bike trail, increase hiking trails, outdoor concert venue
Area E	keep it natural, limit growth, continue to balance your budget
Area E	Agriculture, to keep it Controlled development Control blight Noise control-especially noise from excessive automobile use and speed on county roads (Chavez road west of 31)
Area E	Fix Iris Road-add a shoulder/bike path Fix S. Lakeshore Drive-add a shoulder/bike path
Area E	Controlled growth visually appealing Encouraging light industry in the industrial parks
Area E	Limiting commercial and industrial growth. PM Lake waterfront mgmt. Residential zoning
Area E	affordability accèss to all facilities low and order (safety)
Area E	We need fire hydrants. we have none that we can use. The closest fire hydrants are north of Iris Road and we live out of Iris Road
Area E	1. Parks and Recreation 2. Environmental Stewardship 3. Land-use districts definition and zoning
Area E	not to sure.
Area E	US 10 Corridor Encourage residential development Transportation options

Which section of the Township do you reside in?	Q23 Response
Area F	Control and patrol US10 corridor. "Affordable" housing should not be discouraged. Encourage programs that benefit year around properties.
Area F	clean up blighted up areas
Area F	roads, continue with police and sheriff and fire protection
I don't live in the Township	Clean up US31 Look for housing areas Encourage small industry
I don't live in the Township	Blight. Commercial and Industrial Development opportunities. Access ... sidewalks & pathways, and access roads / streets in commercial corridor, all to improve public safety and congestion in commercial corridor.
I don't live in the Township	agriculture recreation transportation

PERE MARQUETTE CHARTER TOWNSHIP PLANNING COMMISSION  
EXCERPT OF MEETING MINUTES – April 4, 2023

The following resolution was adopted by the Pere Marquette Charter Township Planning Commission at a regular meeting held on Tuesday, April 4, 2023 beginning at 5:30 p.m. at the Pere Marquette Township Hall, 1699 S. Pere Marquette Hwy., Ludington, MI 49431. Members present were Jim Nordlund, Jr., Deb Del Zoppo, Karie Bleau, and Megan Tresnak. Members absent were Bill Perry, Jeremy Wagner and Steve Winczewski.

**PLANNING COMMISSION RESOLUTION TO ADOPT THE UPDATED COMPREHENSIVE PLAN**

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3801 (MPEA) authorizes the Planning Commission to prepare a Comprehensive Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared a proposed updated Comprehensive Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, on January 10, 2023, the Pere Marquette Township Board received and reviewed the proposed updated Comprehensive Plan prepared by the Planning Commission and authorized distribution of the updated Comprehensive Plan to the Notice Group entities identified in the Michigan Planning Enabling Act; and

WHEREAS, notice was provided to the Notice Group entities as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission held a public hearing on April 4, 2023 to consider public comment on the proposed updated Comprehensive Plan, and to further review and comment on the proposed updated Comprehensive Plan; and

WHEREAS, the Planning Commission finds that the proposed updated Comprehensive Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of 2023 Comprehensive Plan Update.** The Planning Commission hereby approves and adopts the proposed 2023 Comprehensive Plan Update, including all of the chapters, figures, maps and tables contained therein, as well as the changes noted in the minutes of the April 4, 2023 meeting.
2. **Distribution to Township Board and Notice Group.** Pursuant to MCL 125.3843 the Township Board has not asserted by resolution its right to approve or reject the proposed updated Comprehensive Plan and therefore the approval granted herein is the final step for adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective as of April 4, 2023. In addition, the Planning Commission approves distribution of the adopted amendments to the Township Board and Notice Group.
3. **Findings of Fact.** The Planning Commission has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Comprehensive Plan provisions and maps, input received from the Township Board, the community survey results, a special public forum, a public hearing, and with the assistance of Mission North, LLC, planning consultants; and, finds that the updated Comprehensive Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands in Pere Marquette Charter Township.
4. **Effective Date.** The Comprehensive Plan Update shall be effective as of the date of adoption of this resolution.

The foregoing resolution was offered by K. Bleau and supported by M. Tresnak.

Upon roll call vote, the following voted:

Ayes: Tresnak, Del Zoppo, Nordlund, Bleau

Nays: None

Absent: Perry, Wagner, Winczewski

Resolution declared adopted.

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I, the undersigned, the duly qualified and acting Secretary of the Charter Township of Pere Marquette, Mason County, Michigan, do hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Planning Commission at their regular meeting held on the 4<sup>th</sup> day of April, 2023. I do further hereby certify that public notice of said meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by such Act.



Steve Winczewski, Secretary