

## SECTION I. INTRODUCTION.

**The new  
Comprehensive Plan  
was researched and  
crafted during Pere  
Marquette  
Township's  
Sesquicentennial  
year, April 6, 2006  
through April 5, 2007.**

The 1999 Master Plan represented the culmination of nearly eighteen months' work in the late 1990's by the Pere Marquette Charter Township Planning Commission. It reflected 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 the challenges of the future.

The new Plan, dated 2007, is also the result of many months of study by the Planning Commission. It has taken into account the progress along our charted course as well as the need for some changes to address the current conditions.

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 1).

The fundamental purpose of the Comprehensive Plan is to enable the Township Planning Commission to establish a future direction for the Township's physical development. The Township Planning Act, Public Act 168 of 1959, as amended, specifically gives the Township Planning Commission the authority to prepare and adopt such a plan. Once prepared, officially adopted and maintained, this Plan will serve as an advisory guide for the physical conservation of certain areas and for the development of other areas.

Because of constant change in the Township's social and economic structure and activities, the Plan must be maintained through periodic review and revision so that it reflects contemporary trends while maintaining long range goals. The Plan will be effective to the degree that it:

- ◆ reflects the needs and desires of the citizens of Pere Marquette Charter Township;
- ◆ realistically interprets and reflects the conditions, trends and the dynamic economic and social pressures that are brought about by change; and

- ◆ inspires consensus and cooperation among the various public agencies, developers, and the citizens of the Township toward achieving common goals.

## THE ORGANIZATION OF THE PLAN

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

- ◆ Natural Features and the Environment (Chapter 1)
- ◆ Population (Chapter 2)
- ◆ Incomes, Employment, and Housing (Chapter 3)
- ◆ Land Use and Development Patterns (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 (Chapter 7)
- ◆ Implementation Strategies (Chapter 8)

The final section of the plan is the Bibliography which outlines the various resources consulted in the completion of this Plan.

## EXECUTIVE SUMMARY.

**Pere Marquette Township was one of the three original townships in Mason County, when the county was first divided in 1856.**

The primary purpose of this Plan is to foster the orderly, rational and sequential development of Pere Marquette Charter Township. The two areas of key significance are (1) the preservation of the many natural features of both local and regional importance and (2) the retention and improvement of the quality of life for Township residents.

In the completion of the planning process, several key issues have been considered. Each of these has implications for the future of the Township:

- ◆ The Township's natural features are a significant part of the quality of life, and care must be taken to assure that future development preserves and enhances rather than detracts from them.
- ◆ Particular attention will be paid to development and the effects of development on the fragile Lake Michigan bluff areas.
- ◆ The easy suitability of local soils for on-site wastewater disposal reduces public demand for municipal wastewater development, and somewhat limits the Township's ability to manage growth by its provision of wastewater utilities.
- ◆ Although population growth will be modest, current market trends suggest the need to provide guidance to the growth expected in significant areas south of the Pere Marquette River.
- ◆ 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.
- ◆ The deep-water port and value of the harbor areas will be recognized and developed, including collaboration with Mason County and the City of Ludington for the possible creation of a local Port Authority.
- ◆ Housing values are increasing at twice the rate of growth of family incomes, suggesting a narrowing of the market for housing in the Township.
- ◆ The Township and the County have found a measure of success in retaining higher-wage manufacturing and professional employment opportunities, signaling long-term economic viability.

- ◆ A significant share of the Township's tax base is found in the industrial segment, and in just a few properties.
- ◆ The aesthetics of the area's entryway from the South is in need of long-term improvements.
- ◆ The diminished amount of active agriculture in the Township with low density residential development in close proximity may create the potential for land use conflicts.

To address the implications of these planning considerations, this Plan recommends that the Township adopt several strategies. These strategies are established to implement the goals and objectives as well as the 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 and coordinate efforts in order to fully implement this Plan. In many instances, the Township's role is that of facilitator, rather than prime mover.

1. Evaluate and Revise the Zoning Ordinance
2. Review and Revise Planned Unit Development (PUD).
3. Inventory Key Natural & Historic Features
4. Monitor Farmland Preservation Programs.
5. Monitor Capital Improvement Decisions (Annual Recommendation to the Township Board)
6. Develop Water/Sewer Policies to Guide Development
7. Continue to prepare a Sub-Area Plan for the Commercial Areas along South Pere Marquette Highway
8. Support the Development of both Motorized and Non-Motorized Connections

A more detailed discussion of each of these strategies is provided in Chapter 8.

## HISTORICAL CONTEXT.

**The Township's  
Sesquicentennial  
celebrations reunited the  
modern day community  
with its beginnings in the  
Native American  
community, with a Native  
blessing of events and  
Native artisans  
demonstrating their  
skills.**

This 2007 Comprehensive Plan is the first since the Plan was thoroughly revamped in 1999. At that time, it was a complete update of the previous Township Master Plan adopted in 1985. It was also an extension of a broader planning exercise undertaken in 1997 focusing on the waterfront areas of the Greater Ludington Area. As such, the 1999 Comprehensive Plan and this 2007 version must be understood in the context in which they were developed.

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

The 19<sup>th</sup> Century logging economy gave way to an agricultural economy in the early part of the 20<sup>th</sup> Century. The steady growth of the area's industrial base through the last half of the 1900's served to fuel 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.

The extension in 1990 of U.S.-31 as a limited access expressway northward to U.S.-10 has given 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.

The 1999 Plan began with a desire to form a Township capital improvements plan founded on a broadly-held community consensus regarding growth and development. To help identify that consensus view, the Township undertook a community opinion survey seeking resident opinions on a broad range of issues. Those opinions helped to form the goals and objectives that are found in Chapter 6 of this Plan.

From that foundation, the Comprehensive Plan has materialized, supported by the implementation strategies found in Chapter 8.

The various charts, graphs, and maps in the 1999 Plan have been included and updated with this new 2007 version, to reflect the statistical changes we've seen since 1999.

Insert map 1 - Location map

Please note: Maps are not included in Draft/Distribution copies. If required, please contact Pere Marquette Township offices at 231/845-1277 or email [Judy@pmtwp.org](mailto:Judy@pmtwp.org). Thank you.

## SECTION II. COMMUNITY PROFILE.

In this section of the Comprehensive Plan, a general profile description of Pere Marquette Charter Township is presented. This section is not intended as an exhaustive inventory of all the numerous aspects of the community. Rather, its purpose is to give some general impression of the natural features, demographics, land use patterns, and infrastructure that make up the Township.

**Pere Marquette Township has shown progressive development while maintaining much of the original character of its land and environs.**

The material in this section has been drawn in part from *Pere Marquette Charter Township, A Current Assessment Report*,<sup>1</sup> published by the Township as a part of this plan preparation process in July, 1998. That report presented a “snapshot” of conditions within the Township in 1998 and the recent trends in population and housing. It set the stage for the finalization of plan goals and objectives, the future land use plan and implementation strategies. All of those materials form the actual Comprehensive Plan set forth in Section III of this document. This information has been thoroughly reviewed and updated as a basis for the 2007 re-write of this Plan.

Each of the following chapters includes an overview of its subject matter along with a brief discussion of the planning trends that are relevant and the key implications they suggest for the future. The material presented in the Community Profile has been drawn from existing research, published texts, and public internet sites. Virtually all data-gathering for the 1999 document and the new 2007 Plan has been completed by the Township Planning Commission and its staff, using available sources. No original research was required or desired to prepare the general overview needed for this document. This approach provides an efficient use of the resources of the Township in the completion of the Plan. However, in a few instances, this approach may result in some unanswered questions. Further research or analytical work could be undertaken to find answers to those questions, but extensive refinement of the details at this stage of the process seldom results in large-scale shifts in policy. The Township and the consulting team have found that the limited resources available for the completion of the Plan are best directed at forming the general outlines of land use policy with the intent of refining the details of strategies as implementation proceeds.

<sup>1</sup> Williams & Works in conjunction with the Pere Marquette Planning Commission, *Pere Marquette Charter Township, A Current Assessment Report*, July, 1998.

## CHAPTER 1. NATURAL FEATURES AND THE ENVIRONMENT

It is important to begin a Plan for the community with a description of its natural attributes. This chapter presents a description of the topography, soils, and water resources which provide the physical basis of the community. Much of the following has been drawn from the Township's *1985 Master Plan*<sup>2</sup> and *The Greater Ludington Area Waterfront Master Plan*.<sup>3</sup> Where necessary, the information pertaining to natural features has been updated to take into account the effect of the intervening years since these previous plans were prepared. Throughout this study, references have been updated to reflect information current in the 2006-07 timeframe.

It could be helpful to the reader to note that while the largest portion of Pere Marquette Township is located in Township 18 North/Range 18 West, there are also portions of three additional township grids which now form parts of Pere Marquette Township. These are T18N/R17W, T17N/R18W, and T17N/R17W. Rather than recite Township and Range for each reference, the section numbers are known by 100, 200, and 300 series (with the original section number), respectively. For example, rather than "Section 6, Township 17 North/Range 17 West" the section is known as "Section 306."

### 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 which runs east and west across the central portion of the Township.

**Woods and water,  
beaches and rivers –  
Pere Marquette  
Township offers a  
variety of settings that  
pleases both residents  
and visitors.**

Elevations in Pere Marquette Township vary considerably. In the southwestern portion of the community, high dune bluffs rise over 150 feet above the Lake Michigan shoreline. The southeastern portion of

<sup>2</sup> WBDC, Inc., Pere Marquette Charter Township Land Use Plan, 1985.

<sup>3</sup> Camiros, Ltd., *Greater Ludington Waterfront Master Plan*, June, 1997.

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

**A variety of soil types and contours creates many diverse conditions to consider when planning growth in Pere Marquette Township.**

Several distinct soil groups characterize soil conditions within Pere Marquette Charter Township. Map 2 presents an overview of soils in the Township including the generalized classifications discussed below. Also illustrated on Map 2 are generalized wetlands, water features, and critical dune areas.

The northeastern portion of the Township is underlain with Covert-Pipestone-Saugatuck soils. This soils group ranges from moderately well drained to poorly drained. These are relatively flat areas which 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 Dune-Nordhouse-Quartzipsammets series 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, Gratan-Epworth soils series are found. These are nearly level to rolling, somewhat excessively drained soils which are dominated by idle grassland, pastures, and brush. These soils are well suited for building and septic tank drainfields.

South of the Pere Marquette River estuary, Coloma-Spinks-Fern series soils predominate. These soils range in slope 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.

In the far southeastern portion of the Township are Perrington-Ithaca soils. These soils range from moderately well drained to poorly drained, with significant clayey layers. They also tend to be well suited to crop production.<sup>4</sup>

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 such as exist along the Pere Marquette and the Lincoln Rivers.

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<sup>4</sup> U.S. Department of Agriculture, *Soil Survey of Mason County*, 1992

Insert Map 2 - Soils etc.

CLIMATE

Weather in Pere Marquette Township is strongly influenced by the presence of Lake Michigan. Prevailing westerly winds across the Lake help to moderate seasonal temperature changes resulting in slightly cooler spring and summer months and slightly warmer fall and winter months. In 1999, the mean annual temperature in the Township was reported as 46.4 degrees Fahrenheit. By 2007, that statistic had shifted to 55.5 degrees. There's a frost-free growing season averaging 139 days which extends from about mid-May to early October. Average annual liquid-equivalent precipitation has changed from 32 inches with an average snowfall of about 83 inches as reported in 1999 to 29.4 inches and an annual snowfall of about 63 inches by 2007.<sup>5 & 5A</sup>

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 which outlets to Lake Michigan in the City of Ludington. Swanson Creek, Mosquito Creek, and St. Clair Creek are perennial streams which 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 its six miles of Lake Michigan shoreline, Pere Marquette Township has additional riverfront and inland lakeshore properties offering approximately 12 miles of waterfront.**

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.

<sup>5</sup> NOAA Climate Summary, as reported in *Economic Profile of Mason County*, Michigan Jobs Commission.

<sup>5A</sup> [www.weatherbase.com](http://www.weatherbase.com)

Wetlands predominate along the Pere Marquette River, which is 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 an important habitat 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 quantities sufficient to support domestic wells. However, depth to groundwater, water quantity, and water quality may vary significantly.

With regard to potential contamination and ground water quality, the 1999 study found 21 sites of known contamination in Mason County, of which nine were in or near Pere Marquette Township, according to the Michigan Department of Environmental Quality.<sup>6</sup> In June of 2005, that number had increased to identify 34 sites in the County, 11 of which are in the Township.<sup>6A</sup> Most of these sites are related to industrial contamination and many consist of brine disposal sites associated with the many deep brine wells in the area. The State has now "de-listed" several of the 34 sites identified, as the level of contamination has dropped below the current standards for classification.

Also worthy of note are leaking underground storage tank (LUST) sites in the Township. The former study identified 10 LUST sites, while the August 2005 research shows 20 sites. It is uncertain whether double the number of sites have truly been identified in that time or whether the records are simply more current and accessible due to the capabilities of the internet. Of the 20 sites now identified in Pere Marquette Township, 5 are closed sites and exist only as a matter of record. Generally speaking, LUST sites such as these consist of localized contamination with minimal impact on groundwaters.

<sup>6</sup> Michigan Department of Environmental Quality, Environmental Response Division, MDEQ Website, *Mason County Sites of Environmental Contamination*, July 7, 1998.

<sup>6A</sup> [http://www.deq.state.mi.us/lustcs/search\\_result\\_LUST.asp](http://www.deq.state.mi.us/lustcs/search_result_LUST.asp) - 08/28/2005

## LAKE MICHIGAN SHORELINE

The Lake Michigan Shoreline is a dominant feature of Pere Marquette Township. The high bluff dunes located 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 the natural erosion and sloughing action associated with these formations.

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.

## 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, and bears an official State plaque to mark its location on the Buttersville peninsula. The landmark of the tall white cross is visible from both Lake Michigan and from 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 east side of the site, facing Pere Marquette Lake, has a small paved parking area and a simple boat launch available to the public.

Pere Marquette Township also houses an historic settlement known as 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, 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.

Attendance at White Pine Village grew steadily from 11,000 in 1991 to near 17,000 in 1997. The current average attendance is fairly stable at 16,000 to 17,000 annually. The museum plans to add a structure to house a collection of antique automobiles to increase the attraction of the facility in the future.

Also along the Lake Michigan shoreline, about three miles south of the Cross and two miles south of White Pine Village, land was first 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 1900's.

Mr. and Mrs. Phillips who donated some of the land for the cemetery, had a daughter, Dora. She was the first Caucasian child to be raised in the area, coming to Mason County with her parents in 1849. As Dora grew up, she became quite an authority on local history. In 1935, at the time of her death at age 95, Dora Phillips Hull wanted to be buried in Phillips Cemetery with the native people and the early pioneers.

There was an occasional burial after that, usually a family member who joined others who were long since at rest. While the cemetery wasn't actively used, it remained open until all the burial spaces were filled – or at least purchased. The Township resumed regular care of the grounds in the 1970's. Today, it remains a peaceful, attractive site along the Lake Michigan coastline. The cemetery has effectively been re-opened with the addition in 2003 of a columbarium for cremated remains – virtually the only type of burial now allowed at Phillips Cemetery.

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

## PLANNING IMPLICATIONS

A review of the natural features and environmental constraints of the Township suggests several important implications for the future of the community. The 1999 study identified the bulleted list below as the top features to monitor for future planning, recognizing that this list is meant to highlight only a few of the key implications.

- ◆ The Township's natural features, including the Lake Michigan dunes, the Pere Marquette River and its associated wetlands, and Lincoln River are important elements to the local quality of life. While growth in the Township is likely to be modest for the foreseeable future, care must be taken to manage that growth to preserve these important features.
- ◆ One of the area's most attractive features is the high bluffs along the Lake Michigan shoreline. The high risk erosion control and the critical dunes provisions of the Zoning Ordinance address the requirements of the State to protect these bluff areas. However, given the high value of the buildable portions of the lots along the shoreline, the Township may anticipate increased interest in further lot splits in this area.
- ◆ Soils in most areas of the Township are conducive to the on-site disposal of wastewater. This factor reduces the demand for public sewers and, as a consequence, limits the ability of the Township to guide growth with utility extensions.

In the 2007 Plan, these planning implications remain as central issues.

## CHAPTER 2. POPULATION.

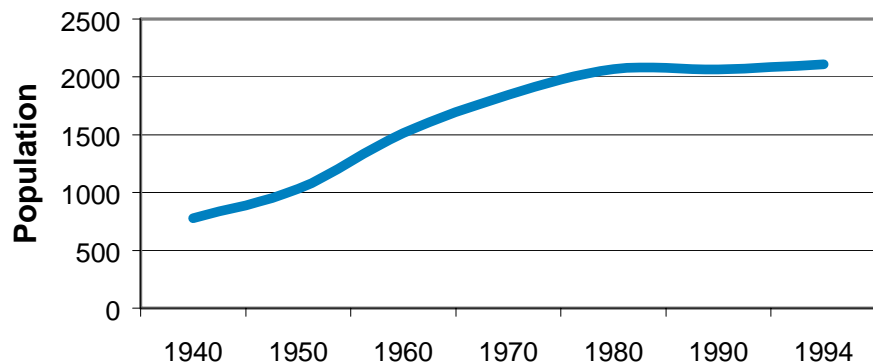
Population is among the most important measures to express growth and its likely impact on land uses in a community. Therefore, it is vitally important to achieve an understanding of the Township's population and its growth trends in order to prepare a meaningful and realistic Comprehensive Plan. In this section, the population of Pere Marquette Township is analyzed and the current and probable future growth trends are discussed.

**In general, the Township population is shifting to more mature families and retired persons.**

In this section, we will first compare data discussed in the 1999 Plan with updated information that we have available in this 2007 Plan. Updated graphs and charts are included here, however the original graphics from 1999 are left intact for reference.

To begin let's look at the overall growth the Township has experienced. From its relatively rural beginnings with a population of less than 800 persons in 1940, the Township had grown to about 2,100 by 1994<sup>7</sup> – the most accurate figure available when this Comprehensive Plan was written. Census figures for the year 2000 closely confirm the projected rate of growth with a figure of 2,228. The Office of the State Demographer has estimated the 2005 population at 2,344.

**Figure 1. Pere Marquette Township  
Historic Population Growth**  
(1999 Comprehensive Plan)

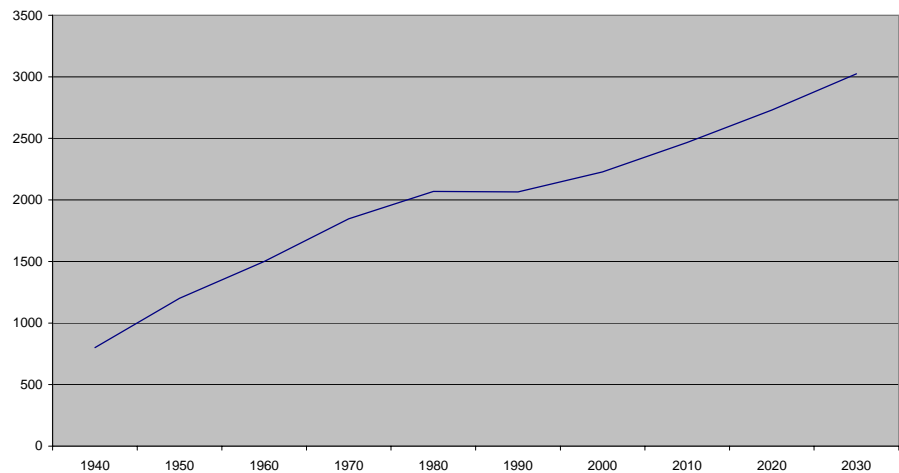


Source: U.S. Census

<sup>7</sup> The mid-decade (1990's) population for Pere Marquette Township was estimated by the Office of the State Demographer to be 2,108

The following graph adds the more recent population statistics to our original Figure 1, as well as projected census figures through the year 2030:

**Figure 1A. Pere Marquette Township  
Historic Population Growth**

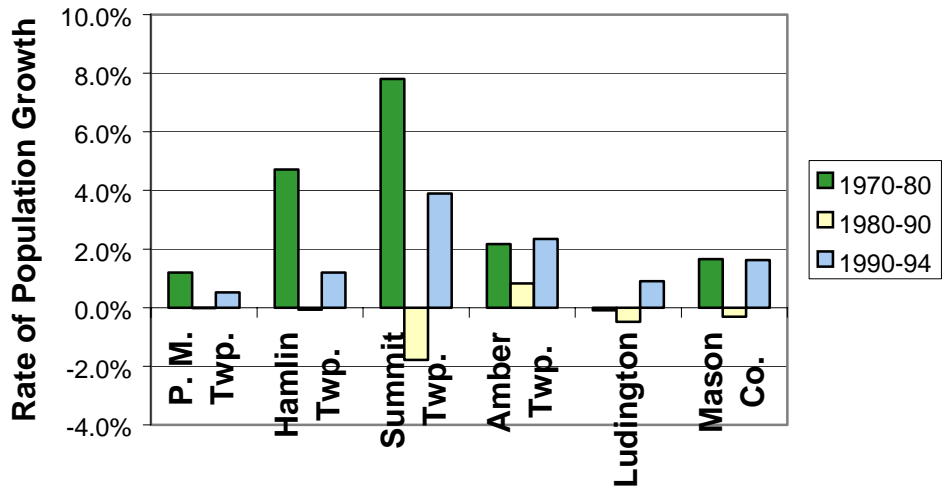


Source: U. S. Census

We can see that the Township has enjoyed a steady population growth throughout the last sixty years, save for a plateau during the 1980's. That plateau in growth was reflected in the whole of Mason County.

To put this rate of growth in perspective, it is reasonable and appropriate to compare the Pere Marquette Township community with its neighbors. Figure 2 from the original Comprehensive Plan compares the 25-year population growth history in Pere Marquette Township to that of other communities in western Mason County and with the County overall. The figure shows that many of the communities in western Mason County are growing at rates somewhat faster than the county as a whole. However, growth in Pere Marquette Township has been modest when compared with its neighbors.

Figure 2. Comparative Rates of Population Growth



Source: West Michigan Shoreline Regional Development Commission and Office of the State Demographer

NOTE: THE PERCENTAGE SCALE AT THE ABOVE LEFT SHOULD READ 20%, 40%, ETC.

During the 1970s, all of the communities in western Mason County experienced some growth with Summit Township leading the way. Pere Marquette Township’s population has grown very slowly since 1970 with an increase of only about 14% overall or about 262 persons. In the 1980s, the pace of growth abated and the Township’s population remained virtually unchanged. By the early 1990s, the Office of the State Demographer indicates a modest resurgence of growth at an annualized rate of about 0.5%.

**Projections**

The 2007 Comprehensive Plan will take a fresh look at projection data in order to form the most balanced and realistic look at Pere Marquette Township’s future. The following explanations describe how these estimates have been calculated and incorporate current-day statistics to update the overview.

For the purposes of the 1999 Plan, statistical averaging techniques were used to project the Township’s population growth to the year 2020. These approaches are adequate to give a general sense of growth trends but they have limitations especially in areas of rapid growth or decline that may run counter to statistical trends. Nevertheless, they help give a sense of scale to future land use requirements as well as the demand for

various public services and capital improvements. The following summarizes those projection techniques.

**The Constant Proportion** (or ratio) method of projecting population assumes that Pere Marquette Township will continue to represent the same percentage of Mason County’s projected population in the years 2000, 2010, and 2020 that it represents today. Using the population projections for Mason County prepared by the national econometrics firm, Woods & Poole Economics, Inc.,<sup>8</sup> the following illustrates the results of the constant proportion method for Pere Marquette Township.

CONSTANT PROPORTION METHOD <sup>1</sup>

	<u>1994 Population</u> <sup>2</sup>	<u>2000 Population Projection</u>	<u>2010 Population Projection</u>	<u>2020 Population Projection</u>
Mason Co.	27,200	28,590 <sup>3</sup>	30,660 <sup>3</sup>	32,960 <sup>3</sup>
P. M. Twp.	2,108	2,215	2,375	2,554

- 1 Based on the calculated proportion that Pere Marquette constituted of Mason County, or 7.75%
- 2 The 1994 projections prepared by the Office of the State Demographer are the most current available objective projections for both the Township and the County.
- 3 Per Woods & Poole Economics

Updating these base figures using actual totals from the 2000 census and revised population estimates from Michigan’s Office of the State Demographer for 2010, 2020, and 2030 yields significant changes from the 1999 estimated figures above:

	<u>2000 Actual</u>	<u>2010 Projected</u>	<u>2020 Projected</u>	<u>2030 Projected</u>
Mason Co.	28,274	31,304	34,659	38,374
P.M. Twp.	2,228	2,505	2,776	3,075

Using figures from the 2000 census, Pere Marquette Township constituted 7.88% of the population of Mason County – an increase of 0.13% over its previous portion of the County’s population. In more understandable terms, this means that Pere Marquette Township grew more than was projected, by a total of 13 people. Also, Mason County as a whole grew less than projected, missing its projected mark by a total of 316 people.

<sup>8</sup> Woods & Poole, Economics, Inc., *Mason County Data Pamphlet*, January, 1998.

If we take the 2000 actual census figure of Mason County, and apply the 1999 Comprehensive Plan’s figure of 7.75% to represent Pere Marquette Township’s portion of the County population, we find that Pere Marquette’s 2000 population “should have been” 2,191. Pere Marquette’s actual population in 2000 was 2,228 – or 37 individuals more than the 1999 ratio would have indicated when applied to the actual County population figure in 2000.

Pere Marquette Township increased by a higher percentage of its previous population than did the population of Mason County as a whole.

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Let’s continue to look at how the 1999 projections hold up when we use actual figures from a more recent census.

**The Growth Rate** (or geometric) method projects future population growth or decline based on the rate of growth in the Township in the past. Utilizing the growth rate method, the following assumes that growth in the future will occur at the same average rate as has occurred annually between 1970 and 1994. According to the Census data as augmented by the Office of the State Demographer, Pere Marquette Township grew .59% annually between 1970 and 1994.

GROWTH RATE METHOD

	Average Annual Growth Rate				
	<u>1970-1994</u>	<u>1994</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>
P. M. Township	.59%	2,108	2,183	2,316	2,456

Reviewing the results of this method using actual census figures from 2000, again we find that growth in Pere Marquette Township has exceeded the previous projections. With an actual population of 2,228 in the year 2000, Pere Marquette’s population was 45 individuals higher than the 1999 Comprehensive Plan projected. To achieve that population figure when starting from an estimated figure of 2108 in 1994, the annualized growth rate of the Township would have increased during that six-year period from the 1994 figure of .59% to an effective rate of .93% annually for the six-year period of 1994 to 2000.

Because the 1994 population figure was an estimate, the current study will go back to the confirmed census figure from 1990 for the updated projections. Averaging a population growth from 2,065 individuals in

1990 to a new figure of 2,228 individuals in 2000 yields an annual growth rate of .765% over the ten year period between census counts.

Taking this new annualized growth rate and extending it to the year 2030, our Growth Rate Method projection table looks like this:

GROWTH RATE METHOD

	Average Annual Growth Rate <u>1990-2000</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
P. M. Township	.765%	2,228	2,405	2,595	2,801
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The Arithmetic Method is similar to the growth rate method in that population projections are based on growth that occurred in preceding decades. This method, however, bases population growth on the overall average increase in the number of persons per year, rather than on a percentage change. The following projections, offered in the 1999 Comprehensive Plan, are based on the average increase of 11 persons annually between 1970 and 1994 in Pere Marquette Township.

ARITHMETIC METHOD

	Average Annual Increase (Number of Persons)	1994 <u>Population</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>
P. M. Township	11	2,108	2,174	2,284	2,394

Let's look at the average annual increase in the number of persons in Pere Marquette Township in the last several decades:

- 1970-1980, increase of 222 persons, average 22.2 per year
- 1980-1990, decrease of 3 persons, average of -0.3 per year
- 1990-2000, increase of 163 persons, average of 16.3 per year

In a thirty year period, this is an increase of 382 persons, or an average of 12.7 persons per year. The following is the updated chart, using the newer Average Annual Increase:

ARITHMETIC METHOD

	Average Annual Increase (Number of Persons)	2000 Population	2010	2020	2030
P. M. Township	12.7	2,228	2,355	2,482	2,609
	~~~	~~~	~~~		

The Building Permit method is considered by some to be the most reliable projection method because it portrays growth based on current building permit data. In the 1999 Plan, statisticians saw that Pere Marquette Township had issued 89 residential building permits (i.e., new homes and mobile homes) for an annual average of 12.7 units in the time period from 1991 through 1997.<sup>9</sup> Assuming that building activity would continue at this rate, this method used The Township’s average household size of 2.69 persons (1990 U.S. Census data), to calculate the growth in population at about 34 persons per year.

BUILDING PERMIT METHOD

Average No Permits/Year	Persons/ Household	1994 Population	2000	2010	2020
12.7	2.69	2,108	2,312	2,652	2,992

In preparing the 2007 Plan, we find that the time period from 1998 through 2004 saw almost double the number of building permits issued, averaging between 22 and 23 permits per year, based on the Township Building Inspector’s reports. Meanwhile, the U.S. Census Bureau reports a drop in Persons-Per-Household in Pere Marquette Township, down to 2.6 with the 2000 census.

Using these new statistics, our Building Permit Method chart now looks like this:

BUILDING PERMIT METHOD

Average No Permits/Year	Persons/ Household	2000 Population	2010	2020	2030
22.4	2.6	2,228	2,812	3,396	3,980

<sup>9</sup> Pere Marquette Township Building Zoning Administrator’s Reports 1991-1997. This includes “new homes and mobile home” permits.

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The anticipated population levels for the Township using each of the population techniques are summarized below. In an effort to have the most reliable projections, both in the 1999 Plan and in the new 2007 Plan, results from all projection methods used have been averaged below. By averaging the results of these methods, the 1999 Plan fairly accurately predicted that the population would approach approximately 2,221 persons by the year 2000. The actual count was 2,228. As the new Summary chart shows, 1999's more distant population projections of 2,407 by the year 2010, and almost 2,600 by the 2020 are substantially lower than those based on more current statistics.

1999 POPULATION PROJECTION SUMMARY

	<u>1994</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>
Constant Prop.	2,108	2,215	2,375	2,554
Growth Rate	2,108	2,183	2,316	2,456
Arithmetic	2,108	2,174	2,284	2,394
Building Permits	<u>2,108</u>	<u>2,312</u>	<u>2,652</u>	<u>2,992</u>
<b>Average</b>	2,108	2,221	2,407	2,599

2007 POPULATION PROJECTION SUMMARY

	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
Constant Prop.	2,228	2,505	2,776	3,075
Growth Rate	2,228	2,405	2,595	2,801
Arithmetic	2,228	2,355	2,482	2,609
Building Permits	<u>2,228</u>	<u>2,812</u>	<u>3,396</u>	<u>3,980</u>
<b>Average</b>	2,228	2,519	2,812	3,116

Each of the projection techniques illustrated here assumes that the Township will continue past patterns of growth. However, growth in housing and population in the Township will be impacted by many factors. These include the types and quality of housing permitted or encouraged within the Township, the relative levels of taxation, the image of the Township as a desirable place to live, the public school

system, the quality and quantity of commercial and industrial development, and the overall economic health of West Michigan.

**By using several different methods of estimating, and averaging them, we can have a well-considered, balanced “best guess” on future population figures.**

It should be noted that the West Michigan Shoreline Regional Development Commission (WMSRDC) has undertaken a similar exercise to project population at the local and County level through the year 2025.<sup>10</sup> Those projections are based on the county population estimates provided by the U.S. Census Bureau. WMSRDC utilizes that data to extrapolate the projected population of minor civil divisions in five year increments. The following projections by WMSRDC essentially confirm the above figures and indicate the Pere Marquette Township population will grow as follows:

<u>Year</u>	<u>WMSRDC Projection</u>
2000	2,213
2010	2,374
2020	2,548

Finally, it should be noted that both the Ludington Area Schools and the Mason County Central districts have undertaken student enrollment projections. Both have concluded that growth in the student population would be quite slow over the five year period from the time of this 1999 plan through the early 2000’s. Anecdotal information from school personnel suggests that most of the housing growth in Pere Marquette Township consists of homes that are typically not affordable to families with small children. Thus, to the extent the Township’s new housing stock generates students, they will likely already be enrolled in the area school districts and merely be relocating from elsewhere in the community. Most of the remaining new housing in the Township is felt to be occupied by older couples without school-age children.

**Age Characteristics**

Comparing the age distribution of a community over time provides another opportunity to measure change. Also, an age breakdown of a community’s residents helps to determine the type of housing demands and recreational facilities that may be needed. One measure of the age of a population segment is the median age, which represents the mid-point in the range of all ages within the Township and County. One-half of the population is younger and one-half of the population is older

<sup>10</sup> WMSRDC, *Regional Economic and Demographic Projections*

than the median. Typically, the median age is viewed as an appropriate measure of the overall age of the population.

In 1980 the median age of Pere Marquette Township residents was 33.3 years compared to the median age for the county overall of 32.3 years, making the Township’s population about 3% older than the County’s. By 1990, the median age for both the County and the Township had increased, but the margin between the two units of government had grown. The 1990 median age for Pere Marquette Township was 38.7 years while for Mason County it was 36.25 years.<sup>11</sup> Therefore, by 1990, the population of the overall age of the Township’s population was nearly 7% older than the County’s. A part of this increase in median age may be accounted for by the higher home values in the Township. Higher income population groups tend to be more established in their careers and, therefore, somewhat older than the rest of the population.

The 2000 census reveals that the median ages for both the Township and the County have increased. However, the median age in the Township at 42.0 years and the County’s median age at 40.4 years are not as disparate as they were ten years previously. In 2000, Pere Marquette’s population was just shy of 4% older than the County average.

Figure 3. 1980 to 1990 Population Age Comparison

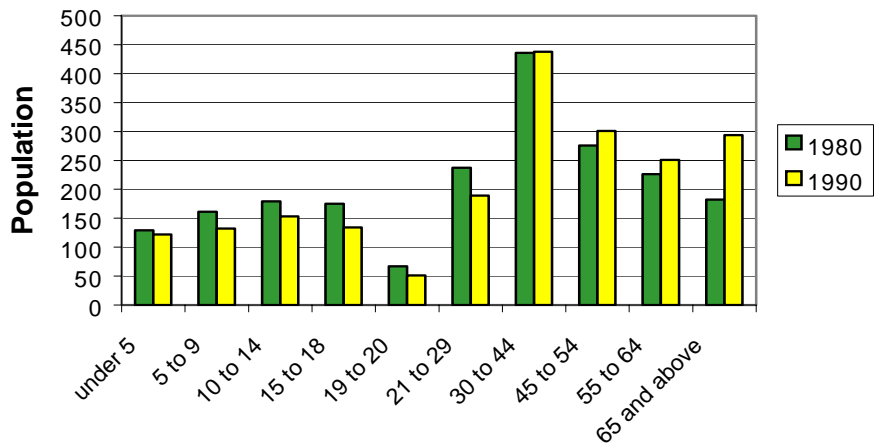


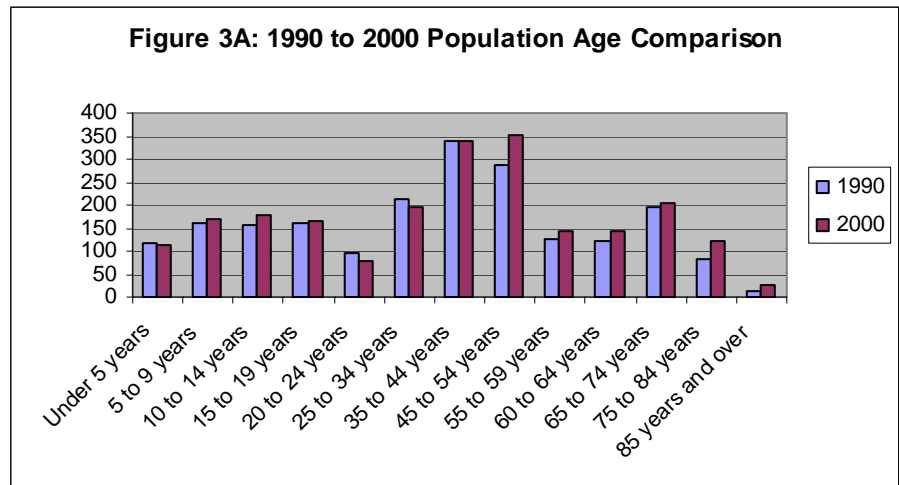
Figure 3, clearly illustrates the aging of the Township’s population from 1980 to 1990.

Our 2007 Comprehensive Plan graphs only the 1990 and 2000 U.S. Census data regarding age characteristics, comparing Pere Marquette

<sup>11</sup> WMSRDC

Township’s 1990 figures with those of 2000, consistent with the federal government’s age categories.

**Increases in population also show a change in the population profile.**



Again we find that the significant increases in the Township’s population are in the older segments of the population (i.e., those 45 and older) and in the older children who would likely belong to them.

Looking at the overall picture, the 20 to 54 year age group is important as it represents the prime wage earning population as well as the principal child rearing group. In 1990, about 44% of the population fell in this age group in Mason County.<sup>12</sup> By 2000, that percentage had risen to just over 45.3%<sup>12A</sup>.

The Township’s population reflected a similar percentage of 46.1% in this category in 1990, but in 2000 had fallen below the County figure to about 43.4%. The decrease in percentage of this large age bracket, considered with the growth in the population of the Township in general further demonstrates the increase in the older populations of Pere Marquette Township.

It’s worthwhile to note that the relatively high percentage of the population in this age-bracket translates into family formations, the need for single-family housing, recreational facilities, future increases in the 5 to 19 years age groups, and increases in retail trade.

<sup>12</sup> Woods & Poole Economics, Inc.

<sup>12A</sup> U.S. Census, 2000.

The “empty nesters” group (55 to 65 years) comprised over 12% of the Township’s residents in 1990, and remained between 12% and 13% in 2000. Persons in this age group typically have reached their peak earning potential and have higher disposable incomes. In Mason County, this group accounted for about 10% of the total population in 1990, rising to 11% by 2000.

The age group of 65 and older represented just over 14% of the Township’s population in 1990, increasing to nearly 16% by 2000. The County’s 1990 figure of about 17% of the population held steady in 2000. Thus, while the Township’s population is slightly older than the County in terms of median age, the elderly account for a slightly smaller share of the Township’s population when compared to the overall county - though Township figures are much closer to the County average than we saw in 1990.

### **Educational Attainment**

The table below compares the educational attainment of residents of Pere Marquette Township, Mason County, and the State of Michigan. In both 1990 and 2000, the residents of Pere Marquette Township (25 years and older) ranked higher in the percentage of high school graduates and in persons with a bachelor’s degree or higher, than did the County as a whole. The County and the State of Michigan were close in comparison in 1990, with both entities showing between 76% and 77% of their populations having completed high school. By 2000, that spread was still less than one percentage point, though the figures had increased to the low 80% range.

In 1990, the State’s percentage surpassed Pere Marquette Township’s in individuals with a Bachelor’s Degree or higher, however, that statistic has been reversed in 2000. The percentage of the Township population holding at least a four-year college degree is now greater than both the County and the State figures.

Each of these three populations has achieved a higher level of education, both at the high school and post-high school levels. County and State educational levels have stayed close from 1990 to 2000, both with an overall rise of about 7 percentage points at the high school graduation level. Pere Marquette Township’s increase in the same time frame was nearly 9 percentage points.

County and State figures also show increases similar to one another in the populations attaining a Bachelor’s Degree or higher. From 1990’s

figures to those in 2000, an increase of 4.1 percentage points at the county level and of 4.4 percentage points at the State level keep these two entities in a relatively stable relationship. Pere Marquette Township, however, has seen an increase of nearly double the State and County increases, growing by 9 percentage points from 1990 to 2000. Nearly one quarter of Pere Marquette Township residents have at least a four-year college degree, a ratio which puts the Township ahead of the State average for post-secondary education.

**Educational Attainment**

Pere Marquette Township, Mason County, and the State of Michigan  
1990 - 2000

	High School Graduate (%)		Bachelor's Degree or Higher (%)	
	1990	2000	1990	2000
P.M. Township	81.4%	90.1%	14.7%	23.6%
Mason County	76.1%	82.7%	11.8%	15.9%
Michigan	76.8%	83.4%	17.4%	21.8%

Source: U.S. Census Bureau

**PLANNING IMPLICATIONS**

A review of the population and demographic trends apparent in the Township suggests several important implications for the future of the community. The rate and nature of population change within the community will clearly impact land use decision-making through the planning horizon of this document. Three key implications are:

**The Township remains dedicated to providing quality services and responsive approaches to serving its residents as the complexion of the Township population shifts.**

- ◆ Pere Marquette Charter Township will grow by about 700 persons in the next twenty years, based on current trends. This implies the addition of about 275 additional housing units. This level of growth may be accommodated within developed and developing portions of the community, but given the current patterns of growth, it is likely that there will be strong demand for Condos, Multi-family units, as well as single-family residential properties.
- ◆ The median age of the Township's population is increasing at a rate faster than that of the rest of the County. This may imply a slight narrowing of housing demand in the community, or it

may, in fact, be a result of higher housing values and limited diversity of housing types.

- ◆ The projected rate of growth in the Township is relatively modest when compared to the amount of available land to accommodate it. While the pace of growth clearly is not a cause of alarm, there is a potential that the general population may become indifferent about efforts to guide that growth since change is occurring at a relatively modest pace. It should be borne in mind that most fundamental changes in land use occur incrementally and their implications are seldom understood or appreciated until after the fact.

This Plan provides a general guide for growth management in Pere Marquette Charter Township. Even though the pace of growth will likely remain modest, the Planning Commission and the Township Board must take care to remain alert and foresightful regarding growth patterns that depart from the Plan.

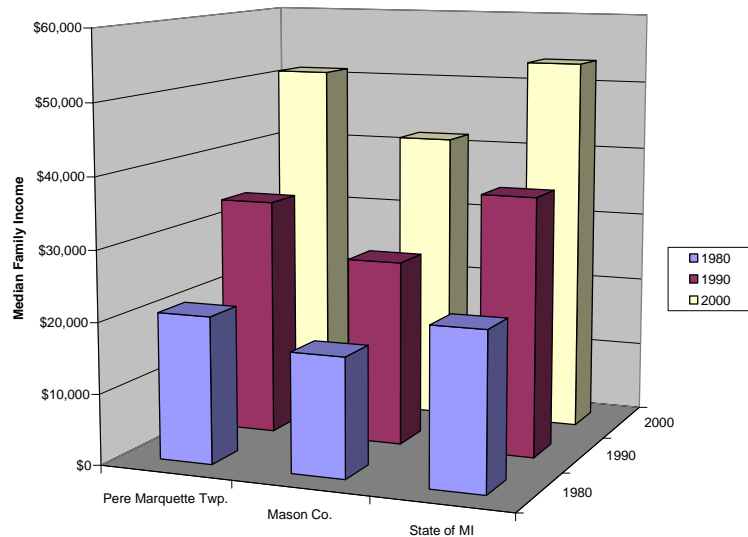
## CHAPTER 3. INCOMES, EMPLOYMENT, & HOUSING.

This chapter reviews current indicators of growth in the Township relating to incomes, employment, and housing development. Housing growth generally parallels the expansion of the local population, however housing *values* continue to increase more rapidly than incomes. In terms of economic development, job growth and investment in new plants and equipment among local industries continue to be strong. A primary challenge to the Township will be the impact of current growth on its infrastructure, roads, and on the local quality of life.

### Incomes

The median family income in Pere Marquette Township in 1980 was \$20,750. By 1990 it had increased by about 62% to \$33,792. By way of comparison, median family income for Mason County increased by 56% from \$16,824 in 1980 to \$26,271 in 1990. Similar figures for the State as a whole showed growth of 65.8% in median family income from 1980 to 1990. Therefore, incomes in Pere Marquette Township grew at rates slightly below the state-wide average, but more quickly than did the balance of Mason County.<sup>13</sup>

Figure 4. Comparison of Median Family Incomes



<sup>13</sup> U.S. Census, 1990 and 2000

It is interesting to note trends across the three sets of census statistics which cover an approximately 20-year period from 1980 through 2000. The median income in the State of Michigan is consistently higher than that of Mason County. The 1980 and 2000 census figures show that Michigan surpassed Mason County by about 30%, while in 1990 that figure was almost 40%.

Pere Marquette Township's median income is also consistently higher than that of the County. It was about 23% higher in both 1980 and 2000, but reached nearly 29% higher in the 1990 census.

To understand why the 1990 figures are so dramatically different, we note that Pere Marquette Township and the State of Michigan each showed an increase in their median incomes from 1980 to 1990 of roughly 65%. On the County level, the median income only increased about 56% during the same period. The lack of reported increase in the median income in Mason County resulted in the more pronounced differences in the three entities which we saw above.

In the period between the 1990 and 2000 census, Mason County showed a disproportionate increase in its median income. While the Township's rate of growth declined from 63% to 51%, and the State's slid from 66% to 46%, the County actually went up from 56% to 59%. This likely represents a correction of artificially low County figures in the 1990 census. The statistical profile from the 2000 census looks more typical of the growth and the relationship that we've seen between these entities in the long-term.

In summary, the State average median income surpasses Mason County's by more than 30%, across all three censuses. The State average is also higher than Pere Marquette's median income, but the percentage is less, averaging about 6%. Pere Marquette's median income consistently averages about 24% higher than that of Mason County.

### Employment

Consistent with the higher income levels in the Township, occupations among its residents tended to fall most heavily in the "white collar" professions and technical crafts in 1999. Positions in these categories tend to be slightly higher paid. This is also consistent with the higher education levels found in the community as compared to the balance of the County.

Figure 5. Occupations of Pere Marquette Township Residents: 1990

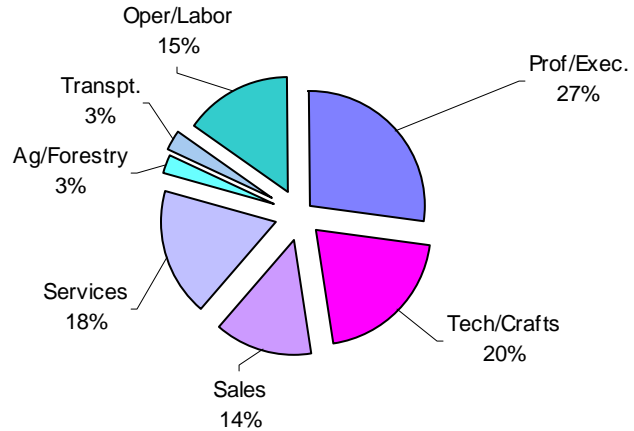
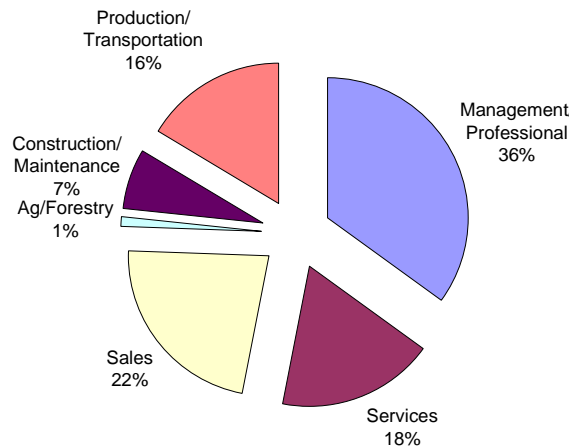


Figure 5A. Occupations of Pere Marquette Township Residents: 2000



**Our 2007 Plan shows a notable increase in the percentage of white-collar occupations among Township residents.**

The federal government, in its 2000 census, provided different choice categories for occupations from what it provided in 1990. Consequently, a direct comparison between the Pere Marquette residents of 1990 and 2000 is not possible within this dataset. However, the “white collar” positions in management, professional services, and sales now account for roughly three-quarters of the occupations of Township residents.

Since 1970, employment in manufacturing, retail services, agriculture, and transportation have all declined for our township residents. This trend holds when we add the statistics from the 2000 census. Jobs in health service, education services, construction, wholesale trades, professional services, and finance, insurance and real estate showed

increases to 1990, and most continued to increase on through the 2000 figures. The exceptions are construction and wholesale jobs which changed to show a decline between 1990 and 2000.

It's important to remember that there are two different sets of employment figures to be considered. The first, which we have studied thusfar, represents the jobs that are held by individuals who live in Pere Marquette Township. Those jobs may or may not be *located* in Pere Marquette Township.

The second set of figures addresses the jobs that are available within Pere Marquette Township, offered by businesses located in the Township. Of course, these jobs are not necessarily filled by Township residents. Study of these figures, therefore may present an entirely different picture.

No ready figures exist to profile the number of jobs that exist in Pere Marquette Township. Instead, we will take a look at the major employers in the Township and the types of jobs they provide to the greater community.

### **Major Employers**

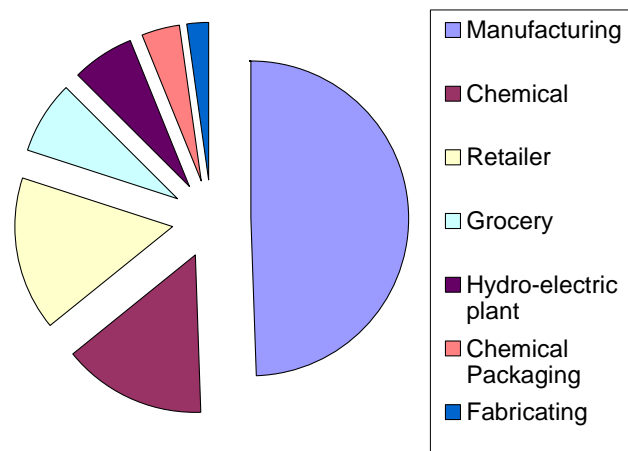
As of Spring 2006, Pere Marquette Township had approximately 200 companies doing business within its boundaries. (This does not include Lease Companies which own property in the Township, but which don't have employees here.) These range from sole proprietorships to small businesses with anywhere from one employee to several hundred. In a few cases, the employer is a local branch of a larger corporation, where the local store or plant is located in Pere Marquette Township.

The following ten employers represent 941 jobs in the Township. If we compare the pie chart of Pere Marquette Township jobs below (Figure 6B) with the chart of occupations held by Township residents on page 34, it becomes clear that there is a significant crossover of non-Township residents filling Township jobs as well as Township residents who work outside Pere Marquette Township.

**Figure 6A: Pere Marquette Township's  
Top Ten employers**  
February 2005

<i>Employer</i>	<i>Description</i>	<i>Employees</i>
Harsco Track	RR machinery	249
WalMart	Retailer	150
Dow Chemical	Calcium Chloride	137
Ludington Components	Office furniture parts	111
Whitehall Industries	Aluminum extrusions	74
Shop'n'Save	Grocery	70
Consumers Energy	Pumped storage & service center	61
Cal-Chlor Corporation	Package & Distribute for Dow Chemical	38
Cone Drive/Textron	Gear reducers	33
GLC Metal Fabricating	Metal and tube fabrication	20

**Figure 6B: Top Township Employers by Category**



### Economic Development

In addition to the comparison of employment-by-industry found above, Township officials report that a significant percentage of the jobs in the community are seasonal in nature, focusing on construction trades and

tourism-related activities such as lodging and restaurants. A sizable share of employment in services and retail tend to be minimum wage jobs. Nevertheless, the Township is committed to creating additional, higher wage jobs as evidenced by its capital investment in industrial park infrastructure and its use of incentives to foster job growth.

The Township has committed over \$2.1 million to land acquisition and improvements for the Pere Marquette Industrial Park on Sixth Street in Section 24 (T18N; R18W). With the assistance of grants from the federal Economic Development Agency, the 48 acres of Phase I was dedicated in 1993, and an additional 40 acres for Phase II was opened in 1999. With this industrial park nearly filled to capacity, the Township has moved on to create another new incentive for local business.

Using 77 acres of land purchased in 1998, the Township applied for another EDA grant to build a second Business/Industrial park. In 2004, the Township received that grant and immediately took steps to begin development of its high-tech First Street Business Park (T18N; R18W; Section 13). At this writing, sites are being prepared with infrastructure, state-of-the-art communications capabilities, and class A roads. The first contracts were awarded to winning bidders in February 2006, and the official ground-breaking ceremony was held in April of 2006 in conjunction with the Township's Sesquicentennial activities.

The total project cost is estimated at 4.79 million dollars. The federal grant for 2.39 million dollars is one of the highest dollar amounts ever awarded to a local government for economic development. The award was based, in part, on the EDA's satisfaction with the Township's administration of previous grants and its overall performance in developing its first industrial park, the Pere Marquette Industrial Park, on Sixth Street.

With 28 sites planned in the new park, the Township anticipates being able to attract a significant number of small to medium sized businesses. The aim is to help diversify the employer base and to help stabilize the area's economy.

In addition to the development of industrial properties, Pere Marquette Township has worked conscientiously with local businesses regarding property tax abatements and other incentives to locate in Pere Marquette Township. These considerations are in exchange for the businesses' monetary investment as well as their commitment to provide jobs in the area.

Each of the area's five largest manufacturers received tax abatements in connection with private capital investments. These were Cone Drive/Textron, Consumers Energy, Harsco Track Technologies, Michigan Power Limited, and RHI/Harbison Walker. Since the release of the 1999 Comprehensive Plan, Whitehall Industries located a portion of its business in the Pere Marquette Industrial Park. They applied for and received IFTs on both real and personal property (2001). In 2004, the Township lost RHI/Harbison Walker due to a problem the company had in acquiring raw materials and the subsequent closing of its Pere Marquette Township location. The Township rescinded their existing IFTs.

The RHI/Harbison Walker property sold at auction in June of 2006, and retains its zoning as part of the Township's recently created Business-Technology-Industry classification.

### Summary

In Mason County overall, total employment increased from 10,573 jobs in 1990 to 12,781 in 1995, an increase of nearly 21%. Employment increased an additional 7% from 1995 to 2000, to a total of 13,677 individuals. All employment sectors showed some growth over this ten-year period, with retail services leading with an increase 42.8% over five years. Construction and transportation also witnessed strong gains at 24.7% and 23.9% respectively.<sup>14</sup>

### Housing

Housing growth in Pere Marquette Township maintained a relatively stable pace during the 1990s. Building permits for new homes averaged about 12 per year between 1991 and 1997, ranging from a low of 6 in 1991 to a high of 19 in 1996. These figures include both single family new home construction and mobile home permits.

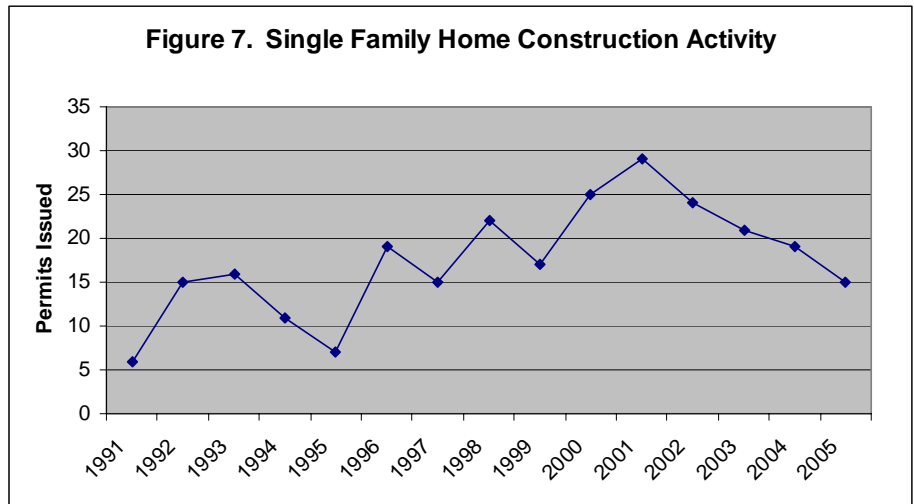
In the seven-year period of 1998 through 2004, housing development increased significantly with a high of 29 single-family units in 2001. A portion of this figure can be attributed to the establishment of the Township's first condominium site, Cales' Cove, with 12 units created in 2001. The average number of permits issued during this period was

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<sup>14</sup> West Michigan Shoreline Regional Development Commission, *1998 Overall Economic Development Program Annual Report*, June, 1998.

over 28 per year, or more than twice the average annual figure for the previous seven-year period.

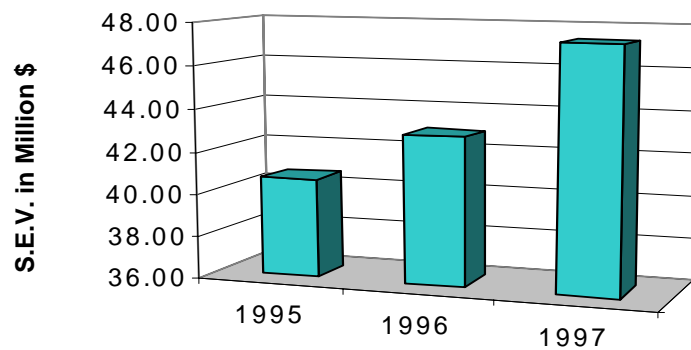
Even so, in 2002 we began to see a slight downturn in the number of permits issued for new construction. This downturn has continued each year to the present, with 2005 reaching a total of 15, and 2006 finaling out at 16.



Source: Building and Zoning Administrator Reports, 1991-2005

Residential property values have risen steadily, as well. While the overall rate of inflation (as measured by the consumer price index) from 1995 to 1997 was about 3%, the sum of residential property values in the Township, as measured by the state equalized valuation (SEV) rose over 8% per year through 1997. Figure 8 illustrates that trend.

Figure 8. Pere Marquette Township Residential Property Valuation



Source: Pere Marquette Township

Since that time, residential property values in the Township have continued to increase even more dramatically. From the 1998 Mason County Equalization Report’s figure of \$50.5 million, residential values in the Township have increased to over \$131 million as indicated in the 2006 Report. The value of Lake Michigan frontage has appreciated most significantly, and at this writing is valued between \$3,000 and \$4,500 per front foot.

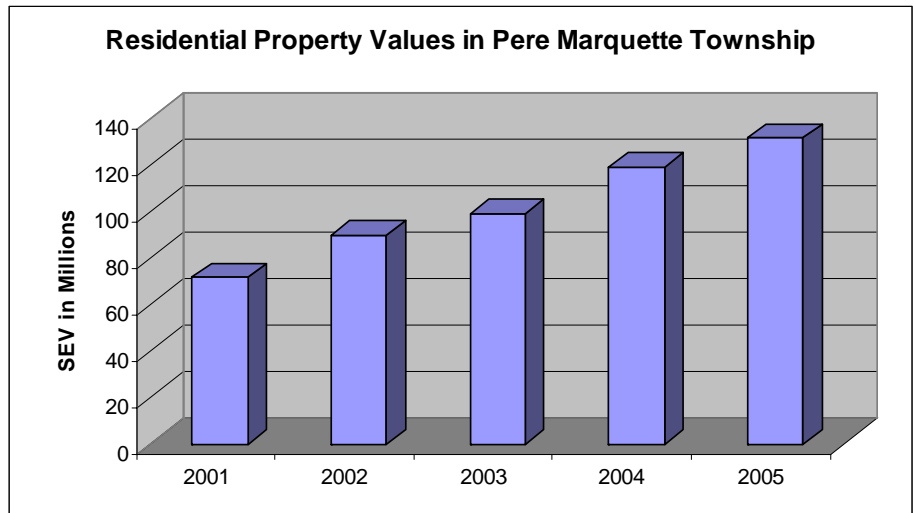


Figure 8A

Source: Pere Marquette Township

Another factor to note with the increase of the Township’s SEV is the ripple effect of Consumers/DTE Energy’s unanticipated sale of over a dozen Lake Michigan lots in August of 2006. Not only will these properties uncap, increasing their taxable values, but we can anticipate steady development of the parcels with nice single-family dwellings, further increasing both their taxable and assessed values. These changes will begin to be reflected in the 2007 tax roll.

**The Township is seeing a shift toward having more of its tax base in residential properties.**

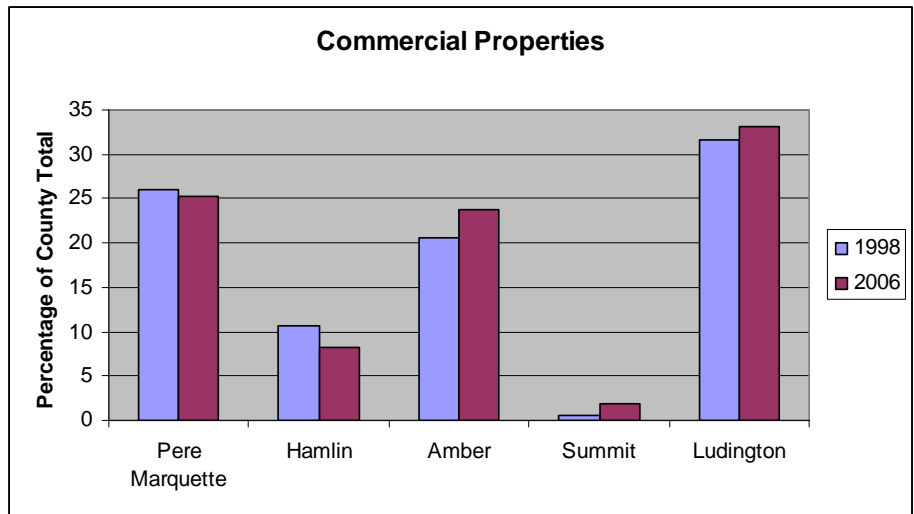
Residential land uses make up a significant portion of the Township’s properties. They comprised 18% of the Township’s total value and about 11% of all residential property values in the County in 1998. By 2005, Pere Marquette’s percentage of the County total was only slightly higher than 1998’s figure of 11%, but the dollar value of residential properties had climbed roughly 250%. This is only marginally higher than the residential increase seen County-wide. Residential property values now account for 34% of the Township’s total SEV (excluding IFTs).

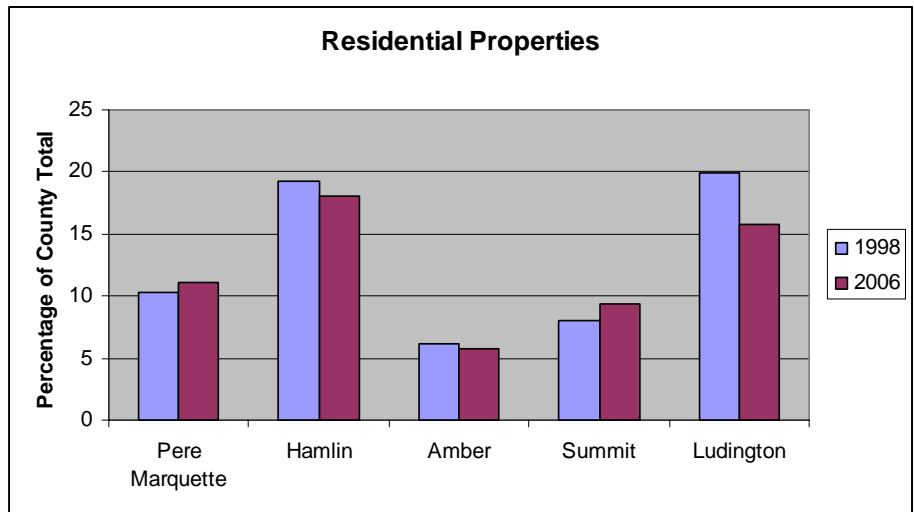
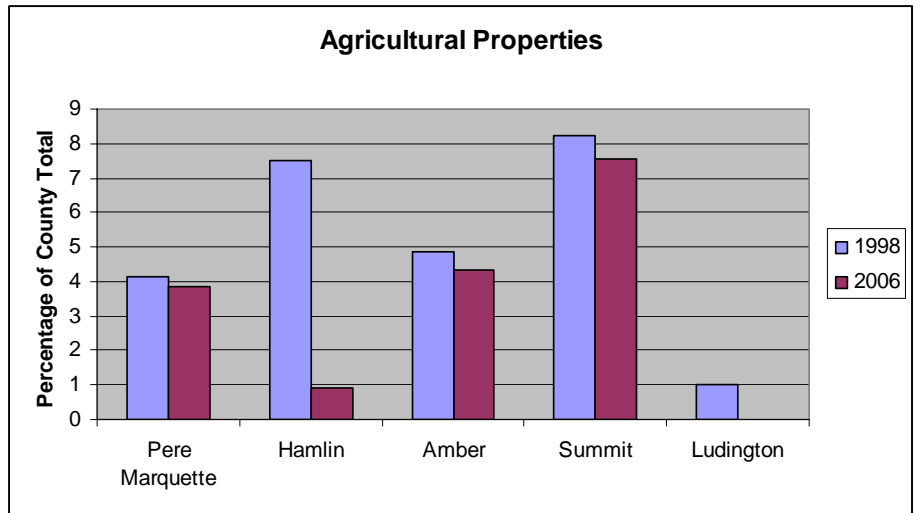
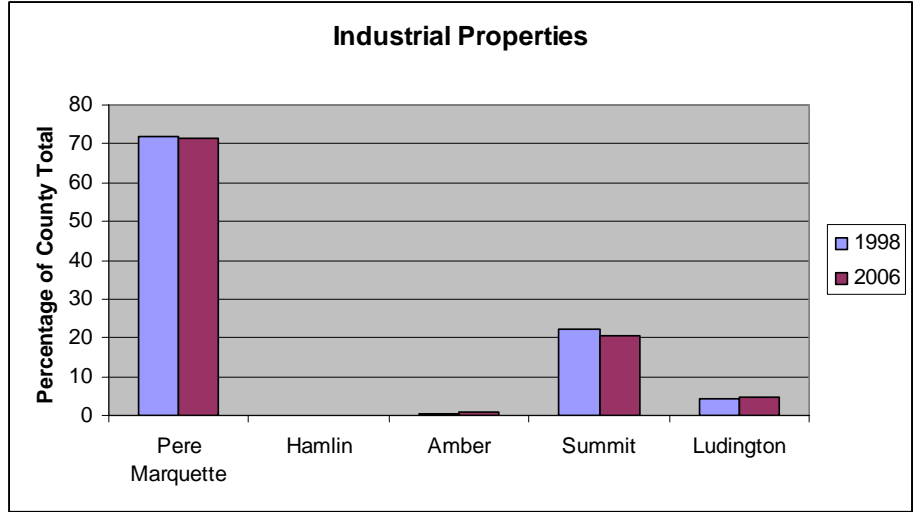
In conclusion, and before we look at the Township’s property values in general, let’s compare the growth in housing values with overall growth of incomes in the Township. From 1980 to 1990, median family

income in the Township increased from \$20,750 to \$33,792, for an average annual growth rate of about 5%. On the other hand, the value of the housing in the Township increased at an annual rate of nearly 11% during that period and at an average annual rate of over 15% in recent years through 2006. While the comparisons are not fully consistent due to different reporting periods, it remains clear that housing values in Pere Marquette Township are growing significantly faster than incomes.

**Relative Property Valuation**

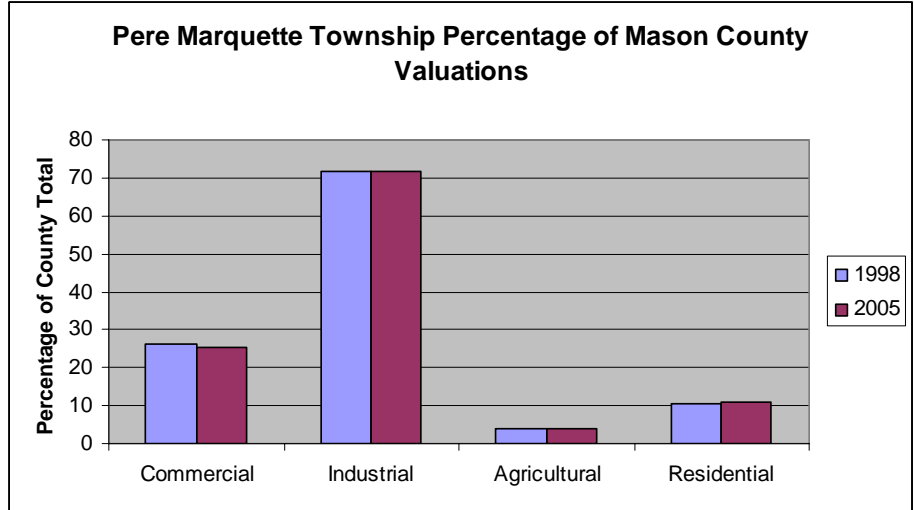
In addition to a comparison of the rate of housing growth and residential values, it is interesting to compare the various proportions of property types in the Township with those in neighboring jurisdictions in the county. The following charts show each municipality’s percentage of the County’s dollar valuation, listed by category. Most proportions have remained fairly constant for the period studied.





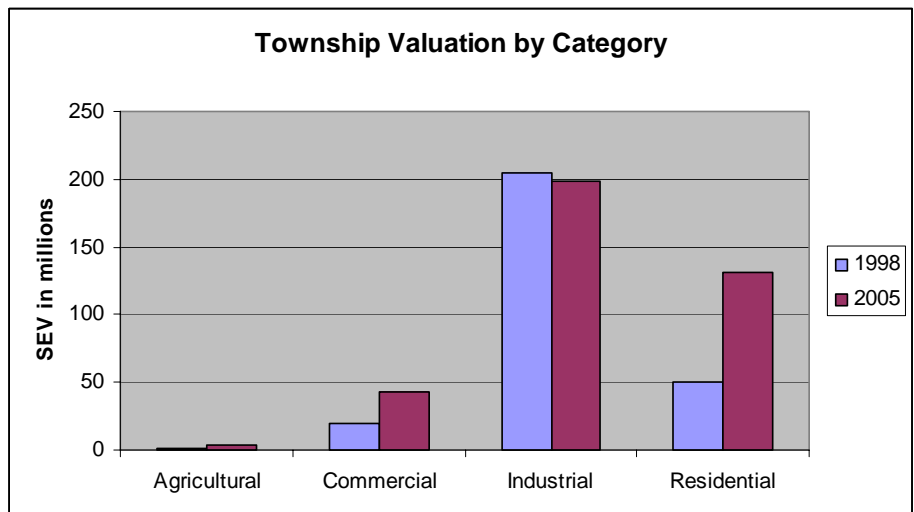
Pere Marquette’s Portion of County Totals

For the 2007 Plan, we’ll also take a look at Pere Marquette’s percentages of the County total across all categories.



Again we find that the greatest portion of the Township’s tax base is in industrial properties.

While Pere Marquette’s dollar values have remained as a fairly constant percentage of the County total, there is a different picture when looking at the “dollar values by category” within the Township itself.



Note the increased proportion of commercial and residential values over the eight year timespan. The CPI can only account for about 25% of that increase.

While most of the tax base in Pere Marquette Township remains industrial in nature, the overall character of the Township is shifting.

Increases in commercial and residential properties over eight years have reduced the Township's steady industrial values to a lower percentage of the Township total. In 1998, industrial values represented about 74% of the tax base; by 2005, that figure had dropped to 53%. Commercial properties increased from 7% in 1998 to 11% in 2005, while residential nearly doubled - from 18% to 34%.

This is a positive indicator for the Township, as we begin to see decreasing financial dependency on a few large industrial properties. It should also be noted, however, that the Township has been proactive in providing opportunity and resources for additional industrial development in the Township, particularly with the establishment of a second industrial park, its own municipal water system, and the creation of a distinct Business-Technology-Industry zoning classification.

### IFTs

In 1998, Pere Marquette provided over 71% of the County's industrial tax base and 83% of the Industrial Facilities Tax (IFT) base. By 2005, Pere Marquette Township's total was still just over 71% of the industrial base - largely a result of the size and steady influence of the Consumer's Energy Pumped Storage plant.

The Township's percentage of the IFT base has shifted up a bit, to nearly 87% of the County total. This result is a blend of both the increasing development in the Township bringing new IFTs, and the maturation of existing IFTs which have simultaneously decreased the IFT figure.

In 1998, the Consumers Energy power plant, the Destec Cogeneration Plant and the chemical operations of Dow and Harbison-Walker were the primary contributors to this IFT figure. By 2006, Harbison-Walker's IFTs had been rescinded, and Destec (Michigan Power Limited) is approaching the expiration of its abatements.

In the interim, new (or renewed) IFTs have been granted to Ludington Components/Haworth, Cone Drive/Textron, and Whitehall Industries. At the writing of this 2007 Plan, the Township has fourteen active IFT abatements, for a total SEV of just under \$49 million.

**Tax Abatements, or IFTs, remain a strong incentive for industry to locate in Pere Marquette Township.**

### Industrial and Commercial

From 1991 to 1997, industrial property values in the Township remained relatively steady between \$192 million and \$201 million. That range remains valid today, as based in the 2005 figures.

Commercial property values, on the other hand have shown a steady increase from \$12.5 million in 1991 to \$17.8 million in 1997, an overall increase of 42%. By 2005, those values had increased to over \$43 million, or nearly two and half times (241%) in eight years.

Overall, Pere Marquette accounted for about 34% of total property values in the County in 1998, with the Township accounting for only about 7.7% of the County's population. By 2005, Pere Marquette Township represents roughly 22% of the property values in Mason County, and still just under 8% of the population.

Much of this shift can be accounted for by acknowledging the remarkable amount of commercial development in the County since 1998, especially along the U.S.-10 corridor in Amber Township.

## PLANNING IMPLICATIONS

The following are the key planning implications drawn from the preceding profile of the housing and economic development within Pere Marquette Township.

- ◆ The fact that housing values are increasing faster than family incomes, suggests that housing in the Township will be affordable to a decreasing share of the population. This may be addressed in a variety of ways in the Comprehensive Plan.
- ◆ Pere Marquette Township and Mason County have had a significant degree of success in retaining higher wage manufacturing wages while diversifying the job base into professions and services. If the community can continue this trend, its long term economic viability should be assured.
- ◆ Pere Marquette Township comprises a disproportionate share of the tax base in the County and most of that is concentrated in a few industrial properties. While there is nothing in this report to suggest any change in the status of these properties, care must be taken to avoid becoming vulnerable to an economic downturn in one industrial segment.

## CHAPTER 4. LAND USE AND DEVELOPMENT PATTERNS

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.

### Land Use

About 1,355 acres (14%) of the Township is dedicated to industrial and commercial land uses. This bare statistic gives a somewhat false impression since the largest single land use in the Township, the Consumers Energy/Detroit Edison Pumped Storage Facility, is classified as an industrial land use by the County Equalization Department, despite the fact that the facility itself is a relatively passive land use.

Other industrial and commercial land uses are found along South Pere Marquette Highway and U.S.-10. Both North and South Jebavy Drive have also established increasing commercial use since 1999. Similarly, the area northwest of the Jebavy and U.S.-10 intersection including Nelson Road, Lawndale, and Johnson Road has developed for commercial uses. However, most of the development in this area is zoned as professional services.

**The Township looks forward to the completion of its second industrial park in early 2008.**

The Pere Marquette Industrial Park located east of South Pere Marquette Highway along Sixth Street is nearly filled to capacity, and the Township is in the process of developing a second business/industrial park on the northwest corner of First Street and Meyers Road, adjoining Amber Township.

The new municipal wells and water tower, with expected completion in 2007, will provide the availability of increased water pressure to the major industrial zones and could easily facilitate the sales and development of these Township-owned commercial and industrial properties.

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, recent development has continued along the Lincoln River in the northeast

corner of the Township in the River View subdivision. At the time of the writing of the current 2007 Plan, the Township is seeing additional residential development near Hopkins Lake in the southern end of the Township, and along its western border, overlooking Lake Michigan.

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

Over the past twenty-five years, residential development has steadily pushed into formerly agricultural lands. While the proximity of residential development to agriculture has yet to generate significant conflicts, changing in farm practices, including trends toward increased mechanization to improve crop yields, may result in conflicts in the future. The Township would do well to monitor that relationship.

Pere Marquette Township is home to the Mason County Airport and the County Fairgrounds. These public or governmental land uses are found along U.S.-10 in section 13 adjoining some of the area's prime commercial lands.

Public and governmental development in the years from 1999 to 2006 has included a new Social Security Administration building on North Jebavy Drive, a new County Animal Control facility on North Meyers behind Wal-Mart, and the establishment of a Michigan State Police sub-station within the Pere Marquette Fire Department building on South Pere Marquette Highway.

Regarding approaches to the area, our Township's 1999 Comprehensive Plan observed:

“The Greater Ludington Area Waterfront Master Plan includes several conceptual plans for the improvement of strategic portions of the area, including the entryways along South Pere Marquette Highway and U.S.-10. As the Township's Comprehensive Plan development process proceeds, it will be important to evaluate and incorporate the general planning concepts of that document...”

**Impressive growth has transformed the U.S.-10 corridor since the last Comprehensive Plan.**

As noted in the Waterfront Master Plan (1997), the Ludington community is accessed primarily from the east and south. From the east, the entrance is along U.S.-10 through sprawling highway and strip commercial development. Beyond the Township’s eastern border, development is now nearly solid all the way from the U.S.-31 freeway interchange, with the addition of a Meijer’s store, Home Depot, a branch of Northwestern Bank, a multi-plex movie theater, and Applebee’s all added to the landscape east of the freeway interchange.

Just to the west of the freeway, the former K-mart store has been leveled and a Lowe’s home improvement center built on the site. Dunham’s Sport Center, Tractor Supply Company, Fashion Bug and a few smaller stores complete the strip mall, with Taco Bell, BP Gas Station, and National City Bank at the highway frontage of this property.

Still farther west, a new Goodwill Industries Store and several strip malls on the south side of U.S.-10 have brought more chainstore eateries, a small Sears store, and an expanded “family fun center” to the mix, rounding out what used to be the isolated motel or retail store “outside of town.”

Within the Township (west of Meyers Road), recent years have seen the expansion of Wal-Mart into a Supercenter, the addition of several strip malls on that corridor, as well as many fast-food and chain restaurants between the eastern edge of the Township and the Ludington City limits.

North of the roadway, this commercial environment is broken up by the fairgrounds and by a modern airport terminal and visitor’s center which was opened in January of 2002.

The implementation of a County-wide Access Management Plan developed as a joint effort of the Mason County Planning Commission and the Michigan Department of Transportation in November, 2005, has provided improvements in the appearance, functionality, and safety of this section of roadway. This is discussed further in the following chapter on Transportation.

While the 1999 Township Comprehensive Plan considered both main entryways to the area “poor,” development along the busy east-west route of U.S.-10 since that time has greatly improved the aesthetics of a visitor’s approach from the east. The addition of many new buildings, modern signage, and popularly recognized franchises lends a feeling of progressive growth to the area as well as providing travelers with new

options and new resources to ensure an interesting and comfortable stay.

Virtually all business grounds are landscaped, and those that aren't landscaped are at least groomed regularly. The Township's sign ordinance has been working relatively well to keep signage pleasant to the eye and non-distracting to drivers. With the increase in desire for flashy electronic signage, however, the ordinance may prove inadequate to provide the desired control for these programmable signs. It will become increasingly important to coordinate regulations for these signs in order to "level the playing field" among businesses and avoid their escalating bids for customer attention by means of increasingly distracting signage.

This Business U.S.-10 approach to both the City and to the main portion of the Township from the east has greatly developed since the Waterfront Plan was written, offering a generally pleasant and welcoming pathway to the traveler.

Development along the southern approaches has not been so active, nor has it improved significantly. From the south, access is along U.S. Highway 31 and South Pere Marquette Highway. Those using the freeway will experience the sights and sounds described above, as the freeway exits are east of Pere Marquette Township on U.S.-10.

Those entering the area via Pere Marquette Highway will cross the river estuary, which the Waterfront Master Plan remarked "provides quite a stark contrast to the 'industrial' skyline formed by the Dow Chemical and Harbison-Walker Plants."<sup>15</sup> At the writing of this 2007 Comprehensive Plan, however, the former Harbison-Walker buildings are in the process of being demolished. Their removal will yield a less industrial-looking skyline, at least for a time; the property is still zoned as a commercial location (BTI) and it may be assumed that any future development would likely fall in that category.

There is no argument that this southern gateway to Mason County remains in need of serious improvement. While appropriate zoning is in place, it will take some interest and effort on the part of property owners to improve the condition of existing properties, and perhaps some effort on the part of the Township to encourage the commercial development and aesthetic upgrading of those properties.

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<sup>15</sup> Camiros, Ltd., *The Greater Ludington Waterfront Master Plan*, August, 1997

## PLANNING IMPLICATIONS

The land use patterns found in a community create both 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 key 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, by itself, will not be sufficient to arrest sprawling, low density development patterns. A combination of utility and roadway policies and careful land use and zoning techniques will be required.
  
- ◆ The diminished amount of active agriculture in the Township with low density residential development in close proximity may create the potential for land use conflicts in the future. This is especially true given a trend in agriculture toward increased mechanization to increase crop yields. Such practices, while generally permitted under the Michigan Right to Farm Act, can be regulated under the terms of local land use and zoning and the Township should promote a balanced approach that will permit 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 as well as several marginal properties. A mix of development styles and aesthetics also mark the area. The Township's challenge is to expand the aesthetic elements of this gateway corridor, integrating landowners' established efforts and assisting the route to evolve into an attractive and welcoming entry to Mason County and the Ludington area from its southern border.

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

The arterial road network is laid out in a traditional grid pattern on section and half-section line intervals, interrupted by such natural features as the rivers and wetlands. 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 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.

### TRAFFIC

Traffic volumes in the Township, and of course throughout Mason County, continue to increase with the area's residential and commercial growth. One can see many commercially-identified vehicles on area roads, many of which are from outside Mason County.

During the last five years or so, the Township has seen changes to two troublesome intersections within its borders. By far, the most problematic junction has been the intersection of U.S-10 and Jebavy Drive. The site of many traffic accidents, Township officials have been working for improvements to it for many years. Working together with the Mason County Road Commission and MDOT, several changes have been progressively implemented in attempts to improve both safety and the travelability of this intersection.

At present, the intersection is equipped with designated left-turn signals, cameras, and electronic surveillance equipment to monitor and coordinate fluctuating traffic needs in all directions. Just recently, MDOT installed a “vanishing no right turn on red” sign to direct westbound U.S.-10 traffic wishing to turn north onto Jebavy Drive. Signaled in part by the other traffic in monitored lanes at this intersection, the vanishing no turn sign allows right turns on red during some conditions, and prohibits them under others. This somewhat creative and unusual signage is the latest attempt to protect travelers at what has been a very problematic spot. This is presumably the result of several accidents involving this traffic pattern and drivers responding to the dedicated left-turn signal bringing eastbound U.S.-10 traffic to the same northbound lane of Jebavy Drive.

Nearby, at the corner of Jebavy Drive and Johnson Road, a resurfacing of the roadway in the early 2000’s provided a right turn lane for southbound Jebavy Drive traffic entering westbound Johnson Road. The four-lane drive pattern was reduced to three lanes - the center being a turn lane - and wider, paved shoulders. With many individuals from both north and southbound Jebavy Drive turning west onto Johnson Road, the new pattern has reduced driver confusion and has reduced accidents at this corner. It seems clear that as growth continues in the Township, this intersection will need a full three-color traffic light system.

Soon after the publication of our 1999 Comprehensive Plan, MDOT completed a widening of South Pere Marquette Highway through the Township. The improved cross section provided two travel lanes with paved shoulders, and widened bridges over the Pere Marquette River.

The Long Range Plan calls for the improvement of US-31 from Ludington to Traverse City, with the segment between Ludington and Manistee to be constructed as an expressway cross section. It should be noted that this is a long range plan, with no mention of the project in MDOT’s recently released 2007-2011 *Five-Year Transportation Program* draft.

MDOT’s Five Year Transportation Program, in fact, makes no reference to planned improvements in Mason County during that timeframe.

## PUBLIC TRANSPORTATION

The Ludington Mass Transit Authority (LMTA) has provided public transportation to Mason County since 1979. The Authority, with 30 employees, operates a fleet of mini-buses ranging in capacity from 14 to 22 passengers. The system's service area includes North Lakeshore Drive, and Jebavy to the Pleasant Ridge subdivision. Township areas serviced are limited to the US-10 route to Scottville and S. Pere Marquette Highway south to Sixth Street. The service is used by some employees of the Pere Marquette Industrial Park businesses who then walk from the Highway intersection. The Authority believes that, if buses extended their routes into the Township's Industrial Park, even more employees would use its services. Total ridership reached 155,000 in 1997 when low gas prices were the norm. In 2007, ridership remained about the same at 151,000, with increases in ridership expected as gas prices climb. The system is completely demand activated and there are no fixed routes. Demand is somewhat seasonal with summer traffic averaging less than winter. If the cost of gasoline continues to increase as expected, increases in public transportation ridership are expected to increase as well.

**Several public transportation millages have been brought to the people of Pere Marquette Township, however, so far there has been insufficient support to be able to extend service to the Township.**

Like most American public transportation systems, LMTA requires public funds to subsidize its operations. Although it receives funds from Mason County and the City of Ludington, neither Pere Marquette Township nor Hamlin Township contributes to the system's support. This is the reason behind the limited service available to Township residents.

In 2006, the Authority tried unsuccessfully to raise the \$20,000 local share to qualify for a federal grant to undertake a broader Tri-County demonstration program that would include Mason, Oceana and Lake Counties and develop connections to Manistee. Several different millage proposals have been presented to the voters of the community as a means of offering mass transit services in the area. As of this writing, the service is not yet available in the Township. Due to long-term and steady public interest in having Dial-a-Ride services in Pere Marquette Township, however, it is likely that various combinations of millages and cooperative agreements with other local municipalities will be investigated as a possible means to provide this service.

The nearest commercial air transportation is available through Manistee Blacker Airport in Manistee County and through the Muskegon County International Airport located about 60 miles south. The Mason County Airport, located in the Township, provides general aviation services and private and charter services. The facility includes a 5,000 foot paved runway, and a new visitor's center which houses

both the Ludington Area Chamber of Commerce and the Convention and Visitors' Bureau.

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 twice daily by the Lake Michigan Car Ferry 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 Dow Chemical, and Rieth-Riley.

## UTILITIES

### Water

In a discussion of community services and natural features of a community, it is appropriate to consider its utility systems. Groundwater in Pere Marquette Township is an important resource both for the community itself and for individual domestic wells.

**In 2007, the Township embarks on a new step in providing municipal water service to its residents and other customers.**

The Township's municipal water needs have been met for many years by an agreement between the Township and the City of Ludington. The City of Ludington water system draws its water from a lake-bed intake in Lake Michigan. The system provides treatment, elevated storage and transmission and distribution mains. Township residents and business have drawn an average of 50,000 gallons per day from the city system during the winter months and over 100,000 gallons per day during the summer. Approximately one-third of the increased water usage is accounted for by the Epworth Heights community which shuts down during the winter. Township residents not served by public water (primarily in areas south of the Pere Marquette River) rely on private wells.

In 2004, with the initiation of development of Pere Marquette Township's second industrial park, it was clear that the Township's ability to provide water services had to be improved. A proposal by the City to expand its facilities proved a significantly more costly option than the Township's establishment of its own municipal wells and water tower. In addition, by relieving the City of the need to provide Pere Marquette Township with the majority of its water service, the City gains room to increase services to its customers without expansion of its facilities.

The establishment of Pere Marquette's own municipal wells and water storage tower began in 2006, with expected completion of the project in 2007. Small areas of the Township will continue to be served by the Township's connection to Ludington City water, namely Epworth Heights and Linlook Park in the northwest corner of the Township in section 4 and 9. Areas North of U.S.-10 as well as the section of the Township south and west of the U.S.-10 and Pere Marquette Highway intersection will also remain on Ludington City water. The new Pere Marquette Water system will handle virtually all water customers south of U.S.-10, including those in Amber Township with whom the Township has contracted to provide service.

The Township maintains an attitude of cooperation with neighboring municipalities in providing basic utility services to its customers.

### **Wastewater**

Most areas of the Township are served by private on-site wastewater disposal system using septic tanks and drainfields. 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. As growth demands it, services will be extended in the area north of the Pere Marquette River. Since the City's Wastewater Treatment Plant is operating at about 50% capacity, availability of wastewater services is not considered a constraint on further development of the Township.

Map 3 water system map

Map 4 sewer system map

## COMMUNITY FACILITIES

We have already discussed some of the Township's Historic and Community facilities in pages 15 - 17. We'll now take a further look into amenities and facilities in Pere Marquette Township as well as in the greater Mason County community.

### Parks and Recreation

Pere Marquette Township is served by several park and recreation facilities. In addition to the natural feature amenities, publicly and privately owned recreational facilities include Buttersville Park Campground, Suttons Landing Park, Memorial Tree Park, and the Pere Marquette Shrine site all of which are owned, developed, and maintained by the Township. The Consumer's Energy Pumped Storage Campground and picnic area, Lakeside Links Golf Course, and two disk golf courses are among the public recreational features located within the Township.

At this writing, the Township has contracted for a feasibility study for a new project - an indoor tennis court and walking facility. The facility would likely be located in one of the Township's industrial parks and could provide a much-needed year-round health-maintenance walking track as well as an eagerly sought indoor court location for local tennis enthusiasts.

Looking beyond the Township borders, one finds several additional golf courses in the County: Lincoln Hills in western Hamlin Township on Lake Michigan, and the new Hemlock course located on the north edge of the Lincoln River in Hamlin and Amber Townships. West Michigan is rich with golf courses, with more than a dozen more courses in an easily travelable distance of Pere Marquette Township.

Township parks include Buttersville Park, located on the Lake Michigan shoreline, an 18.5 acre, state-licensed campground providing 22 group and 22 primitive individual campsites, restrooms, a shower facility, and electricity to the campsites. The park is operated and maintained by the Township's Park Commission. In 1997, a nominal daily rate of \$12/ day for a family of four with discounts for longer stays and for larger groups, the park served over 3,000 campers and took in \$31,500. The recent 2006 camping season saw nearly 5,300 "camper days", serving over 26,000 individuals. The combined

revenues of Township Parks in the 2006 summer season were approximately \$110,000.

Just north of Buttersville Park is the Pere Marquette Shrine, a 2.4 acre site that memorializes the spot where the French Jesuit explorer Father Jacques Marquette died in 1673. 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. Construction of the launch and parking facility was accomplished through a Michigan Waterways grant which, when combined with the 25% local share totaled \$61,995.

Sutton's Landing Park is a 34 acre parcel maintained by the Township Park Commission, and is located across Iris Road from the Townhall. It runs along the southern bank of the South Fork of the Pere Marquette River and includes approximately 425 feet of river frontage. It is used by about 7,500 fishermen annually and it includes small boat launch facility. The Commission received a \$209,375 grant from the Great Lakes Fishery Trust in 1998 which improved the existing boat ramps, added a boardwalk along the river bank, extended the building, rest rooms; electrical service, parking lot lighting, as well as extended driveway paving to include the parking lot and enhanced area landscaping. The facility is open year-round, and the shelter building is available by reservation. There is no fee for the services at Suttons Landing, but in 2006, the Township received free-will donations of approximately \$835.

In the northern portion of the Township, the Township Park Commission maintains Memorial Tree Park as a 27 acre, all season park that includes an athletic field; large, well equipped playground and picnic areas. It has several picnic shelter buildings, nature trails, and riverfront views along the Lincoln River. Shelter buildings are also available by reservation at a nominal fee. Memorial Tree Park is a favorite spot for outdoor weddings.

Also located in the Township, but not Township properties are 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, fully equipped playground and picnic area. The facility includes a 35 acre, state-licensed campground that provides 49 sites.

There are several RV parks and private campgrounds in or near the Township - too many to list individually. However, they provide much sought-after weekend accommodation for enthusiastic campers.

One arcade/mini-golf facility, Adventure Island, is located on West U.S.-10 in the Township. Another, AJ's Fun Center, is nearby just over the Amber Township boarder.

Lakeside Links Golf Course is a privately-owned 213 acre, 27-hole course laid out over rolling hills. It includes a clubhouse and snack bar.

The Ludington Area Schools hosts a disc golf course in the Township. It's known as "Leviathan" and is located on the west side of North Jebavy Drive, between Johnson and Bryant Roads.

In an effort to provide public recreational facilities that are attractive to the greater community and to area visitors, the Township recognizes the importance of cooperation and complementary planning among local governmental entities and within the private sector. This cooperation will best provide a wide range of diverse recreational opportunities for the community.

### **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 is one of the few Township offices in the area to keep regular business hours and to provide residents and the public with a centralized location for their Township-oriented needs. In addition to a comprehensive and active website for the residents, the Township publishes an informational newsletter several times per year, and provides easy access to Township officials. The Townhall features a fully accessible, 1,900 sq. ft. meeting room which is available to Township residents and groups on a rental basis.

### **Police and Fire Departments**

The Township maintains a 21 member volunteer Fire Department consisting of five officers and 16 firefighters, including 11 medical-qualified first responders, five of whom are also qualified as Emergency Medical Technicians. The Department presently has four trucks: including two tankers, one 75-foot ladder truck, and a medical first

response vehicle. In December 2006, the Township Board authorized the purchase of an additional tanker with delivery scheduled in 2007.

Since 1999, the Township's single fire station has been located 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 modest recreational 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 back-up 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.

Based on the location and density of fire hydrants in the northern half of the Township the community qualifies as a National Fire Protection Association (NFPA) Class 6 district for insurance purposes.

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 both time and costs for the Troopers as well as providing more efficient State Police coverage for Mason County.

### **Memorial Medical Center of West Michigan.**

This community health care facility serves a market area that includes Mason, Oceana, Lake, and Manistee Counties. The facility is located

in both the City of Ludington and Pere Marquette Township. With nearly 400 full-time equivalent employees, the hospital offers a broad range of medical, surgical, diagnostic and outpatient medical services, including a new Hematology and Oncology clinic. In addition to providing health care and medical treatment, the Medical Center annually contributes to numerous local community organizations, with contributions totaling over \$85,000 in 1997.

**Education.**

Pere Marquette Township is served by one Public School District and one parochial school. The Ludington Area Schools provides public elementary and secondary education through five elementary schools, one Junior High and one High School. The total system enrollment is about 2,700 students.

In addition, the Ludington Area Catholic Schools serves students in the Kindergarten through 6<sup>th</sup> grade levels.

Map 5 illustrates the location of public, municipal, and recreational lands in the Township.

Map 5 - Parks, Municipal, and other Recreational Lands.

## PLANNING IMPLICATIONS

The transportation and utility system in a community can serve as an important platform for further development. It may also serve as an important mechanism to guide and direct growth. The following summarizes the important planning implications relevant to the infrastructure 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 degradation of its environment and natural features. Most importantly, the Township already has the tools and facilities in place to manage future land use. Public water and wastewater can be effective tools to manage growth. However, in order for this technique to be effective, the limited capacity in both systems must be allocated to areas where growth is desired.
- ◆ The primary entryways into the Greater Ludington Area are along U.S.-10 and South Pere Marquette Highway. The aesthetics of the PM Highway corridor is poor and the Township should consider efforts to improve both the visual impact and the range of land uses along it.

## SECTION III. COMPREHENSIVE PLAN

This section of the Plan is the culmination of the entire planning process. The section also sets forth in Chapter 7 the future land use plan for Pere Marquette Charter Township.

Finally, in Chapter 8, the Comprehensive Plan offers a framework for the implementation of the Plan. The 2007 Plan takes into account the existing goals as established in 1999, the Township's accomplishments toward those goals, and any modifications or extensions of the goals and their implementation. We'll also take a look at any objectives that may have been abandoned, and how that change in priority affects Pere Marquette Township.

## CHAPTER 6. GOALS AND OBJECTIVES.

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.

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 aspect. The goals and objectives have been organized into eight categories that generally parallel the land uses in the community.

**The Planning Commission pays careful attention to the opinions and desires of the residents of Pere Marquette Charter Township when making changes to the Plan or to the Zoning Ordinance.**

The goals and objectives statements were developed by the Planning Commission following extensive effort to define community desires. That effort began with the Ludington Area Waterfront Planning activity conducted with the City and the County. A part of that process included a series of community meetings. While the focus of that planning process was on the waterfront area, it also helped to outline community perspectives regarding growth and development. In addition, as a part of the initial steps in the completion of this Plan, in 1997, the Township undertook a comprehensive survey of all Pere Marquette Township residents. The results of the survey were contained in *Community Opinion Survey, Pere Marquette Charter Township*.<sup>16</sup>

Recent years have also seen a revamped Waterfront Development Plan, an update of the Mason County Comprehensive Plan, as well as major efforts in Airport Zoning and Access Management. Each of these and more current economic development documents has affected the evolution of this Plan.

In the years since the 1999 Plan, the Township and its Planning Commission have had many opportunities to work with the residents on important issues of the Pere Marquette Township community. Several different aspects of area development and of individual residential projects have provided a basis for exploring the needs and concerns of our Township residents.

<sup>16</sup> Williams & Works, in conjunction with the Pere Marquette Planning Commission, *Community Opinion Survey, Pere Marquette Charter Township*, July, 1997.

Therefore, the Planning Commission has prepared the following goals and objectives with careful attention to the opinions and desires of the residents of Pere Marquette Charter Township.

## 1. GENERAL DEVELOPMENT.

In the year 2030, land uses in Pere Marquette Charter Township will be arranged to protect and preserve the natural features of the area with efficient and attractive development formed around a strong core.

- A. The key natural features, including surface water features, wetlands, woodlands, dune areas and woodlands, of the Township will be identified and specific strategies to protect endangered areas will be developed.
- B. The Township will utilize land use regulatory measures that promote the protection of natural features, in conjunction with local zoning and State regulatory agencies.
- C. Development will be encouraged in areas served or to be served with public utilities.
- D. The Township will foster the recognition, development, and preservation of local historical sites.
- E. Development techniques that retain large, unfragmented parcels will be encouraged.
- F. Within developed areas, the Township will implement programs to eliminate or reduce the effects of incompatible land uses.
- G. Promotion and protection of the needs and desires of Pere Marquette Charter Township, its Board, and its people must necessarily be the central focus of this Comprehensive Plan. However, it is clearly the desire of the Township to be participatory and cooperative in the development and the well-being of the greater community. This will be accomplished by such means as joint Commissions, frank discussions, cooperative agreements, and mutual consideration.

During the 2007 review, the Planning Commission feels this goal is being reasonably well-met. While there have been some issues on which the Planning Commission, the Township Board, and/or the public have had some spirited conversations, it remains the case that the Township continues to grow well, and grow as outlined in the Plan. This goal is considered a basic one, which will be ongoing throughout the evolution of the Township.

## 2. RESIDENTIAL DEVELOPMENT

A reasonable goal is that in the year 2030, 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.

- A. Pere Marquette Charter Township will plan land uses and infrastructure to provide an adequate supply of housing for the projected growth of the community.
- B. 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.
- C. Housing will be carefully and thoughtfully located in respect to natural features, public utilities, and neighborhood needs.
- D. Programs to preserve and enhance existing neighborhoods and housing stock will be continued and expanded.
- E. Controls will be established to encourage development techniques that promote the rational use of land and the preservation of natural features.

Again, a review of this section shows that these are basic goals which will continue to be ongoing in residential development. These standards have been met in the interim, and can be measured by the number and types of residential building permits issued. The Planning Commission feels that this is a critical goal to maintain.

### 3. COMMERCIAL DEVELOPMENT

Pere Marquette Township will strive to advance Commercial development such that by the year 2030, it will be attractively arranged to serve the local community and its visitors in areas that enjoy efficient roadways, pedestrian connections, and public utilities. Such development is an ongoing goal in the Township.

- A. 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.
- B. Site development standards will be implemented to improve the aesthetic appeal and efficiency of the community's commercial areas in harmony with the natural features of the area.
- C. Commercial land uses will be arranged to provide safe and efficient automobile, public transportation and pedestrian linkages to one another and to residential areas.
- D. 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.
- E. Within the commercial entry ways into the community, the Township will keep regulatory measures and possibly introduce incentives to improve and enhance the aesthetics and attractiveness of the community.
- F. The Township will work with surrounding communities to make the area attractive to business, including ongoing improvements to roads, corridors, facilities, and services.
- G. To facilitate responsible commercial development, to enforce the area's attractiveness to business, and to promote the safety and well-being of individuals, the Township will seek to incorporate the principles of Access Management in new and existing business locations, further considering the adoption of an Access

Management ordinance within the Township Zoning Ordinance.

Progress has been measurable in these areas since 1999. The Township has seen the expansion of its Professional Services districts, development of the BTI District, county-wide interest and progress in Access Management initiatives, and the expansion of commercial infrastructure. The Planning Commission is considering recommendations to the Township Board regarding ways and means to encourage property owners along Pere Marquette Highway to improve the aesthetics of their holdings and make the southern entrance to the area more modern and attractive.

#### 4. INDUSTRIAL DEVELOPMENT.

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.

- A. The Township will reserve sufficient lands and utility capacity to accommodate the likely industrial development needs of the area.
- B. Industrial land uses will be clustered to promote the efficient use of infrastructure, to minimize conflicts with other land uses and to discourage isolated industrial land uses.
- C. Land use policies will encourage industries that offer maximum employment opportunities and a diverse range of industrial types.
- D. Site development standards will be implemented to improve the aesthetic appeal and efficiency of the community's industrial areas in harmony with the natural features of the area.
- E. The Township will specifically develop and promote its Industrial Park sites, with a goal of 50% occupancy of the new First Street Business Park within 5 years.
- F. The Township has developed and will continue to promote its newest zoning district, the Business-

Technology-Industry district as it offers a leading edge environment

## 5. AGRICULTURE

In the year 2030, Pere Marquette Charter Township will be the home of viable agricultural operations located on suitable soils and protected from encroachment from more intense development.

- A. The Township will identify the highest quality and most productive agricultural areas and work with land owners to develop feasible mechanisms to preserve those areas for farming purposes.
- B. Land division regulations in the Township will be implemented to discourage the fragmentation of viable agricultural lands.
- C. Housing clustering techniques will be encouraged within agricultural areas to permit limited development that does not consume large tracts.
- D. The Township will encourage the growth and development of agricultural-related industries.
- E. The Township will develop incentives and related mechanism to enable viable farming operations to remain active.
- F. Regulatory mechanisms will be developed to address potential off-site impacts.

## 6. RECREATION, OPEN SPACE, AND NATURAL AREAS.

In the year 2030, the sensitive natural areas of Pere Marquette Township will be carefully preserved and the open lands and recreational amenities of the community will be expanded and improved to serve the needs of residents and visitors alike.

- A. Continue and strengthen measures to protect such sensitive natural features as critical dunes, wetlands, woodlands, and shoreline.

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

The Planning Commission considers these to be another reflection of the Township’s ongoing goals. Steady improvements are being made to our existing parks and recreation areas, and these will continue with attention to the needs and interests of the community.

One measurable goal to look forward to is whether the Township Board will find it a worthwhile project to be involved in the construction of a new indoor tennis facility in the Township. If the Board finds it favorable, the facility should be complete within two years of Board approval.

## 7. TRANSPORTATION.

The transportation system of Pere Marquette Charter Township in 2030 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.

- A. Road improvement decisions will be made in accord with the Township’s Master Land Use Plan.
- B. Optimize the transport functions of major arteries within the community and encourage effective access management procedures to maintain efficient traffic flow along arterials.
- C. Encourage land uses and site design configurations that provide efficient on-site circulation for both pedestrian and vehicular traffic.

- D. Encourage the growth and development of the Mason County Airport as an important part of the area’s economic development plans.
- E. Pursue and support the development of Ludington as a commercial deep-water port; support the development of a Port Authority to manage same.
- F. Encourage the expansion of public transportation out, into and throughout the Township.

The Mason County Access Management Plan as well as our own Zoning Ordinance speaks to these goals on an ongoing basis. This is another of our goals which will have small achievements continuously, and should be regarded with mindfulness that single, monumental goals may be elusive.

## 8. UTILITIES.

The public facilities of Pere Marquette Charter Township in 2030 will be located and designed in accord with local development plans, and system improvements will be coordinated on a rational and efficient service-area basis.

- A. Make water and wastewater improvement decisions in accord with the Township’s Comprehensive Plan.
- B. Assure adequate water and wastewater capacity to efficiently meet the residential, commercial and industrial land use needs of the Township.
- C. Limit the use of on-site wastewater treatment facilities in areas planned for agricultural land uses.
- D. Manage storm water runoff to minimize impacts on streams and wildlife habitat and work with the County Drain Commissioner to establish consistent guidance for storm water management.
- E. Establish the new municipal water system and continue to expand and improve it both as the needs demand it, and as the Township sees it will be needed in the future.
- F. Implement a groundwater protection standard as well as wellhead protection standards.

The beginning of the Township's own municipal water system is a noteworthy achievement to be discussed in this review of long-term goals. The continued pursuit of quality utility services to the residents and taxpayers will enforce the other goals of community growth and solid development.

## CHAPTER 7. FUTURE LAND USE PLAN

**Future land use is a difficult concept, as land use is responsive not only to growth, but to trends and to changes – especially in technology – which are impossible to anticipate decades in advance.**

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 extend 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 quality of life for local residents. These goals must be accomplished while accommodating additional housing units, new businesses, 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.

Toward this end, the Planning Commission has established a general limit for growth which is defined by the Pere Marquette River estuary and the limits of efficient wastewater service. This future land use plan will seek to promote efficient and aesthetic growth north of River and estuary, an area of about 2,500 acres adjoining the City of Ludington.

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 the concept of restricting growth in order to maintain and regulate desired densities. The area south of the Pere Marquette River is one where intensive growth and development would be limited.

Several distinctions must be made at this point, as there is often confusion. “Land use” refers to how land is presently being used, and “future land use” to how the Township plans and hopes land will be used in the future.

Meanwhile, “Zoning” refers to what new things can be developed in any given area. Sometimes this can be confusing because some businesses or residences are in place and may continue for many years after the zoning changes for that area. Then for example, if someone

tried to open a new, identical business in the same location, it may not be allowed. However, the existing business is allowed to stay because it was started when that type of business use was permitted.

The result is that we have a Land Use which may be outside the current goals of the Township. Considering that businesses (and residences) continue for many years, one can easily see how a current land use map will not match with a current Zoning map.

## CONSERVATION DISTRICT

### **Description.**

Pere Marquette Township is fortunate to have large tracts of land offering important shoreline and dunes, wetlands, wildlife habitat, forest lands, and river valleys. These lands are a vital part of the community's identity and, with careful planning, they may be preserved and protected so that future generations may continue to enjoy an unspoiled natural environment. The overall purpose of the Conservation District designation is to foster the protection of these natural features with as little disturbance as possible. Much of the area designated is in public ownership and/or protected by state statute, and efforts should be directed to maintain and provide more public stewardship. Those lands that are not in public ownership may see low intensity development incorporating careful measures to limit the impact on natural features. Such techniques as easements should be encouraged. Extensions of public utilities and roads into these areas should be avoided.

### **Locations.**

The future land use map includes about 781 acres designated as Conservation District divided among three primary areas, as follows:

1. The largest area of Conservation District designation includes the Pere Marquette River estuary and the inlet into Pere Marquette Lake. This area includes the River itself, a designated "wild and scenic river" as well as the broad wetlands found in sections 25, 26, and 30.
2. The Lake Michigan shoreline and the steep dunes extending about two miles north from the Consumers Energy Pumped Storage facility. These unique freshwater dune formations are found only in a few locations along the eastern shoreline of Lake Michigan.

These features are designated as high risk erosion areas and are protected under the Zoning Ordinance.

3. A thick woodland area located in section 11 (T18N/R18W) south of Bryant Road. This site includes about 150 acres and is in both public and private ownership.

**Desired Uses and Density.**

**These lands are a vital part of the community's identity and, with careful planning, they may be preserved and protected so that future generations may continue to enjoy an unspoiled natural environment.**

Development in the Conservation District areas should be limited to forestry and farming operations with single family housing or institutional uses limited to very low density or conservation cluster design. The intent is to avoid sensitive features and preserve natural areas at a ratio of at least 20 acres preserved for each 1 acre developed. Furthermore, overlay zoning districts, such as the high risk erosion control ordinance, may be developed to identify unique resource areas that may require special protection. These may include sensitive stream corridors, wildlife corridors and recharge areas.

Where conservation cluster developments are proposed, the Township will utilize its PUD and Open Space mechanisms to implement a development that is consistent with this Plan. The first step would be to conduct a site analysis to identify those features on the site that should be preserved and those portions that may be developed without impact. A set of performance measures will be developed to measure possible impacts. These may include buffer/filter strips from stream or wildlife corridors, viewshed protection, tree protection and other appropriate techniques. To the extent development can be accommodated within a portion of the site without impact on the important features, some additional density may be permitted. Conservation easements should be strongly encouraged as a part of such a development to assure that the undeveloped portions of the site remain in a natural state.

**AGRICULTURE**

**Description.**

The Township has a limited amount of high quality agricultural lands remaining in production. Crops include field crops (i.e., corn, wheat, alfalfa, etc.) and, in particular, fruit trees. These areas help to give the community its rural character and the farming activity remains an important element of the local economy. The overall purpose of the Agriculture land use designation is to promote the continued use of

**Agricultural areas help to give the community its rural character and the farming activity remains an important element of the local economy.**

quality farmlands for agricultural purposes and to minimize the potential for conflict with more intense land uses.

**Locations.**

The agricultural lands in the Township include about 698 acres located in the southern portion of the community in sections 31 (T18N/R17W), 35 (T17N/R18W) and 6 (T17N/R17W).

**Desired Uses and Density.**

The primary use in this area should be farming and related activities. Field crops, orchards and livestock operations may be permitted. Concentrated animal feeding operations may only be considered where off-site impacts are properly mitigated. In addition, residential development associated with farming operations should be anticipated. Other single family housing may be permitted either in very low densities or conservation cluster design that preserves quality farmland areas at a ratio of at least 40 acres preserved for each 1 acre developed.

Where conservation cluster developments are proposed, the Township will utilize its PUD and Open Space mechanisms to implement a development that is consistent with this Plan. The first step would be to conduct a site analysis to identify those portions of the site that are unsuited to agricultural use by virtue of soil types, terrain, adjoining land uses, or other factors. A set of performance measures will be developed to measure possible impacts of potential development on those portions of the site with strong agricultural potential. These may include buffer distances to isolate agricultural effects from residences, road connections to minimize conflicts with farm vehicles, minimum parcel size standards for agricultural purposes and other appropriate techniques. To the extent development can be accommodated within a portion of the site without impact on the agricultural areas, some additional density may be permitted.

**AG-RESIDENTIAL**

**Description.**

This land use designation is intended primarily to address the need for scattered single-family development in relatively rural and low-density patterns. These areas are not intended to be served with public utility systems that would promote greater densities. Small community wastewater collection systems to promote clustering may be permitted, however.

**Locations.**

This designation covers about 4,691 acres, including most of the area south of the Pere Marquette River.

**Desired Uses and Density.**

**Because of the mix of housing and agriculture, concentrated animal feeding operations should be discouraged in this designation.**

The primary land use within this area will be single family homes developed on lots of 1 acre, or more; or in conservation clusters that result in the preservation of significant open lands and overall densities of less than 1 unit per acre. Such clustering shall be accomplished to preserve and enhance the natural features of a particular site. Agricultural operations and landscaping operations may also be encouraged. Because of the mix of housing and agriculture, concentrated animal feeding operations should be discouraged in this designation. Furthermore, the Township will cooperate with farmland owners in the use of available incentives to preserve farmland for agricultural purposes. Public parks and natural lands conservancies will also be encouraged.

**R1 – LOW DENSITY RESIDENTIAL****Description.**

A significant portion of the Township lends itself to suburban style single family neighborhoods. These communities are relatively homogenous in form and land uses, scaled primarily for passenger car travel and developed primarily for families with small and school-age children.

**Locations.**

This land use designation includes about 1,242 acres in the northern portion of the Township adjoining the City of Ludington and extending north and east. Smaller, isolated areas – primarily subdivisions – south of the Pere Marquette River are also designated R1.

**A network of pedestrian and bike trails and sidewalks will link neighborhoods and surround land uses.**

**Desired Uses and Density.**

The primary land use within this area will be single family homes developed in subdivisions or site condominiums on lots ranging from 1/2 acre to 1 acre (i.e. 1 to 2 dwelling units per acre) or in conservation clusters. The intent will be to foster the preservation of significant open lands and net densities of 2 to 3 units per acre. Public water and wastewater services should be either provided or planned in the near future and traffic patterns will be established to safely move vehicles through local streets to collectors and into arterials while minimizing vehicle/pedestrian conflicts. In addition to single family homes, the low density residential neighborhoods may include schools, neighborhood parks, churches, and similar uses. A network of pedestrian and bike trails and sidewalks will link neighborhoods and surround land uses.

**R2 – MEDIUM DENSITY RESIDENTIAL**

**Description.**

This Comprehensive Plan seeks to promote aesthetic forms of development that increase density while creating a very attractive living environment for residents in harmony with its natural features. The primary purpose of this designation is to establish human scale, walkable neighborhoods in close proximity to commercial and/or recreational services with good amenities and attractive design.

**Locations.**

There are several small areas of the Township consisting of about 232 acres of which are designated for medium density residential development. One is located immediately north of the commercial district along Nelson Road. Another is north of Bryant Road, and the third is along the east side of Sherman between First Street and Sixth.

**Desired Uses and Density.**

The primary land use within this area will be attached single family homes and apartments as well as related institutional uses. Overall densities will range from 3 to 5 units per acre and conservation design techniques will be encouraged, where appropriate, to establish small pockets of natural lands or viewsheds within this relatively intense development form. Innovative design techniques will be considered to accommodate mixed uses that complement one another. Public water and wastewater will serve the Medium Density Residential areas. A

network of pedestrian and bike trails, sidewalks, clear pedestrian crossings, and traffic calming techniques will be utilized to promote safe non-motorized transportation.

## RESIDENTIAL – HIGH DENSITY

### Description

At this time, the Master Plan does not specifically seek to promote areas of high density residential development within the Township. However, provisions are available for such development within other zoning classifications to serve segments of the population that desire more compact living environments. These would necessarily be developed with a high degree of aesthetic standard and in harmony with the area's natural features, offering good amenities and attractive design.

### Locations.

There are two areas of the Township consisting of about 186 acres which could be considered for high density residential development. One is comprised of the private, gated community of Epworth Heights, a community of seasonal residences located adjoining the Lake Michigan shoreline. The second consists of an existing mobile/modular home development along Rasmussen Road with frontage on the Lincoln River.

### Desired Uses and Density.

The primary land use within this area will be attached and detached single family homes, mobile/modular homes and apartments as well as related institutional uses. Overall densities may range from 5 to 10 units per acre and conservation design techniques will be encouraged, where appropriate, to establish small pockets of natural lands or viewsheds within this relatively intense development form. Innovative design techniques would be considered to accommodate mixed uses that complement one another. Public water and wastewater would serve the High Density Residential area. A network of pedestrian and bike trails, sidewalks, clear pedestrian crossings and traffic calming techniques would be utilized to promote safe non-motorized transportation.

## C1 – LIGHT COMMERCIAL

**Development of Commercial and other non-residential districts are monitored to promote the most attractive opportunities for economic growth with the least objectionable side effects to that growth.**

### Description and Desired Uses.

This land use designation is intended to provide goods and services to meet the needs of the immediate neighborhood and the larger region. Facilities will be developed in harmony with the area’s natural features and in a scale and form to encourage pedestrian access and to minimize auto-pedestrian conflicts. Cross-access easements and service roads will be encouraged to reduce the proliferation of curb-cuts. In addition, landscape standards and signage limitations will be utilized to promote attractive and functional developments. Land uses in the commercial designations include retail, service/commercial and office establishments serving the Pere Marquette Township community and the larger region. Facilities may be located on individual lots or in larger, multi-tenant facilities, within the design constraints contemplated for this designation. A network of pedestrian and bike routes will be incorporated to promote non-motorized access to shopping and services both for permanent residents and for visitors, including those in recreation vehicle facilities within the area.

## C2 – HEAVY COMMERCIAL

### Description and Desired Uses.

The C2 designation is a heavier commercial classification, though with a similar profile to C1 discussed above. Interested individuals should refer to the current Zoning Ordinance for specific information.

### Locations.

The primary C1 and C2 commercial areas are found along U.S. 10 from Jackson Road/Atkinson Drive to the eastern Township limits at Meyers Road. Commercially zoned areas also extend along Jebavy Drive north of U.S.-10 to Johnson Road. Approximately 385 acres are found in these commercial land use designations.

## GENERAL INDUSTRIAL

### Description and Desired Uses.

This land use designation is intended to provide employment for area residents and manufactured goods and services to meet the needs of the larger west Michigan region. Facilities will be developed with appropriate utility and transportation connections and in harmony with the area’s natural features. New industrial uses to be promoted will be those with minimal impact on the environment or on the

surrounding community and may include warehousing, mini-storage as well as contractor offices and yards. In addition, the Township will continue to work with existing heavy industrial land uses to minimize environmental and aesthetic impact on the community while promoting a healthy local economy. Industrial land uses will be served with public wastewater and water service. In the vicinity of the Airport, industrial land uses must be compatible with the Airport and aviation requirements. Truck traffic emanating from industrial land uses will be directed efficiently to regional arterials without traversing residential areas. Close proximity to rail service is also available.

**Locations.**

About 581 acres of industrial land uses are planned in the Township. This land use adjoins the City of Ludington and is bounded by the Marquette Rail railroad right of way, the Pere Marquette River estuary, and the eastern Township limits.

**BTI – BUSINESS – TECHNOLOGY - INDUSTRY**

**Description and Desired Uses.**

The BTI district is dedicated to the promotion of state-of-the-art business opportunities within the Township. This is the newest zoning classification in the Township, primarily developed in conjunction with the First Street Business Park. The Township is striving to provide the latest in technological services available to the properties of the BTI, thereby encouraging even the leading edge in technological industry to locate here. Approximately 389 acres of Township properties are zoned BTI.

**PS – PROFESSIONAL SERVICES**

**Description and Desired Uses.**

There are currently three areas of PS zoning in the Township, comprising approximately 14 acres. PS zoning provides a structure for the establishment of traditional “white collar” offices and services such as health care, accountants, insurance agencies, and other consultants. The requirements for parking, ingress and egress, etc. address a lower-volume clientele, in contrast to a busy a retail storefront.

## HARBOR

### Description and Desired Uses.

This land use designation is intended to set aside lands and deep water harbor frontage to serve Great Lakes cargo shipping and/or a possible cruise industry in the future. The purpose of this designation is to preserve and develop an existing deep water port facility.

### Locations.

About 273 acres of land are designated for Harbor Frontage located along the southern shoreline of Pere Marquette Lake. Access to this site is along Lake Shore Drive and Haul Road.

## AP – AIRPORT

### Description and Desired Uses.

Approximately 343 acres in Pere Marquette Township is dedicated to airport use. Airport regulations are set by the County and the Federal Aviation Administration. As such, an airport zone will have additional restrictions than the same land would have if there were no airport in the area.

## OVERLAY ZONES

### Description and Desired Uses.

At times, overlay zoning is needed to protect a physically unique land area such as beachfront, dunes, or wetlands. Other times an overlay zone is used to offer protection to specialized properties, such as an airport. Overlay zones provide restrictions *in addition to the regular zoning* in a given area, based on that area's specialized need.

These areas are defined by their unique needs and are sometimes defined by a measurement rather than by a parcel line. Overlay zones are often determined by a larger municipal entity such as the County, or the State or Federal government.

The Township currently has two Overlay Zones which address Critical Dunes and High Risk Erosion. Additional building and zoning restrictions also apply to the area immediately surrounding the Mason

County Airport. The Township in its local zoning does not classify this as an overlay zone, however it is designated such by the County.

Map 6 - Future Land Use

## CHAPTER 8. IMPLEMENTATION STRATEGIES

The following strategies are established to implement the goals and 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 in order to fully implement this Plan. In many instances, the Township's role is that of facilitator for some of the strategies listed in this Chapter.

As it may apply, we will note here some of the goals of the 1999 Plan which have been met, and a few others which have been abandoned. The reader should keep in mind that the Township's abandonment of a goal is not necessarily an indication of failure, but is generally one of re-evaluation, a change in priorities, or the recognition that some things are being taken on by another municipal entity.

This Chapter presents the action strategies for the Comprehensive Plan. Each strategy is numbered sequentially and the relevant Goals and Objectives statements are identified by their outline designation from Chapter 6. In some instances, a strategy may relate directly to more than one objective statement. A general description of each strategy is provided along with a suggestion of the roles and responsibilities on one or more agencies in carrying it out and a general timeframe for implementation.

First we will look at the implementation strategies that have been removed from this list in 2007.

### **FORMER #4. SURVEY OF FARMLAND OWNERS.**

This strategy outlined in the 1999 Plan has been abandoned in the 2007 Plan. The survey was completed and such information as was gleaned has been helpful in shaping farmland issues in the Township. However, the Planning Commission does not wish to repeat this type of study at this time, choosing instead to monitor farmland concerns within the new Strategy #4 below.

### **FORMER #6. PROMOTE THE PURCHASE OF DEVELOPMENT RIGHTS (PDR).**

Purchase of Development Rights as discussed in the 1999 Plan is now an old concept. The Planning Commission has chosen to abandon this item as a separate strategy and entrust the future Farmland Sub-committee (see #4 below) to deal with PDR as one of the issues it monitors.

## FORMER #9. ESTABLISH A NATURAL AREA CONSERVANCY

**Description.** For the 1999 Plan, one of the strategies was to establish a natural area conservancy, a non-profit entity whose primary purpose is to accept and hold title to lands and easements over natural areas. In 2007, the Planning Commission recognizes that there are many other entities able and willing to do this if needed.

This has been abandoned as an independent goal. To address the valid aspects of land preservation that might otherwise be covered by implementation of this strategy, the Sub-committee to be formed as a result of Strategy #3 below will address these.

## FORMER #11. RELOCATE THE COUNTY FAIRGROUNDS

**Description.** While the Township's Planning Commission still supports the relocation of the Mason County Fairgrounds and the Airport away from prime commercial land, this goal has been abandoned as being unrealistic at this time. The Commission recognizes that improvements have been made in both the Fairgrounds and the Airport, and that relocation is unlikely in the near future.

## 2007 Strategies

As we saw above, some of the 1999 strategies are no longer priorities in 2007. Additionally, some of the 2007 strategies have built on the history and experience of the 1999 efforts, to carry forward the goals expressed in Chapter 6.

### 1. EVALUATE AND REVISE THE ZONING ORDINANCE

**Description.** The Zoning Ordinance is the primary implementation mechanism for this Plan, and as such is an ongoing goal. In some of the strategies, reference is made to evaluations and updates of the Ordinance to conform with this Plan. This strategy contemplates a complete evaluation of the entire Ordinance including all of the other, more specific, recommendations included in this Comprehensive Plan. This will include a revision of some zoning classifications to better conform to the future land use designations in this Comprehensive

Plan. In addition, the Ordinance should be evaluated for flexibility to address innovative development techniques and for its ability to control inefficient development patterns. In cases of question between the Zoning Ordinance and this Comprehensive Plan, the Zoning Ordinance will prevail.

**Timeframe.** The Zoning Ordinance is under constant growth and revision based on the ongoing needs of an active and viable community. Following the adoption of this 2007 Plan, it is the Township's goal to have the Plan and the Zoning Ordinance closely phased, each evolving with the needs of the community and supporting one another.

**Responsibilities.** This strategy may be implemented by the Planning Commission. This is an extensive task, but primary to securing controlled and desired growth. It is certain that outside support will be needed. Amendments to the Plan need to be researched, discussed, and approved by the Commission and then referred to the Township Board for approval. This process includes public notice and the opportunity for members of the public to offer their views.

Changes to the Ordinance require the same commitment, however the Zoning Ordinance is a far more detailed compilation. As such, it requires more frequent "fine-tuning" to balance the natural growth of the Township with the blanket goals of the Plan. Once turned over to the Township Board, Ordinance changes require review by the Township's legal consultants, additional public hearings, and ultimately adoption by the Township Board.

**Support and Funding.** In-house staff support activities may be completed with in-kind resources. If outside consulting support is utilized an appropriation estimated at about \$15,000 to \$20,000 would be needed.

**Related Goals and Objectives.** This strategy supports the following goals and objectives: 1A, B & E; 2B, C, D & E; 3A, B, C & E; 4A, B & D; 5A, B, C & F; 6B; 7B & C; and 8C.

IMPLEMENTATION STRATEGIES TIMETABLE

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
1. Evaluate and Revise the Zoning Ordinance	Ongoing...												
2. Review/ Revise Planned Unit Development													
Mid-term: Address PUD issues/next 3 years													
Long-term: Ongoing	Ongoing...												
3. Inventory Key Natural & Historic Features													
Short-term: Form Sub-committee/ 1 year													
Long-term: Adopt needed, relevant zoning/ 5 yrs													
4. Monitor Farmland Preservation Programs													
Short-term: Form Sub-committee/ 3 months													
Long-term: Ongoing	Ongoing...												
5. Monitor Capital Improvement Decisions	Ongoing...												
6. Monitor Water/Sewer Policies to Guide Development	Ongoing...												
7. Prepare Sub-Area Plan for S. Pere Marquette Hwy.													
Short-term: Form Sub-committee/ 6 months													
Long-term: Significant Improvement/5 years													
8. Develop Non-Motorized Connections	Ongoing...												

## 2. REVIEW AND REVISE PLANNED UNIT DEVELOPMENT (PUD).

**Description.** Clustered housing developments require innovative and flexible zoning and site plan review techniques. Furthermore, housing developers typically are reluctant to experiment with new types of housing development when their economic returns are in doubt. To offset these problems, the Township will review and revise as necessary its Zoning Ordinance provisions related to Planned Unit Developments (PUD). Issues of overall density, conservation easements, required Property Owners' Associations and the mix of housing types and commercial land uses (if desired) should all be addressed. The objective of this review will be to expand the flexibility of the review standards and to permit innovation that results in high-quality and affordable development.

**Timeframe.** A comprehensive review and revision of the Township's Zoning Ordinance has been undertaken in the years following adoption of the 1999 Comprehensive Plan. As occasional stumbling blocks have occurred with PUD applications and development plans in recent years, the Commission would do well to try to address these issues within the next few years of this 2007 Plan.

**Responsibilities.** This activity will be completed through the Planning Commission. The development of incentives that may impact Township revenue streams will require the participation of all relevant agencies. The actual work may be conducted either by the Township staff or through outside consultants.

**Support and Funding.** In-house staff support activities may be completed with in-kind resources. Modest appropriations will be required if private consulting services are used. Other incentives would be considered, subject to approval by the Township Board.

**Related Goals and Objectives.** This strategy supports the following goals and objectives: 1B & E; 2C, D, & E; 3A - C; 5C; 6C; 7C; and 8D.

## 3. INVENTORY KEY NATURAL & HISTORIC FEATURES

**Description.** A key aspect of the Township's Comprehensive Plan is the preservation of the natural beauty and important features of the community. Some of these features are addressed by state legislation

and/or by local ordinance. Others, however, are identified in this plan within the Zoning and land use classifications, but only in general terms.

The purpose of this strategy is to prepare an inventory of important natural features and to identify the likely trends or conditions that may threaten them. Using automated and/or manual mapping, the Township may develop a set of mapped exhibits that would serve as guide to future land use decisions. In some areas, it has been found to be appropriate to develop overlay zoning or other preservation mechanisms.

**Timeframe.** The 2007 Plan coincides with a major upgrade of the Township's electronic mapping system, or Geographic Information System (GIS), which will allow increased ease in monitoring the data as well as in displaying it graphically for easy understanding. The Planning Commission has set a short term goal of one year from the adoption of the Plan to inventory the Township's key natural features and identify the possible threats to them. A more extended five-year goal addresses the need for adopting additional zoning or zoning amendments to protect those natural features. The inventory and related zoning should be updated periodically to monitor the progress made in protecting important features.

**Responsibilities.** The Planning Commission should take the lead in preparing the inventory. In-house support will be needed from the Township's GIS staff.

**Support and Funding.** The support and direction of the Planning Commission and staff will require a minimal in-kind contribution. Fees for outside specialists may be expected to fall in the \$2,000 to \$3,500 range. Alternatively, the staff of the West Michigan Shoreline Regional Development Commission may be called upon to assist, as may the Land Information Access Association, both at nominal cost.

**Related Goals.** This strategy supports the following goals and objectives: 1 (all); 2C & E; 3F; 4D; 6 (all).

#### 4. MONITOR FARMLAND PRESERVATION PROGRAMS.

**Description.** A series of programs and techniques may be implemented to assist in the preservation of agricultural lands. The following is a listing of proven techniques that have worked effectively elsewhere and were introduced in the 1999 Comprehensive Plan. Many have been implemented, at least in part, by the time of this 2007 Plan.

- a. **Exclusive Agricultural Zoning.** Establish within the Zoning Ordinance an exclusive agriculture zone to be applied to as much as possible of the farmlands identified for preservation. These should be those areas identified within the Agriculture Land Use Classification in the Zoning Ordinance. Agricultural processing operations, such as grain elevators, slaughterhouses, equipment repair, etc., may be permitted as Special Land Uses, and off-site impacts of any special uses shall be monitored and properly mitigated.

By 2007, this goal has been met in its basic form, and the guidelines that were set continue to enforce the intent of the Ordinance.

- b. **Sliding Scale Zoning.** Amend the Zoning Ordinance to establish a sliding scale mechanism to permit the development of some residential land uses within the Agriculture Residential land use classifications. The sliding scale approach works well within the framework of the Land Division Act and enables the Township to provide even greater control over the division of agricultural lands. The Zoning Ordinance should be amended to address agricultural areas outside the Agriculture Zone. In these areas, the number of lot splits permitted will depend on the size of the parent parcel, the appropriate depth-to-width ratio, the size of the lots proposed, the availability of public utilities or the approval of all the proposed lots for on-site wells and wastewater disposal systems by the appropriate authorities, and the access of each of the lots to public streets. In addition, the sliding scale may permit smaller parent parcels and those located on less than prime agricultural lands proportionately more splits. The sliding scale standards may also be utilized to evaluate proposed subdivisions, site condominiums and cluster developments

proposed within the Agriculture - Rural Residential land use classifications.

- c. **Agricultural Security Areas.** The State of Michigan is considering enabling legislation that would permit farmers to voluntarily band together and petition local government to establish Agricultural Security Areas. In these areas, property taxes could be abated, special assessments for infrastructure that does not benefit agricultural uses would be suspended, special protections would be provided against nuisance suits and properties would be eligible for purchase and transfer of development rights. This program has not yet been enacted, but Pere Marquette Charter Township should remain actively involved in its evaluation and consideration for area farmers.
- d. **Residential Clustering.** This strategy has also seen progress since its implementation in the 1999 Plan. Greater densities may be achieved in carefully designed cluster developments. Zoning authority has been provided to enable the use of a Planned Unit Development approach to clustered residential development. This technique enables developers and land owners to achieve greater densities than would otherwise be permitted in exchange for the permanent retention lands for agriculture and/or for conservation. Such developments are established within the zoning districts located within the Agriculture Residential land use classifications in the Zoning Ordinance, in accordance with the Township's Open Space Preservation.

**Timeframe.** Within three months of the adoption of this 2007 revision of the Comprehensive Plan by the Township Board, the Planning Commission will establish a Farmland Sub-committee.

**Responsibilities.** The Planning Commission's Farmland Sub-committee will be responsible to monitor State legislation relating to agriculture, as well as the effects that local farming is having on the Township. Regular reports will be made to the Planning Commission with particular attention being drawn to areas of change or concern.

**Support and Funding.** The support and direction of the Planning Commission and staff will require a minimal in-kind contribution. Fees for consultants, if needed, will require an appropriation of Township resources.

**Related Goals and Objectives.** This strategy supports the following goals and objectives: 5A – F.

## 5. MONITOR CAPITAL IMPROVEMENT DECISIONS/ANNUAL RECOMMENDATIONS TO THE TOWNSHIP BOARD

**Description.** In 1999, the Comprehensive Plan commented that: Public infrastructure availability is an important factor in any location decision by industry – including adequate capacity in water and wastewater systems and efficient, well-maintained and modern roadways. These facilities are well within the scope of responsibility of County and local government and, with concentrated efforts and good planning, can become a strong inducement to economic development. However, capital decisions with respect to utilities and roadways are seldom coordinated with one another, let alone with an overall Comprehensive Plan. Therefore, the primary purpose of this strategy will be to gain acceptance from utility and road planners for higher priority treatment for those areas in which the Comprehensive Plan seeks to advance economic development and job creating land uses. The most effective mechanism for this will be through the Township’s Capital Improvement Plans (CIP) and the comparable plans of the Mason County Road Commission and the local utility service providers.

In 2007, the Commission is happy to report that much progress has been made along these lines.

**Timeframe.** This has now become an ongoing strategy, with cooperation and coordination of efforts greatly increased among municipalities in recent years.

**Responsibilities.** This strategy must be accomplished by a consortium of local and County agencies. The County Road Commission must be heavily involved as well as the utility departments of the City of Ludington and Pere Marquette Charter Township.

**Support and Funding.** The planning work associated with this strategy can be undertaken by local personnel on an in-kind basis. Of course, funding to meet the capital needs of the resulting prioritized plan will be derived from the available state, federal, and local sources.

**Related Goals and Objectives.** This strategy supports the following goals and objectives: 1C; 2A & C; 3D; 4A & B; 8A – D.

## 6. MONITOR WATER & SEWER POLICIES TO GUIDE DEVELOPMENT

### (a.) Water Services

**Description.** The provision of public water service has already been discussed in our section about industrial park development. Residential water service is also a consideration, as many people prefer the reliability of municipally supplied water. The cost for water service may be added to a property owner's tax bill and spread over several years.

**Timeframe.** Monitoring a water-use policy and adjusting the water-development plan are ongoing tasks.

**Responsibilities.** Lead responsibility for this policy may be placed with the Township staff. The Township Board has ultimate responsibility to decide on which areas will be developed and at what rate, in response to property-owner interest.

**Support and funding.** This policy should require little funding. Extension projects are generally driven and funded by interested property owners.

**Related Goals and Objectives.** As listed in part (b) below.

### (b) Sewer Services

**Description.** Policies that direct the location of public sanitary sewer services may be an important growth control mechanism. At a minimum, the existing local policy that requires new development to connect to existing or proposed sewer lines will generate greater development interest in those locations where those services currently are available. It will also improve the likelihood of development in proximity to existing sewer lines. In those areas where sewers are not reasonably available, the Township should consider a requirement that a properly licensed community collection and treatment system be installed, and/or that sufficient funding be escrowed to cover the connection to a public system when it is eventually extended. Finally, to assure that on-site wastewater systems continue to function properly, the Township should require periodic inspections.

**Timeframe.** In one respect, this strategy is met in the 2007 Plan. The Township has established its "Sewer Use Ordinance." Monitoring the

effectiveness of this Ordinance is an ongoing task which the Planning Commission is likely to retain permanently.

**Responsibilities.** Lead responsibility for this policy may be placed with the Township staff. The county Health Department may be asked to assist in the inspection of on-site disposal systems.

**Support and Funding.** This policy should require little funding. Construction of sewer extensions may be supported by developers. Inspections of on-site disposal systems may be supported by inspection fees levied upon real estate transactions.

**Related Goals and Objectives.** This strategy supports the following goals and objectives: 1C; 2A & E; 5C; 8A, C, & E.

## 7. PREPARE A SUB-AREA PLAN FOR SOUTH PERE MARQUETTE HIGHWAY

**Description.** This strategy is modified from its 1999 version (Item 10) which named the U.S. 10 corridor rather than South Pere Marquette Highway. The commercial area along U.S.-10 has developed and improved remarkably since the last writing, due in part to the County's relatively new Access Management Plan. While it remains an ongoing concern, the U.S.-10 corridor is no longer considered a critical priority for aesthetic improvement.

The area to the south along South Pere Marquette Highway, however, has changed little. It suffers from numerous curb-cuts, minimal landscaping, mixed architectural styles, spotty internal circulation mechanisms, some obsolescence, and a lack of both pedestrian and non-motorized transit accommodation.

The Planning Commission will form a sub-committee to spearhead positive change along South Pere Marquette Highway. By working with property owners and business owners, the Township may begin an effort to improve both the appearance and the function of this commercial area. The sub-area plan may include a series of meetings with owners and the identification of the area's strengths and weaknesses. Localized goal-setting could evolve into alternative development patterns as well as a long-term plan to effect positive change.

**Timeframe.** The Planning Commission has committed to having the development of this sub-committee as an agenda item within six months of this new Plan being adopted by the Township Board.

Significant progress in the beautification of South Pere Marquette Highway between U.S.-10 and the freeway interchange is meant to be accomplished within five years.

It should be noted that some of the beautification efforts would likely involve improving the appearance of overhead utilities.

**Responsibilities.** The Planning Commission may take the lead in implementing this effort. The Mason County Economic Development Alliance, the Road Commission and all property owners should participate. To maintain the momentum of the effort, outside consulting support should be considered.

**Support and Funding.** If outside consulting support is needed, it is estimated that a budget of \$5,000 to \$12,000 should be anticipated.

**Related Goals and Objectives.** This strategy supports the following goals and objectives: 3A - F; 4D; 7B & C.

## 8. SUPPORT THE DEVELOPMENT OF MOTORIZED & NON-MOTORIZED CONNECTIONS

**Description.** This item has been revised from a strategy of independent action to one of support for the concept across municipal boundaries. The Township recognizes that much of this situation is being addressed at the State level, and that the Township is extremely limited in such development independently. The Planning Commission is fully supportive of the development of both motorized and non-motorized connections. The Township is of a mind to support and cooperate with other municipal entities' efforts in this area.

**Timeframe.** Ongoing.

**Responsibilities.** The Planning Commission intends active participation in public meetings regarding motorized and non-motorized connections, with reports to the Township Board. It supports awareness of and involvement in upcoming repaving projects, both within the Township and community-wide, to encourage the establishment of bike/walking trails as existing roads are repaved. The Planning Commission will work with the Township's Roads Committee for seamless support of this ongoing strategy within Pere Marquette Township's borders.

**Support and Funding.** Support will come from Commission members who will attend the various meetings regarding motorized and non-motorized connections. Costs are projected to be minimal, involving per diems and mileage reimbursements as the major expenditures.

**Related Goals and Objectives.** This strategy supports the following goals and objectives: 1A - C; 2C; 6 A - D.

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The following sources were consulted in the preparation of this Comprehensive Plan (1999). Where conclusions or specific data was drawn from a source, it is noted in parentheses or in footnotes within the text.

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# PERE MARQUETTE CHARTER TOWNSHIP

## COMPREHENSIVE PLAN



NOVEMBER 2007

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# PERE MARQUETTE CHARTER TOWNSHIP COMPREHENSIVE PLAN

November 2007



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November 2007 Edition

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