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**MANISTEE LAKE  
MANAGEMENT PLAN  
VOLUME II  
IMPLEMENTATION MANUAL**

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1985

MANISTEE LAKE MANAGEMENT PLAN:  
IMPLEMENTATION MANUAL

VOLUME II

OCTOBER, 1982

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MPM Consulting  
204 East Washington Street  
Ann Arbor, Michigan 48104

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MANISTEE LAKE MANAGEMENT STUDY

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US Department of Commerce  
NOAA Coastal Services Center Library  
2234 South Hobson Avenue  
Charleston, SC. 29405-2413

## PREFACE

Manistee Lake, including the channel to Lake Michigan, has extensive development potential for water and river related uses. The uses can be optimized within the framework of an environmentally sound management plan. Use of the lake and river edge to achieve the stated development goal is and should be viewed as being in keeping with the surrounding communities desires to expand the existing industrial base, recreational potential of the area and use of the river and lake edge to its water oriented highest and best use. Once the plan is approved by the Manistee County Planning Commission and other effected units of government, the Manual of Implementation should be used for guidance in deterring what steps to take next. The plan itself and any supplements to it will be formally adopted after going through a local review process as stipulated in the State of Michigan Public Act 282 of 1945.

The plan and implementation program have been developed in accordance with a sequence of tasks as outlined in the original contract. These tasks are as follows: Task A - Inventory of Existing Conditions; Task B - Assessment of Weaknesses and Strengths of Manistee Lake; Task C - Identification and Presentation of Options; Task D - Recommendations; and Task E - Manual for Implementation.

This volume of the report (Volume II) reviews the selection of options, presents general recommendations and identifies the key steps necessary for implementation of the selected options.

VOLUME II

IMPLEMENTATION MANUAL

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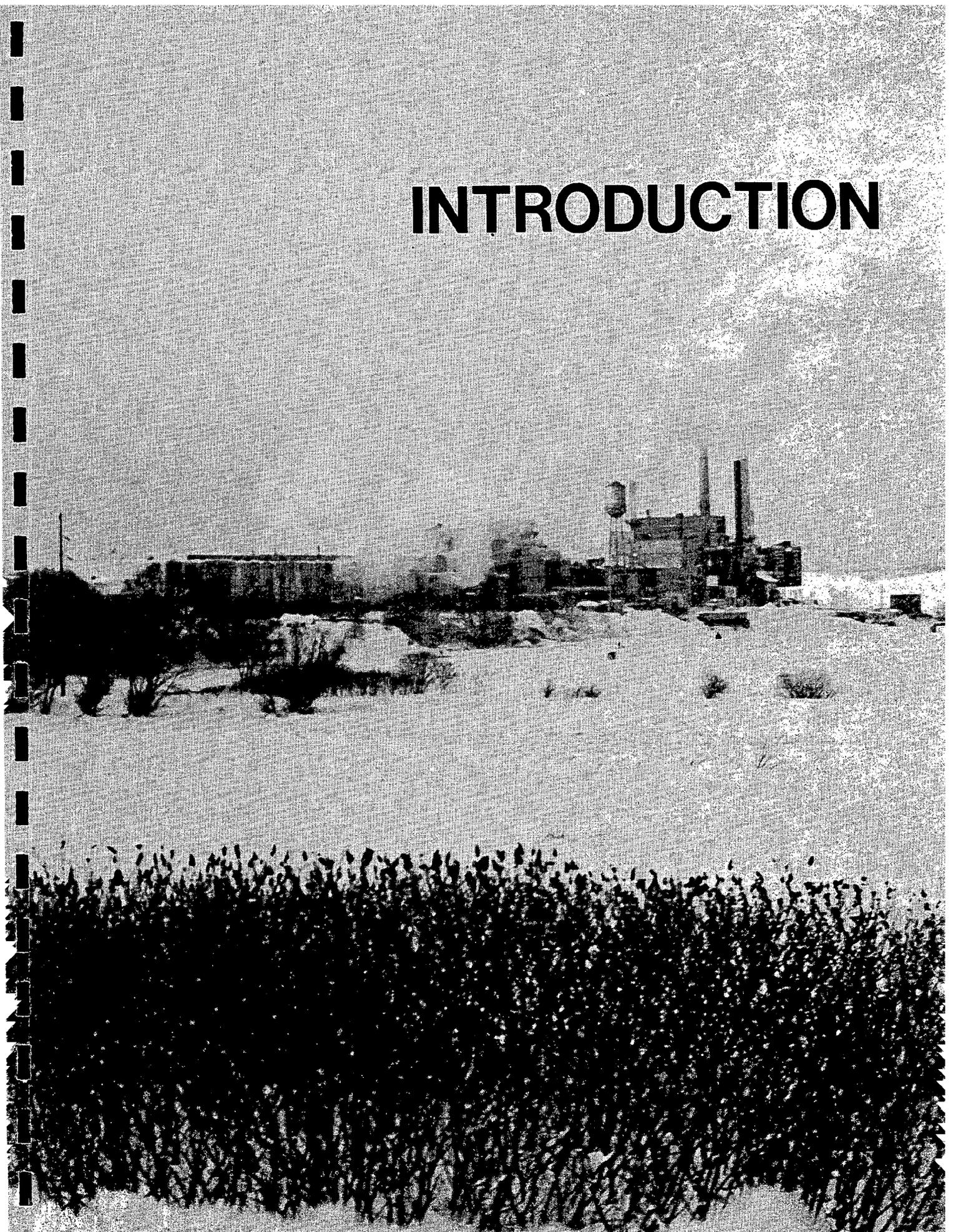
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# INTRODUCTION



## I. INTRODUCTION

This volume constitutes the Manual for Implementation of the approved plan for the Manistee Lake area. The manual details the steps that need to be taken in order to implement the proposed program.<sup>1</sup> Also included are names and telephone numbers (July, 1982) of key contacts in the Michigan Department of Transportation, Department of Natural Resources, Department of Labor and Department of Commerce. It is not the intent of this document to detail each sub-step of the several options due to the changing character of federal, state and private sector programs and their administration; however, the detail provided will identify the major work effort, establish the direction to be taken for implementation, and provide the overall guidance necessary to carryout the implementation.

<sup>1</sup> The implementation steps included for each option follow the format for presentation outlined in Section II.

# IMPLEMENTATION GUIDELINES

1907  
STEEL IRON WORKERS

## II. IMPLEMENTATION GUIDELINES (GENERAL)

### A. Approach

Implementation is the explanation of how to carry out a recommended option given in this plan. It is the intent of these explanations to insure consideration of three possible problem areas for implementation. The problems are lack of key personnel, knowledge of the procedural steps to be taken and financing. Private financing per se is not within the jurisdiction of the study; however, public improvement programs are and they often are critical to the implementation of private development.

The general approach to implementation is as follows:

1. A listing of steps common to all recommended options in this plan. Some items may not apply, however; the manual reviews all elements for each recommendation.
2. Ranking of recommended options for action should be developed on a priority basis. The priority is established by the local government or the agency for implementation of the options. The short term implementation program should be in correspondence with the long term goals of the local governmental units and the agencies charged with the task of implementation.
3. Implementation of the Specific Options.

Paragraph A-1 (Steps Common to Implementation) is discussed below. Paragraph A-2 is reviewed in Part B of this volume while Paragraph 3 (Implementation of Specific Options) is presented in Section III, Volume II.

The sequence of steps common to implementation are as follows:

- a. Statement of recommended option.
- b. Location of recommendation.
- c. Agency responsible for action.
- d. Zoning action required.
- e. Public improvements required.
- f. Key individual(s) responsible for implementation.
- g. State assistance.
- h. Funding sources.
- i. Permits required.
- j. Site requirements.

- k. Private sector analysis/information sources.
- l. Tax analysis/investment analysis.
- m. Market review and analysis.
- n. Package for private investment review.
- o. General information.

A brief summary of each element is as follows:

- a. Statement of Recommended Options.

The recommended options are listed in Section E in Volume I of this report. The Implementation Section of this volume also lists the options that were approved by the Manistee Lake Advisory Committee to the Manistee County Planning Commission.

- b. Location of Recommendation

Each option is located or its relationship to the lake/channel is described so the reader is able to locate the proposed site or area on or adjacent to the Lake.

- c. Agency Responsible for Action.

Each option and its implementation procedure has a designated agency who responsibility it is to carry out the job recommended for the public sector, or assist in coordination with others or to act as a catalyst in generating private sector development.

- d. Zoning Action Required

All options will require review of existing zoning for the area. Recommended changes should be made, following the procedures, sample zoning language and conceptual zoning map provided in Appendix A. The sample zoning includes planned industrial district which is a performance type zone; heavy industrial zoning; research and development zoning; medium industrial zoning; wetlands conservation district zoning; recreation district; and a multi-use district.

The planned industrial and the multi-use zone will provide a high degree of flexibility to the owner or developer of the site, both in location of structures and type of use. This zone will allow mixed use, e.g. research, heavy industrial and light industrial. However, a series of site plan requirements will be a part of the review and approval process for this zone.

Heavy industrial zoning and medium industrial zoning are traditional zoning classifications. They will contain permitted principal uses, area, height and placement regulations.

The research and development zone is included within this manual to provide an option to single use industrial zoning. Area, height, and placement regulations have also been shown for local agency use.

A wetland conservation district zoning classification has been established for areas designated wetlands by either state or local agencies.

All zoning is written to reflect local needs. However, the zoning recommendations are written as general samples. Each local unit of government may find it necessary to alter the zoning recommendations for their specific needs. To do so would still be in keeping with the intent of the committee's action. It is recommended that the County Planning Commission review all the local zoning ordinances for consistency. Also the County Planning Commission should advocate and possibly petition local governments to amend their zoning to insure recommendations of this study are accomplished. Additional assistance in developing final zoning recommendations can be provided by referring to: Zoning and Land Controls, Patrick Rohan, Matthew Bender, New York, 1978, updated annually. This volume clearly and precisely sets forth the rules of law currently applicable in modern land use control as well as in traditional zoning.

e. Public Improvements Required

This item will identify the capital improvements which may be required. Because of the unique nature of each site, the actual proposed use, or project, will dictate what public capital improvements are required. The implementation manual will only identify those site related improvements that are obvious now.

f. Key Individuals Responsible for Implementation

All implementation recommendations will be reviewed by the respective governmental agencies and the individuals elected or appointed to local government positions who will share some responsibility for implementation. In addition, two key personnel will be required for efficient handling and on-going coordination of the implementation program.

The private sector representative should be the coordinator of the Manistee County industrial development office.\* This position should operate as the advocate for the approved plan for Manistee Lake and the individual should be in a position to actively seek industrial and other development opportunities for the lake area.

\* Currently there is an agreement between the City of Manistee and the County of Manistee to fund this office. However, the final title of the person assigned to operate the office has not been determined.

This position and individual should have a positive, local image as well as complete support and understanding of both the private institutions within the area and the local units of government. The role of this new position is to coordinate all development activities related to the Lake; to seek new industry; to assist existing industries in expansion; and be able to assist new and expanding facilities through the regulatory approval process.

The public sector representative should be the County Planning Director. This individual would assist local government in process and regulatory proceedings. He should be advocating and assisting in implementation of zoning, public improvements and other public sector improvements recommended in this plan. He also should provide on-going assistance to the Manistee County industrial development coordinator.

g. State assistance

State assistance can be provided from the following Departments (also see Appendix C for additional State officials and programs relevant to the needs of Manistee Lake):

Department of Transportation

Contact: Water Transportation Section, Rail Freight and Water  
Transportation Division, Urban and Public Transportation

Phone: 517-373-2090

Address: Transportation Building  
425 West Ottawa  
P.O. Box 30050  
Lansing, Michigan 48909

Department of Natural Resources

Contact: Division of Land Resource Programs

Phone: 517-373-3328

Address: P.O. Box 30028  
Lansing, Michigan 48909

Department of Labor

Contact: Office of Industrial Training

Phone: 517-373-9180

Address: 309 N. Washington, P.O. Box 30075  
Lansing, Michigan 48909

Department of Commerce

Contact: Division of Community Assistance

Phone: 517-373-3047

Address: Lansing, Michigan 48909

Some limited assistance is available for zoning review and writing from the Department of Natural Resources, Division of Land Resource Programs, Michigan Coastal Management Program, 517-373-1950, Stevens T. Mason Building, Lansing, Michigan 48909.

h. Funding Sources

The Community Development Block Grant and Urban Development Action Grant Programs have a limited amount of funds available for small cities. These are highly competitive grants. However, with proper and aggressive pursual by the local units of government in Manistee County, this program should provide some assistance particularly given the current unemployment rate in the County. Other important funding sources, both direct and indirect that can assist catalyzing desired developments are, tax abatement, historic tax credits, state funded training programs, State Economic Development Authority, tax increment financing districts, industrial and economic revenue bonds, special or general assessments, and local unit of governments targeted capital improvement programs.

i. Permits Required

Due to the regularly changing nature of the permit requirements and the process for obtaining same at the federal, state, county and local level, it is critical that the industrial development coordinator and the County Planning Director keep a current listing of applicable permit requirements and that they are knowledgeable about procedure. A listing of applicable permits related to shorelands development is contained in Appendix B.

j. Site Requirements

The options presented for implementation each have to some extent different site requirements. Each implementation section for each option will point out specific site requirements which are unique to either the proposed location or the proposed use.

k. Information Sources (private sector)

Various information sources will be included which can be used to assist those responsible for implementing the plan in identifying potential sources of assistance/investment from the private sector. These include but are not limited to the following:

MacRae's Blue Book, Hinsdale, Ill., annual

MacRae's Blue Book  
100 Shore Drive  
Hinsdale, IL 60521  
(312) 325-7880

Five volumes. Alphabetical list of sources including industrial companies, components, equipment, products and materials with brief description of each.

Marine Directory, Marine Engineering Log, New York, annual

Simmons-Boardman Publishing Corporation  
350 Broadway  
New York, NY 10013  
(212) 966-7700

Annual directory of all companies involved in shipping related activities in the Great Lake region including addresses and key contacts.

Fairchild's Financial Manual of Retail Stores,

Fairchilds Publications Inc.  
7 East 12th Street  
New York, NY 10003  
(212) 741-4280

Annual book. Provides corporate profiles and financial assessments of over 475 stores, including department stores, discounters, chain stores, mail order houses and supermarkets.

Directory of Michigan Manufacturers

Manufacturer Publishing Company  
8543 Puritan Avenue  
Detroit, Michigan 48238  
(313) 864-9388

Annual directory. Lists about 15,000 Michigan manufacturers alphabetically, geographically, and by product.

F & S Index of Corporations and Industries

Predicasts, Inc.  
200 University Circle Research Center  
11001 Cedar Avenue  
Cleveland, Ohio 44106  
(216) 795-3000

Annual book. Provides abstracts of articles from major business and financial publications on U.S. corporate and business subjects. Topics include acquisitions, research and investment.

Nationwide Men's and Boy's Wear

Salesman's Guide, Inc.  
1140 Broadway  
New York, NY 10001  
(212) 684-2985

Book with three supplements. Lists department, clothing, and specialty stores, together with names of buyers and merchandise managers of men's and boy's clothing and accessories departments.

Nationwide Directory of Sporting Goods Buyers

Salesman's Guide, Inc.  
1140 Broadway  
New York, NY 10001  
(212) 684-2985

Book with three supplements. Lists top retail stores with buyers' names for all types of sporting goods, athletic apparel, and footwear.

Nationwide Woman's and Children's Wear

Salesman's Guide, Inc.  
1140 Broadway  
New York, NY 10001  
(212) 684-2985

Book with three supplements. Lists top department, family clothing and specialty stores. Notes the names of buyers and merchandise managers of woman's and children's apparel and accessories departments.

Reference Book of Manufacturers

Dun & Bradstreet  
Box 3224, Church Street Station  
New York, NY 10008  
(212) 285-7346

Biannual book. Offers 355,000 listings of manufacturers, with sales, credit, and purchasing data on each. Total service allows for computerized sorting of targeted markets by Standardized Industrial Code classification as well as detailed company profiles including identification of key individuals with their phone numbers and job descriptions.

Sources of State Information and State Industrial Directories

Chamber of Commerce of the US  
1615 H. Street NW  
Washington, DC 20062  
(202) 659-6000

Pamphlet. Contains a bibliography of state directories of manufacturers. Includes other state information sources.

Thomas Register of American Manufacturers

Thomas Publishing Company  
1 Penn Plaza  
250 W. 34th  
New York, NY 10001  
(212) 695-0500

Annual set of 12 books. Provides a registry of US manufacturers, products, services and brand names. Includes pages from manufacturers' catalogs.

Retail Tenant Directory

National Mall Monitor, Inc.  
Arbor Center, Suite 500  
1321 US 19 South  
Clearwater, FL 33516  
(813) 531-5893

Annual. Alphabetical listing of retailers by company. Includes type of goods, size of store, number of stores, locations and sales volumes as well as percentage of units in shopping malls and other chains.

Michigan Industrial Directory

Harris Publishing Company  
33140 Aurora Road  
Cleveland, OH 44139  
(216) 248-8540

Annual. Directory with sections on industrial purchasing, geographics, employment, and Standard Industrial Classifications and statistical summary.

Petroleum Industry Yellow Pages

Whico Atlas Company  
Petroleum Industry Yellow Pages  
P.O. Box 25143  
Houston, TX 77005  
(713) 523-6673

Annual. A group of specialized Yellow Pages designed to serve the needs of Petroleum Industry Buyers. 10 separate regional editions including one for the Great Lakes which identifies all major companies involved in the industry.

Lodging Hospitality

Penton/IPC  
614 Superior Avenue W.  
Cleveland, OH 44113  
(216) 696-0300

Monthly magazine with annual supplements which cover entire spectrum of hotel, motel and resort management activities.

Trends of Business in the Lodging Industry

Laventhol and Horwath  
1845 Walnut Street  
Philadelphia, PA 19104  
(215) 491-1600

Monthly newsletter as well as annual reports providing extensive statistical data and analyses of the hotel and motel business. Primary supplier of industry related information.

Restaurant Business

Bill Communications Inc.  
633 Third Avenue  
New York, NY 10017  
(212) 986-4800

Monthly magazine with annual supplements which cover the entire spectrum of restaurant business activities.

Fortune Plant and Product Directory of the 1,000 Largest U.S.  
Industrial Corporations

Fortune  
Time & Life Building  
New York, NY 10020

An annual list of the 1,000 largest U.S. industrial companies, with addresses, sales, assets, profits, employment, and products.

Moody's Industrial Manual

Moody's Investor Service  
99 Church Street  
New York, NY 10017

An annual publication, with semi-weekly up-dates describing the operations, plants, subsidiaries, officers, directors, comparative income statements, long-term earnings record, and other financial and operating data on domestic and foreign industrial companies. Similar publications are also available on banking, utilities, government, and transportation.

Poor's Register of Corporations, Directors, & Executives

Standard & Poor's Corp.  
345 Hudson Street  
New York, NY 10014

A multivolume service listing information on US and Canadian corporations and key executives. Lists over 30,000 companies with addresses, products, services, sales, number of employees, and standard industrial classification. Lists over 260,000 prospects, including job titles, business addresses, and telephone numbers of 70,000 top-level officers and directors.

Sweet's Catalog

Sweet's Catalog Service  
Division of F.W. Dodge Corp.  
330 W. 42nd Street  
New York, NY 10036

An annual file of manufacturer's catalogs, including names, products, trade names, and market data for the following areas: architectural; light construction; industrial construction; plant engineering; metalworking equipment; and product design.

## 1. Investment Analysis/Tax Analysis

The possibility of new private sector capital invested in the Manistee Lake area will depend upon, among other things, the attitude of the local community and an analysis of the overall investment opportunity. A listing of actions which local units of government can influence and which can be of assistance is as follows:

- a. Economic development corporation involvement and local support for issuance and placement of tax exempt bonds for financing.
- b. Tax abatement programs to provide incentives for industrial development purposes.
- c. Issuance of industrial development bonds
- d. Training and retraining incentives to meet the needs of new and expanding industries.
- e. Investment tax credits for older buildings of historic value and buildings thirty years of age or older as outlined in the Economic Recovery Tax Act of 1981.

The types of incentives presented above, when packaged, presented and supported adequately, provide the investor with a strong showing of encouragement for new development or expanding existing operations in the Manistee Lake area.

Additional information and guidance on the use and purpose of the incentives noted above can be found from the following sources:

- "A Guide to Michigan's Economic Development Corporations Act of 1974 as amended" can be obtained from the Office of Economic Development, Michigan Department of Commerce in Lansing.
- The Manistee County Economic Development Corporation and Industrial Development Corporation can supply information on procedures for submission.
- "Summary of Preservation Tax Incentives in the Economic Recovery Tax Act of 1981" from the National Trust for Historic Preservation, 1785 Massachusetts Ave. N.W., Washington, DC 20036 explains the new tax law.
- "How to Apply for Certification of Significant under Section 212 of the Economic Recovery Tax Act of 1981" from Technical Preservation Services Division, National Park Service, Department of Interior, Washington, D.C. 20240 explains procedure for historic designation.
- Downdown Development Handbook, Urban Land Institute 1090 Vermont Avenue, N.W., Washington D.C. 20036 provides total overview of revitalization concepts.
- Adaptive Use: Development Economics, Process and Profits, can be obtained from same sources as preceding entry.
- "Tax and Financial Incentives" from Office of Economic Development, Michigan Department of Commerce, Lansing, Michigan provides comprehensive statement of Michigan's available tax incentives along with who to contact for information.

- "The Fiscal Impact Guidebook: Estimating Local Costs and Revenues of Land Development", HUD, Washington, D.C.

Also see the sources listed under paragraph n for additional guidance.

m. Market Review and Analysis

The market review and analysis must contain all relevant, current and available research and statistical data for a specific use and be tailored to the type of use under consideration. Basic elements contained in all market reports would be (1) site description; (2) proposed use; (3) transportation access; (4) community profile, i.e. (a) population, (b) type of government system (township, village, city), (c) zoning, (d) permit requirements, (e) census information, (f) site availability, (g) population profile, (h) competition in primary market and secondary market, (i) "buffered service area" based upon competition and driving time, (j) weather profile, (k) shopping, housing and other community facilities, (l) labor force information, (m) other information which would be specifically required by proposed type of use, and (n) an environmental impact assessment; and (5) relevant economic impact and investment data.

A full market and investment analysis would of course be prepared by the private investor/developer. However, the market package prepared by the industrial development coordinator should contain sufficient information to insure that the next step is taken; that is, that an in-depth analysis which will result in a yes or no decision to relocate to or expand existing operations in Manistee is made.

The following sources of information and assistance, if utilized, will provide the necessary guidance to the industrial development coordinator to insure that the relevant information and market analysis needed on a project by project basis are completed and available.

General Reference Sources

Data Sources for Business and Market Analysis

The Scarecrow Press, Inc.  
52 Liberty Street  
Box 656  
Metuchen, NJ 08840

A guide to marketing information on a variety of business areas. It includes references to periodicals, trade associations, business firms, and other key sources.

## Encyclopedia of Business Information Sources

Gale Research Company  
700 Book Tower  
Detroit, MI 48226

Lists up-to-date information sources on a variety of business problems. It includes references to encyclopedias, handbooks, bibliographies, periodicals, directories, and other useful sources.

## Statistics Sources

Gale Research Company  
700 Book Tower  
Detroit, MI 48226

A guide to data on industrial, business, social, financial, and educational institutions. It includes a summary of all statistical sources.

## Where to Find Business Information

John Wiley & Sons, Inc.  
605 3rd Ave.  
New York, NY 10016

Directory of prime sources of business information. Government, international organizations, trade and professional periodicals, newsletters, legal and finance, yearbooks, directories, etc.

## Sources of Local and State Information

### Directory of Federal Statistics for States

Government Printing Office  
Washington, D.C. 20402

Describes many sources of statistics for counties, metropolitan areas, cities, and other geographic units; arranged by subject matter.

### The Book of States

The Council of State Governments  
Ironworks Pike  
Lexington, KY 40505

Authoritative guide to state government structure and functions, including officials and sources of state statistical data.

Guides to Trade Associations

Encyclopedia of Associations

Gale Research Company  
2200 Book Tower  
Detroit, MI 48226

A biannual list of over 16,000 national and regional associations, their addresses, officials, number of members and staff, services, and materials made available.

National Trade and Professional Associations of the U.S.

Columbia Books, Inc.  
Suite 300, 197 15th Street N.W.  
Washington, DC 20005

Annual list of about 4,300 national associations, addresses, key executives, number of members and staff, and materials made available.

Directories to Research Organizations

Advertising Research Foundation Directory of Members

Advertising Research Foundation, Inc.  
3 East 54th Street  
New York, NY 10022

Bradford's Directory of Marketing Research Agencies & Management in the U.S. & The World

Bradford's Directory of Marketing Research Agencies  
P.O. Box 276  
Fairfax, VA 22030

Handbook of Commercial & Financial Information Services

Special Libraries Assoc.  
235 Park Ave.  
New York, NY 10003

International Directory of Marketing Research Houses & Services

American Marketing Assoc., Inc.  
527 Madison Ave.  
New York, NY 10022

Marketing Research Trade Association Directory of Members

P.O. Box 1415  
Grand Central Station  
New York, NY 10017

Selected Reference Sources on Marketing Research

General Information:

A Basic Bibliography on Marketing Research

Hugh G. Wales and Robert Ferber  
American Marketing Assoc.  
222 S. Riverside Plaza  
Chicago, IL 60606

A Manager's Guide to Marketing Research

Paul E. Green and Donald E. Frank  
John Wiley & Sons, Inc.  
605 Third Ave.  
New York, NY 10017

Basic Methods of Marketing Research

J.H. Lorie and H.V. Roberts  
McGraw-Hill Book Co., Inc.  
383 Madison Ave.  
New York, NY 10017

Design of Research Investigations

American Marketing Assoc.  
222 S. Riverside Plaza  
Chicago, IL 60606

Marketing and Business Research

Myron Heidingsfield, et. al.  
Holt, Rinehart and Winston, Inc.  
383 Madison Ave.  
New York, NY 10017

Marketing Problem Definition

American Marketing Assoc.  
222 S. Riverside Plaza  
Chicago, IL 60606

Marketing Research: A Management Overview

Evelyn Konrad and Rod Erickson  
American Management Assoc., Inc.  
135 W. 50th St.  
New York, NY 10020

Research for Marketing Decisions

Paul E. Green and Donald S. Tull  
Prentice Hall, Inc.  
Englewood Cliffs, NJ 07631

Research Methods in Economics and Business

Robert Ferber and P.J. Verdoorn  
MacMillian Co., Inc.  
60 Fifth Ave.  
New York, NY 10011

Research Your Own Industrial Market

Marketing Guidelines, Inc.  
Park Tower Building  
5200 South Yale  
Tulsa, OK 74135

Analysis, Processing, Tabulation, etc.

Elementary Statistical Methods: As Applied to Business and  
Economic Data

William A. Neiswanger  
Macmillian Co., Inc.  
60 Fifth Ave.  
New York, NY 10011

How to Chart

Walter E. Weld  
Codex Book Co., Inc.  
74 Broadway  
Norwood, MA 02062

Statistical Methods

College Outlines Series No. 27  
Herbert Arkin and Raymond R. Colton  
Barnes and Noble  
105 Fifth Ave.  
New York, NY 10003

Tabulation: Elements of Planning and Techniques

John A. Coleman, E. Murray, and C.H. Hudson  
American Marketing Assoc.  
222 S. Riverside Plaza  
Chicago, IL 60606

Forecasting and Potentials

Business Forecasting Methods

Harry D. Wolfe  
Holt, Rinehart, and Winston, Inc.  
383 Madison Ave.  
New York, NY 10017

Forecasting Sales, Business Policy Study No. 106

The Conference Board  
845 Third Ave.  
New York, NY 10022

Guidelist for Marketing Research and Economic Forecasting

Robert N. Carpenter  
American Management Assoc.  
135 W. 50th St.  
New York, NY 10020

Market and Sales Potentials

Francis E. Hummel  
The Ronald Press Co.  
15 E. 26th St.  
New York, NY 10010

Practical Techniques for Sales Forecasting

Robert S. Reichard  
McGraw-Hill Co., Inc.  
1221 Avenue of the Americas  
New York, NY 10020

Sales Forecasting Uses, Techniques and Trends

Special Report No. 16  
American Management Assoc.  
135 W. 50th St.  
New York, NY 10020

Questionnaires

Professional Mail Surveys

Paul L. Erdos  
McGraw-Hill Book Co.  
1221 Avenue of the Americas  
New York, NY 10020

Questionnaire Design and Attitude Measurement

A.N. Oppenheim  
Basic Books, Inc.  
10 East 53rd St.  
New York, NY 10017

The Art of Asking Questions

Stanley L Payne  
Princeton University Press  
Princeton, NJ 08540

Report Writing

Business Research and Report Writing

Robert L. Shurter  
McGraw-Hill Co.  
1221 Avenue of the Americas  
New York, NY 10020

Sampling

Sampling, A Quick Reliable Guide to Practical Statistics

Morris J. Slonim  
Simon & Shuster  
630 Fifth Ave.  
New York, NY 10022

Sampling in Marketing Research

American Marketing Assoc.  
222 S. Riverside Plaza  
Chicago, IL 60606

Survey Sampling

Leslie Kish  
John Wiley & Sons, Inc.  
605 Third Ave.  
New York, NY 10017

n. Package for Investment Review

A number of options will require an information package or prospectus be prepared for distribution to major corporations and other potential investors as a marketing and promotional tool. This package will include a limited market analysis and should emphasize the livability of Manistee County and the quality of life more than detailed statistical data normally associated with market studies.

Several sources of guidance which will be of great assistance in preparing the necessary package for investment review are:

The Real Estate Review Portfolios, Warren, Borham and Lamont, Inc., 210 South Street, Boston, Mass. 02111.

Each portfolio covers one specific real estate operation or transaction and contains guidance, forms, and work papers needed to perform the function or complete the particular transaction. All the forms, checklists, and work papers are adapted from practitioners' files and have been tested and proven in actual use.

Creative Financing of Development Projects, the MGI Management Institute, 2 East Avenue, Larchmont, NY 10538.

Outlines current (1982) needs to successfully pursuing land development planning, analysis, presentation and decision-making. It includes the key real estate provisions of the 1981 Tax Law, provisions which can exert a major impact on any project's profitability.

Real Estate Accounting and Mathematics Handbook, Robert J. Wiley, John Wiley and Sons, 1980.

This book covers all important aspects of real estate investment, including financing, marketing, valuation, risk/return analysis, property development and property management.

How to Conduct and Analyze Real Estate Market and Feasibility Studies, G. Vincent Barrett and John Blair, Van Nostrand Reinhold Company, New York, 1982.

The book is designed to provide real estate developers, planners, lending officers, investors and other actors in the development process with tools to:

- understand the nature of uses of market and feasibility studies.
- undertake market studies
- effectively present market and feasibility studies to clients.

Michigan Corporation Law with Federal Tax Analysis, Robert Schmidt and Zolman Cavitch, Matthew Bender, New York, 1982.

Covers all phases in Michigan under the Business Corporation Act and Michigan Blue Sky law. The federal tax analysis accompanying the text provides clear guidance on all tax issues.

Real Estate Financing Text, Forms, Tax Analysis, Patrick Rohan, Matthew Bender, New York, 1982.

Provides step-by-step help on every type of real estate financing plus in-depth tax analysis for all major types of transactions.

o. General information

This category is a catch-all for miscellaneous information related to the area or the site.

B. Types of Options Recommended For Implementation

The General class of options are categorized as follows:

Section of the Lake

1. Lake-wide options
2. Channel and man-made lake area
3. Northwest section of Manistee Lake
4. Northeast section of Manistee Lake
5. Middle section of Manistee Lake
6. Southeast section of Manistee Lake

General types of proposals:

1. Commercial
  - a. Retail
  - b. Restaurant
  - c. Service
2. Recreational
  - a. Water oriented
  - b. Land oriented
3. Industrial
  - a. Heavy
  - b. Medium and Light
  - c. Research
4. Housing

C. Recommended Options

1. Lake-wide

- a. Develop a county-wide plan for promoting tourism which includes Manistee Lake as a key component of the total package (Option 1).
- b. Develop a lake-wide plan for coordinating and optimizing use of public/private boat ramp and park facilities (Option 2).
- c. Develop a program for expanding Manistee Lake's current shipping activity into a major shipping port location on the west coast of the State (Option 3).

2. Channel and Man-Made Lake Area:

- a. Develop the man-made lake area into a housing and recreation area (Option 4).
- b. Establish site for historic display area concentrating on Indian culture and French-Canadian trade and travel in the area (Option 5).
- c. Encourage and assist in restaurant development on "Sand Mining" property west of the high-rise housing (Option 6).
- d. Encourage and assist in the development of the riverfront walk program (Option 7).
- e. Establish outdoor eating facilities located on the river walk (Option 8).
- f. Encourage access from river walkway into stores and onto River Street commercial and retail area (Option 9).
- g. Expand public marina capacity (Option 10).
- h. Establish a farmers/crafts market within the City of Manistee with visual and physical connections to the downtown (Option 11).

3. Northwest Section of Lake Manistee:

- a. Encourage research to medium industrial development combined with recreational-commercial use on the Consumers Power site in order to develop a low intensity multi-use project on the available land (Option 12).
- b. Expand boat ramp facilities located north of the Consumers Power building (Option 13).
- c. Encourage development of the area north of the launch ramp into tourist and recreation oriented facilities (Option 14).
- d. Encourage expansion of private marina facilities currently located in this area and work towards establishing new facilities (Option 15).
- e. Encourage and support the re-use of the former EX -CELL-0 complex as a heavy industrial development to include one of the following uses (Option 16):

- (1) Steel fabrication
- (2) Oil-gas drilling materials supply depot
- (3) Machine tool industries

f. Intensify development on the Ben-Mar marina site area to include research/medium industry and/or warehousing and storage facilities that are water oriented such as but not limited to (Option 17):

- (1) Shipyard repair and storage
- (2) Fabrication facilities
- (3) Warehousing of non-bulk materials; that is, packaged materials available for change in transportation mode.

g. Develop a factory outlet mall complex centered around the Glen of Michigan facility including adjacent site and facilities; thus taking advantage of existing activities in the area (Option 18).

4. Northeast Section of Lake Manistee:

a. Encourage low intensity recreation use of the wetlands/marsh area such as wildfowl watching, nature photography, fishing, etc (Option 19).

5. Middle Section of Lake Manistee:

a. Expand and enhance the Eastlake Village Park launch facilities and low intensity recreation area adjacent to the ramp facility (Option 20).

b. Expand and intensify development of the Eastlake Village Industrial District to include one or more of the following uses oriented towards railroad and highway transportation systems (Option 21):

- (1) Fruit co-op
- (2) Wood pressure-treatment plant
- (3) Heavy industrial operation
- (4) Research/medium industrial operation

c. Encourage development of heavy industrial and bulk storage sites on east side of Lake Manistee (Option 22).

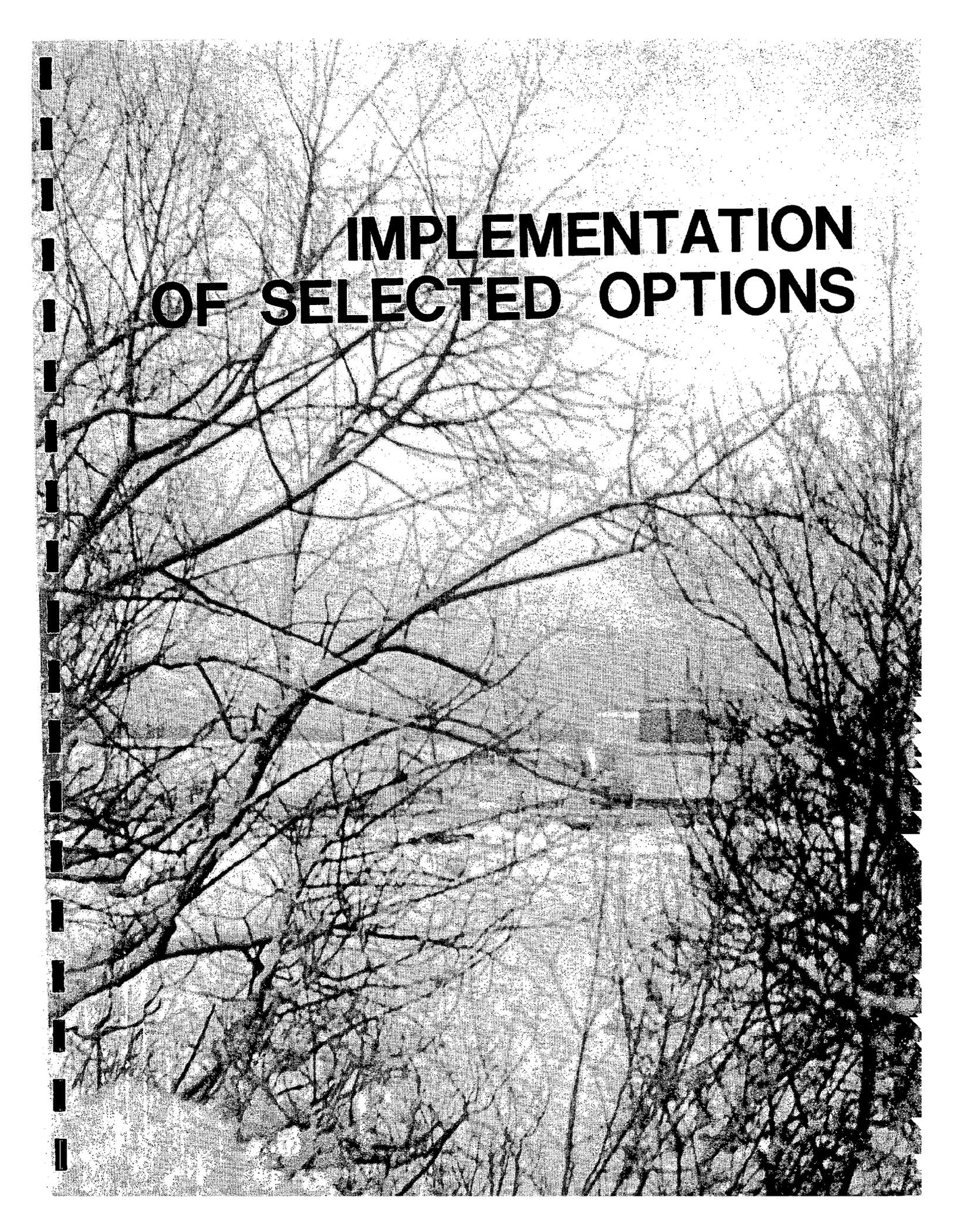
d. Encourage re-use of the vacant "Bultema Dock and Dredge Company" site for water oriented heavy industrial use such as but not limited to (Option 23):

- (1) Shipyard repair and storage
- (2) Oil bulk transfer
- (3) Chemical/plastic manufacturing
- (4) Paper and pulp shipping
- (5) Wood pressure-treatment plant

6. Southeast Section of Lake Manistee:

- a. Promote the existing Stronach Boat Ramp and park facility for boating capacity and low intensity recreation use; expand if use justifies (Option 24).
- b. Act to protect the marsh land area adjacent to the Little Manistee River delta and encourage low intensity recreation use of the area as shown in 4a (Option 25).

There are a number of specific areas around the Manistee Lake and channel area that have not received specific recommendations for land use change. These areas have limited or no expanded development potential due to current use or physical constraints.

A black and white photograph of a winter landscape. The foreground is filled with the intricate, dark silhouettes of bare trees and branches, creating a complex web of lines. In the middle ground, a large, multi-story building with a flat roof is visible, partially obscured by the branches. The background shows a hazy, snow-covered landscape under a bright sky. The overall tone is cold and desolate.

# **IMPLEMENTATION OF SELECTED OPTIONS**

### III. IMPLEMENTATION OF SELECTED OPTIONS

#### A. Introduction

Each option approved by the task force as being consistent with the general goals and objectives of developing Manistee Lake are presented and the appropriate implementation steps detailed below. The map on the following page locates each of the options which is site specific and is referenced by its option number.

#### 1. Lake-wide Options

##### OPTION 1

#### a. STATEMENT OF RECOMMENDED OPTION

- DEVELOP A COUNTY-WIDE PLAN FOR PROMOTING TOURISM WHICH INCLUDES MANISTEE LAKE AS A KEY COMPONENT OF THE TOTAL PACKAGE.

#### b. LOCATION OF RECOMMENDATION

- County wide.

#### c. AGENCY RESPONSIBLE FOR ACTION

- County of Manistee Planning Department, assistance role
- State Department of Commerce, assistance role
- Local units of government, advise and consent role
- Manistee County Chamber of Commerce, primary responsibility

#### d. ZONING REQUIRED

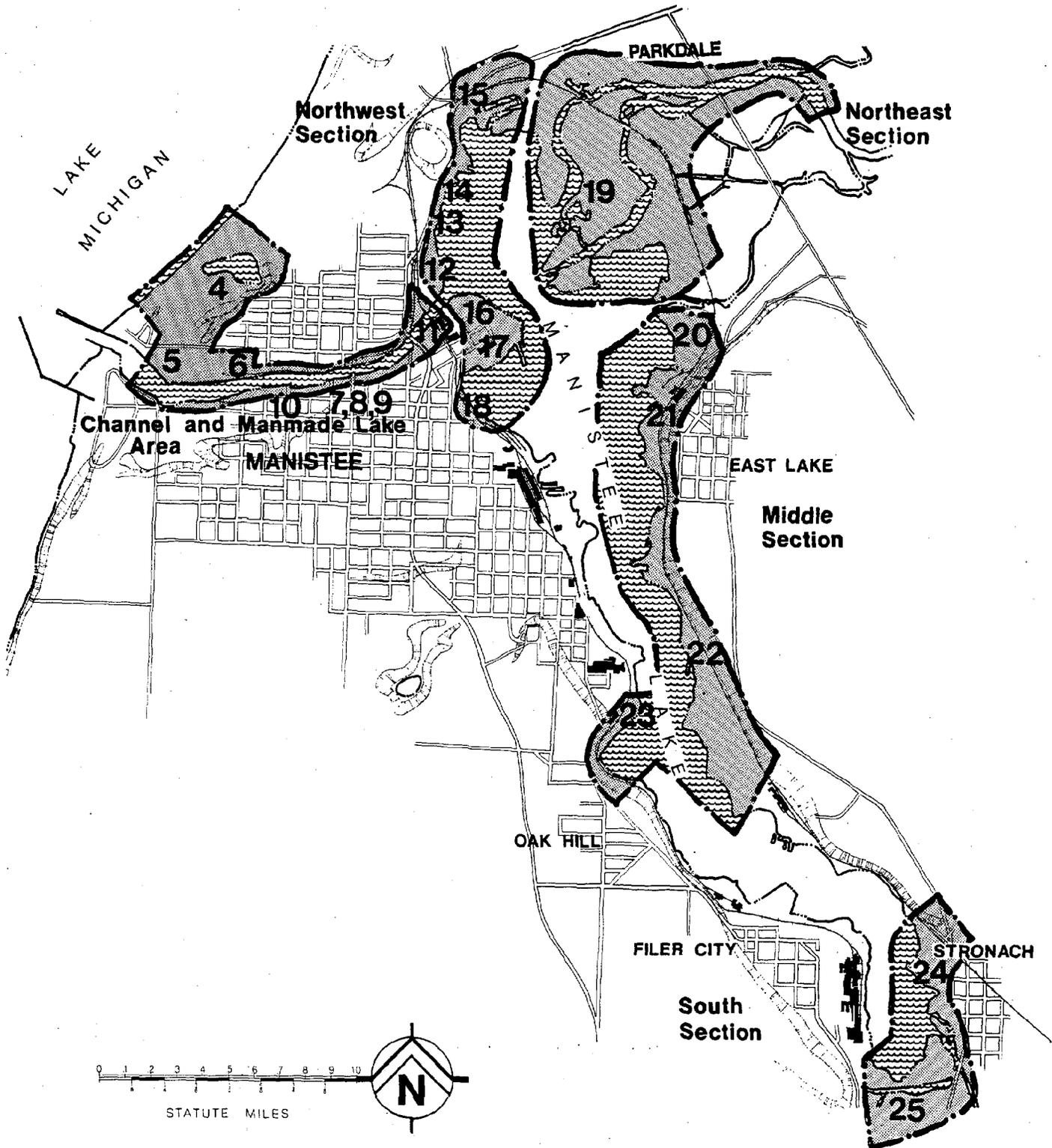
- Not applicable.

#### e. PUBLIC IMPROVEMENTS REQUIRED

- These improvements would be a part of the plan development and the product of its implementation. However, they may include but not be limited to: boat facilities, parks, trails, promotion, etc.

#### f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION

- Chamber of Commerce, Tourism Division and Executive Director



**IMPLEMENTATION OPTIONS**

NOTE: Numbers on map are cross-referenced to options presented on following pages.

- g. STATE ASSISTANCE
  - Department of Commerce
  - State legislature for enabling legislation to allow Manistee County to establish a 2% room tax.
- h. FUNDING SOURCES
  - 2% room tax to be used to promote tourism as provided for in Public Act 263; 1974 Regular Session of the State of Michigan.
- i. PERMITS REQUIRED
  - Not applicable
- j. SITE REQUIREMENTS
  - County wide as determined by plan.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES
  - Chamber of Commerce
- l. TAX ANALYSIS/INVESTMENT ANALYSIS
  - Not applicable.
- m. MARKET REVIEW AND ANALYSIS
  - Assessment of impact on County tourism industry.
- n. PACKAGE FOR PRIVATE INVESTMENT REVIEW
  - Not applicable.
- o. GENERAL INFORMATION
  - Local industry use of the area for conferences and training sessions should be encouraged and expanded.

OPTION 2

- a. STATEMENT OF RECOMMENDED OPTION
  - DEVELOP A LAKE-WIDE PLAN FOR COORDINATING AND OPTIMIZING USE OF PUBLIC/PRIVATE BOAT RAMP AND PARK FACILITIES.
- b. LOCATION OF RECOMMENDATION
  - River/channel and Manistee Lake.

- c. AGENCY RESPONSIBLE FOR ACTION
  - Manistee County Planning Commission with plan input from all impacted local units of government
  - Waterways Division, Michigan Department of Natural Resources.
- d. ZONING ACTION REQUIRED
  - Not Applicable.
- e. PUBLIC IMPROVEMENTS REQUIRED
  - See individual requirements listed in detail implementation program.
- f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION
  - County Planning Director.
- g. STATE ASSISTANCE
  - Department of Natural Resources.
  - Department of Commerce
- h. FUNDING SOURCES
  - County planning department's operating budget.
- i. PERMITS REQUIRED
  - Not applicable.
- j. SITE REQUIREMENTS
  - See individual requirements listed in detailed implementation program.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES
  - Manistee County Planning Department
  - Manistee County Chamber of Commerce
  - City of Manistee
  - West Michigan Tourist Council
  - State Travel Bureau
- l. TAX ANALYSIS/INVESTMENT ANALYSIS
  - Not applicable.
- m. MARKET REVIEW AND ANALYSIS
  - Not Applicable.

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- Not Applicable.

o. GENERAL INFORMATION

- Not Applicable.

OPTION 3

a. STATEMENT FOR RECOMMENDED OPTION

- DEVELOP A PROGRAM FOR EXPANDING MANISTEE LAKE'S CURRENT SHIPPING ACTIVITY INTO A MAJOR SHIPPING PORT LOCATION ON THE WEST COAST OF THE STATE.

b. LOCATION OF RECOMMENDATION

- Manistee Lake and channel

c. AGENCY RESPONSIBLE FOR ACTION

- County/City with possible establishment of a Lake Authority, if needed.

d. ZONING ACTION

- Not applicable.

e. PUBLIC IMPROVEMENTS REQUIRED

- To be determined by extent and nature of expansion but certainly would require major expansion of dock facilities, material handling capabilities and transportation capacities (both rail and truck).

f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION

- Industrial development coordinator perhaps with assistance of local harbor commission.

g. STATE ASSISTANCE

- Department of Transportation, Modal Transportation Planning Division, Port Development Section.
- Department of Commerce

h. FUNDING SOURCES

- Department of Commerce - Community Development
- Department of Transportation

i. PERMITS REQUIRED

- To be determined by extent and nature of expansion of facilities. Shoreline modification, however, would at least require: Inland Lakes and Streams and Soil Erosion.

j. SITE REQUIREMENTS

- See individual site location requirements.

k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES

- Directory of Commerce and Industry
- Great Lakes Shipping Organization

l. TAX ANALYSIS/INVESTMENT ANALYSIS

- General statement on the area tax structure and program available for use by industry.

m. MARKET REVIEW AND ANALYSIS

- General assessment for area impacted including information on quality of life and facilities available. See references in paragraph II - m (p. 18) for guidance in preparation.

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- This will be a Lake oriented piece showing market, financial, site and quality of life information. See reference in paragraph II - n (p. 2) for guidance in preparation.

o. GENERAL INFORMATION

- State of Michigan will be required and support should be shown prior to extensive local expenditures.

2. Channel and Man-Made Lake Area

OPTION 4

a. STATEMENT OF RECOMMENDED OPTION:

- DEVELOP THE MAN-MADE LAKE AREA INTO A HOUSING AND RECREATION AREA.

b. LOCATION OF RECOMMENDATION:

- The subject area is located totally within Manistee City north of Fifth Avenue and west of Washington. The subject area is devoid of existing buildings and is generally described as sandy with sparse vegetation and a few dunes. The Man-Made Lake does not have an opening to Lake Michigan and is generally considered to be deep with rapid drop-off at its edge.

c. AGENCY RESPONSIBLE FOR ACTION:

- Manistee City is responsible for coordination and action.

d. ZONING ACTION REQUIRED:

- Currently the site is zoned waterfront dune (WFD) under the city's zoning ordinance. Depending upon the final zone requirements a change will have to be made to a series of zones which will be similar to or match Manistee City's designation for residential districts 1, 2, 3 (R), or apartment residential (AR).

e. PUBLIC IMPROVEMENTS REQUIRED

- This project will require considerable investment in public improvements unique to this site. They are as follows:
  1. The man-made lake edge will have to be altered to allow safe recreation.
  2. Utility systems (water, sewer, storm, gas, electrical, telephone) will have to be installed which may place additional demand on existing utility lines.
  3. Police and fire will be required to service the area.
  4. New roads will have to be constructed and existing roads will have to be cleared of snow and maintained.
  5. Solid waste collection will have to be expanded to the area.
  6. Dune management programs will have to be instituted and implemented.
  7. Protective controls for public safety related to the Man-Made Lake's use will have to be instituted and enforced.

f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION

- Manistee's City Manager, Mayor and Council in a working relationship with a private developer(s).

g. STATE ASSISTANCE

- Not applicable.

h. FUNDING SOURCES

- Local, private investors

i. PERMIT REQUIREMENTS

- Implementation of this project will require permits from state, City and County agencies depending on the final plan. A summary of State permits and applicable laws is presented in Appendix B.

j. SITE REQUIREMENTS

- This area is adequate to meet the site needs as demonstrated by a recent study submitted to the City Council by JP Gray Associates of Manistee. The number of housing units is dependent upon density allowed by the City and final development layout.

k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES

- Private housing developer(s) will be encouraged to develop the housing stock which will be feasible only if demand for housing increases. The relationship between public and private development is also critical because the high cost of site improvements may make the project unfeasible.

l. TAX ANALYSIS/INVESTMENT ANALYSIS

- The success of this venture will depend heavily upon interest rates and the local financial institutions' willingness to participate. The investment analysis will have to include a financing proposal worked-up in cooperation with the local banks. See references in paragraph II-n ( p. 24) for assistance in preparation.

m. MARKET REVIEW AND ANALYSIS

- After preliminary design and technical feasibility are established, the cost on a per unit basis will have to be established. This price will assist in market analysis and development of a determination of potential absorption rate. The following items should be included in the market analysis but should not be limited to:

1. City profile (population, location, environment, amenities, etc.)
2. Types of units
3. Demand
4. Vacancy (existing)
5. Cost of construction
6. Per unit sales price

See references in paragraph II-m (p. 18) for assistance in preparation.

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- The prospectus should contain:

1. City profile
2. Financial analysis of the project including cost of land, cost of improvements, zoning, and all related information for development including potential public participation/contribution
3. Permits required; those already approved as well as the procedure for obtaining those still needed. A summary of State permits and applicable laws is presented in Appendix B for use and guidance.
4. Construction financing arrangements
5. Proposed take-out or end financing
6. Market analysis

See references in II-n (p. 25) for assistance in preparation.

o. GENERAL INFORMATION

1. By working with local realtors, a listing of people who have expressed interest in purchasing homes in Manistee could be gathered.
2. Existing housing stock and demand for same should be evaluated.
3. New competitive developments planned or underway in the area should be identified.
4. Information on anticipated industrial expansion or new development programs in Manistee County should be provided to developer.

OPTION 5

a. STATEMENT OF RECOMMENDED OPTION:

- ESTABLISH SITE FOR HISTORIC DISPLAY AREA CONCENTRATING ON INDIAN CULTURE AND FRENCH-CANADIAN TRADE AND TRAVEL IN THE AREA.

- b. LOCATION OF RECOMMENDATIONS:
- Site to be established in the Fifth Avenue-beach river-and man-made lake area.
- c. AGENCY RESPONSIBLE FOR ACTION
- A citizen historical committee should be established under the auspices of the City Council of Manistee or the County museum and designated with responsibility of establishing the Indian history display. This committee should contain not only city residents but also Manistee County residents and should include members who have a particular interest and expertise in the Indian and overall history of the area.
- d. ZONING ACTION REQUIRED
- This area will have to be purchased by the City of Manistee or reserved by a developer for this purpose and as a result should be zoned recreation. See Appendix A for specific zoning language.
- e. PUBLIC IMPROVEMENTS REQUIRED
- Improvements will eventually include a museum building for indoor displays as well as a parking area and outdoor display area. A well developed facility should easily become a strong visitor attraction.
- f. KEY INDIVIDUAL RESPONSIBLE FOR IMPROVEMENT
- Manistee City and the Manistee County museum, specifically the Museum Director, for implementation and the City Council and County Board of Commissioners for guidance as expressed by the citizen committee.
- g. STATE ASSISTANCE
- The Michigan History Division with the specific assistance of the State Archeologist and the State Historic Preservation Officer (SHPO). Location: Michigan History Division, Michigan Department of State, Lansing, Michigan 48918. Attention: Historic Sites Research Division.
- h. FUNDING SOURCES
- Private subscription of funds except for the purchase of land and establishing public utilities to site.
- i. PERMITS REQUIRED
- See Appendix B for likely permits required.

j. SITE REQUIREMENTS

- Approximately one to two acres will be required depending on final plans.

k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES

- Local historians, the State History Division and the County Museum Director.

l. TAX ANALYSIS/INVESTMENT ANALYSIS

- The foundation group established to receive contributions should apply for tax exempt status thus being able to accept charitable contributions to support the development of the facility.

m. MARKET REVIEW AND ANALYSIS

- Assistance from the Chamber's Tourism Division in determining potential use and revenue producing capacity for the facility. See references in II-m (p. 18) and II-n (p. 24) for assistance in preparation.

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- This prospectus should contain both the long and short range development plans of the facility; a cost breakdown including operational expenditures; fees to be charged and a list of committee members. By working with existing local agencies and the State History Division plans can be developed for a phased project. Hiring an architect with historical interest and an understanding of cost will provide the committee with information to be used for fund raising. The citizens committee should oversee the program.

o. GENERAL INFORMATION

- Enough historical material must be available to convince potential contributors that the site and area are rich enough in history and archeology that a marketable display can be developed and that public use can be promoted and sold.

OPTION 6

a. STATEMENT OF RECOMMENDED OPTION

- ENCOURAGE AND ASSIST IN RESTAURANT DEVELOPMENT ON SAND MINING PROPERTIES WEST OF THE MULTI-USE EXISTING HOUSING DEVELOPMENT.

b. LOCATION OF RECOMMENDATION

- The north side of the Channel south of Fifth Avenue at or near the existing concrete bulkheads located in the river. (The former site of Sand Products Company ship loading conveyor.)

c. AGENCY RESPONSIBLE FOR ACTION

- The Manistee County Chamber of Commerce or its designee.

d. ZONING ACTION REQUIRED

- This area is currently zoned waterfront dune (WFD) and would have to be changed to commercial (CBD) as noted in the City of Manistee zoning ordinance.

e. PUBLIC IMPROVEMENTS REQUIRED

- Utilities to the restaurant will be required and road construction (short section). Additional other public services normally provided by a city will be required.

f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION

- Director of the Chamber of Commerce along with the City Manager and the City Council.

g. STATE ASSISTANCE

- Not applicable

h. FUNDING SOURCES

- Private

i. PERMITS REQUIRED

- A Corp of Engineers and/or a DNR permit will be required after legal review of channel requirements. A liquor license maybe required. Local, such as city zoning, city building and city harbor commission, and other State permits will have to be obtained by the developer. These may include soil erosion permits from the appropriate jurisdiction.

j. SITE REQUIREMENTS

- The concept is to have the restaurant project over the river by building on the concrete bulkheads currently located in the river.

k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES

- Use the Directory of Leading Chain Stores listed in the source section of this manual. Also, contact The Michigan Lodging Association, 30161 Southfield Road, Southfield, Michigan, 48076, and the publication Restaurant Business, 307 W. Michigan Avenue, Chicago, Illinois, 60601.

l. TAX ANALYSIS/INVESTMENT ANALYSIS

- Developed by private sector with input from Chamber or its designee.

m. MARKET REVIEW AND ANALYSIS

- Prepared by the developer with cooperation of the Chamber of Commerce.
- This should include but not be limited to the following:
  1. City and County profile
  2. Existing competitive facilities
  3. Menu samples from other restaurants with identification of price points competitive in the existing marketplace.
  4. Analysis of tourism impact including hunting and fishing impact

See references in paragraph II-m (p. 18) for guidance in providing assistance.

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- Should include:
  1. Site plan with conceptual sketches of facility
  2. All tax incentives or investment incentives which may be available
  3. City and County profile
  4. Market study
- This material would be prepared by the Chamber of Commerce and a developer to solicit a restaurant operator. See references in paragraph II-n (p. 25) for guidance in preparing material.

o. GENERAL INFORMATION

- Water activities and facilities for marina access.
- Structural stability of existing bulk heads.

OPTION 7

- a. STATEMENT OF RECOMMENDED OPTION
  - ENCOURAGE AND ASSIST IN THE DEVELOPMENT OF THE RIVER FRONT WALK WAY PROGRAM.
- b. LOCATION OF RECOMMENDATION
  - South side of Channel going east from the marina.
- c. AGENCY RESPONSIBLE FOR ACTION
  - Downtown Development Authority (DDA).
- d. ZONING ACTION REQUIRED
  - Not applicable
- e. PUBLIC IMPROVEMENTS REQUIRED
  - Access and walk construction which will provide potential for access to rear of stores as well as an area for outdoor cafe locations.
- f. KEY INDIVIDUAL RESPONSIBLE FOR IMPLEMENTATION
  - DDA.
  - Industrial development coordinator.
- g. STATE ASSISTANCE
  - Work and assistance can be expected from the Department of Commerce and the Department of Natural Resources.
- h. FUNDING SOURCES
  - Local funding is possible from establishment of a Tax Increment Financing District and/or City of Manistee Oil/Gas Lease Fund. The Community Block Grant program for small cities which is administered through the State of Michigan Community Development Agency should be approached as should the Urban Development Action Grant (UDAG); sources of private capital also should be explored (e.g., a private donation effort is working in Traverse City for a similar project). Potential sources of funds must be continually monitored by the County Planning Director for identification of new sources of money.

- i. PERMITS REQUIRED
  - Will need Corp of Engineers, City Harbor Commission, City Building Code as well as DNR permits.
- j. SITE REQUIREMENTS
  - Space along the river for construction.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES
  - Not applicable
- l. TAX ANALYSIS/INVESTMENT ANALYSIS
  - Land gifts to the City of Manistee must be explored for possible tax implications.
  - Land trade for dock rights along walkway.
- m. MARKET REVIEW AND ANALYSIS
  - Not applicable
- n. PACKAGE FOR PRIVATE INVESTMENT REQUIRED
  - This prospectus must show the community involvement and benefits of the project. The DDA has begun the process of development and will use the architects material and presentation for seeking funding.
  - See references in paragraph II-n (p. 25) for guidance in preparing required material.
- o. GENERAL INFORMATION
  - This development should be included in and promoted as part of a county-wide tourism program.

OPTION 8

- a. STATEMENT OF RECOMMENDATION OPTION
  - ESTABLISH OUTDOOR EATING FACILITIES TO BE LOCATED ALONG THE RIVER WALK.
- b. LOCATION OF RECOMMENDATION
  - Space should be provided along the walk way at one or two locations to establish walkway cafes. These locations may be a function of space already available (e.g., the lower level of the Four Forty West) and should be reviewed as a part of the architects planning.

- c. AGENCY RESPONSIBLE FOR ACTION
  - Manistee City and the DDA.
- d. ZONING ACTION REQUIRED
  - Inclusion by City of sidewalk cafes as a permitted use if not currently allowed by City zoning.
- e. PUBLIC IMPROVEMENTS REQUIRED
  - Provision of space for the facility and access to the sites.
- f. KEY INDIVIDUAL RESPONSIBLE FOR IMPLEMENTATION
  - DDA, City Manager and City Council.
- g. STATE ASSISTANCE
  - Not applicable.
- h. FUNDING SOURCES
  - Private sector investment dollars.
- i. PERMITS REQUIRED
  - District Health Department, liquor permits and Building and Zoning permits.
- j. SITE REQUIREMENTS
  - The areas need to be large enough to accommodate a few tables and chairs for people and should have proximity to existing restaurants. Safety considerations must be evaluated as a key factor in final site selection.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES
  - A new operator may have to be identified as the developer or existing food/bar operators through concessions should be considered for this function.
- l. TAX ANALYSIS/INVESTMENT ANALYSIS
  - Normal investment analysis is needed to demonstrate business viability of proposal.
  - See references in paragraph II-n (p. 25) for guidance in preparing required material.

m. MARKET REVIEW AND ANALYSIS

- Should contain information on number of people who may use the river walk. This information should be a part of the tourism information collected at the Chamber of Commerce as part of the development of a county-wide tourism plan.

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- Provision of the space and the completion of the river walk.

o. GENERAL INFORMATION

- This proposal needs the river walk in order to be feasible.

OPTION 9

a. STATEMENT OF RECOMMENDED OPTION

- ENCOURAGE ACCESS FROM RIVER WALKWAY TO ADJACENT STORES.

b. LOCATION OF RECOMMENDATION

- Based upon architect recommendations with the assistance of store owners.

c. AGENCY RESPONSIBLE FOR ACTION

- The DDA and private store owners and operators.

d. ZONING ACTION REQUIRED

- Not applicable

e. PUBLIC IMPROVEMENTS REQUIRED

- The river walk.

f. KEY INDIVIDUAL RESPONSIBLE FOR IMPLEMENTATION

- The store operators, building owners along with the DDA.

g. STATE ASSISTANCE

- Not applicable unless variances to handicap ordinance are needed (See "i" below).

h. FUNDING SOURCES

- Local financial institutions to assist private owners in exterior, rear building improvements.

i. PERMITS REQUIRED

- Review of the City building code and the access requirements for the handicapped will be necessary. Possible variances may be necessary.

j. SITE REQUIREMENTS

- The walkway should provide enough space for display of goods and for access to upper floors.

k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES

- Each business will have to undertake a self assessment for their decision.

l. TAX ANALYSIS/INVESTMENT REVIEW

- Each business will have to develop an investment analysis to determine anticipated effect of improvements. DDA and the Chamber of Commerce should provide strong information support. See references in paragraph II-n (p. 25) for guidance in preparing required material.

m. MARKET REVIEW AND ANALYSIS

- See references in paragraph II-m ( p. 18) for guidance in preparing required material.

n. PACKAGE FOR INVESTMENT REVIEW

- DDA with the assistance of the Chamber should coordinate and orchestrate as well as assist in the preparation of investment review packages.
- See references in paragraph II-n ( p. 25) for guidance in preparing required materials.

o. GENERAL INFORMATION

- Important that a majority of owners/operators participate. A critical mass is required to have the needed visual/consumer impact.

OPTION 10

a. STATEMENT OF RECOMMENDED OPTION

- EXPAND THE PUBLIC MARINA CAPACITY.

b. LOCATION OF RECOMMENDATION

- Adjacent to the existing marina and along south side of river channel or incorporate along the river walk.

- c. AGENCY RESPONSIBLE FOR ACTION
- The City Harbor Commission, DDA and Manistee City.
- d. ZONING REQUIRED
- Not applicable
- e. PUBLIC IMPROVEMENTS REQUIRED
- Acquisition of land for development is required. Development may include but is not limited to construction of ramps, slips, docks, support parking, restrooms and lighting.
- f. KEY INDIVIDUAL RESPONSIBLE FOR IMPLEMENTATION
- The DDA, industrial development coordinator and Manistee City.
- g. STATE ASSISTANCE
- DDA with assistance of Manistee City should work closely with the Department of Commerce.
  - Waterways Division, DNR
- h. FUNDING SOURCES
- A fee structure from existing public marinas and boat launch facilities would be set-up with a percent to be assigned to support the expansion.
  - Contribution from the general fund or gas/oil fund repaid by fees from expanded marina capacity.
  - Other potential sources could be Block Grants or from a tax increment financing district or Michigan Waterways Commission.
- i. PERMITS REQUIRED
- Environmental Impact Statement, Corp of Engineers, City Harbor Commission, City Building, City Zoning and DNR Inland Lakes and Streams permits will be required.
- j. SITE REQUIREMENTS
- The actual amount of land required as well as its specific location and size will be determined from an engineering feasibility study.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES
- Not Applicable

1. TAX ANALYSIS/INVESTMENT ANALYSIS

- Not applicable

m. MARKET REVIEW AND ANALYSIS

- Not applicable

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- Not applicable

o. GENERAL INFORMATION

- The existing marina data and information should be reviewed for use as a data base for the expansion particularly as it relates to mooring slip sizes and services provided.

OPTION 11

a. STATEMENT OF RECOMMENDED OPTION

- ESTABLISH A FARMERS MARKET WITHIN THE CITY OF MANISTEE WITH VISUAL AND PHYSICAL CONNECTION TO THE DOWNTOWN.

b. LOCATION OF RECOMMENDATION

- The location should be in the vicinity of the Central Business District in the area between US 31, River Street, Memorial Drive and Washington Street.

c. AGENCY RESPONSIBLE FOR ACTION

- The Manistee City Council, the County Board of Commissioners the DDA, and the industrial development coordinator with the assistance of the Chamber of Commerce.

- Manistee City Council and the County Board of Commissioners should establish a joint study committee to develop the recommendation on the formation of a County Market Commission. The market commission, after being established as a joint unit of City/County government, should consists of the City Treasurer, the County Agricultural Agent, and the City Superintendent of Public Works as ex-officio members. Four members, two of whom shall be appointed by the Mayor with the approval of the Council, and two of whom shall be appointed by the Chair of the County Board, with approval of the Commission. Each appointee shall be for a term of two years (with one appointment each the 1st year for only 1 year to stagger

the terms). In addition one member shall be an active producer of products which may be sold in the market. It should be the duty of the market commission to advise the City Manager, City Council and the County Board of Commissioners of the Market's operation and to hire and review the Market Master's functions.

d. ZONING ACTION REQUIRED

- Amend City ordinance to allow outdoor farmers market in CBD district.

e. PUBLIC IMPROVEMENTS REQUIRED

- Acquisition of sufficient land for the facility.
- Construction of a building on site or acquisition of a contiguous building for the Market Masters office and/or a comfort station.
- Construction of the stall areas.

f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION

- The DDA, City Council for the City of Manistee and the County Board of Commissioners.

g. STATE ASSISTANCE

- Department of Commerce
- Department of Agriculture
- Michigan State University

h. FUNDING SOURCES

- Manistee City General Fund and possible Block Grant monies and Manistee County General Fund.

i. PERMITS REQUIRED

- Vendor stall permits will be required.
- Health Department permits will be required.

j. SITE REQUIREMENTS

- The proposed site must be conveniently located to major transportation links (i.e., US 31); have sufficient contiguous or relatively close free parking; and be co-located with the downtown Manistee area.
- The total area needed for the site will be determined based on an analysis of demand for stalls by area producers and need for potential expansion as defined by a survey to be undertaken by the Market Commission and the City Council.

- Given existing, available area, the farmers market may require some purchase of private property and demolition of existing buildings.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION
- Not applicable
- l. TAX ANALYSIS/INVESTMENT ANALYSIS
- Analysis should be made by the City after a site has been located in order to evaluate tax revenue loss if existing businesses must be relocated or existing buildings demolished.
- m. MARKET REVIEW AND ANALYSIS
- Potential demand for farmers market and its potential for other compatible uses should be established by the committee working with the State's cooperative extension officer to determine grower interest and by meeting with local and regional art/craft groups to determine there interest in stalls. Senior citizen clubs and service clubs also should be contacted to determine interest.
- n. PACKAGE FOR PRIVATE INVESTMENT REVIEW
- Not applicable
- o. GENERAL INFORMATION
- Not applicable.
2. NORTHWEST SECTION OF LAKE MANISTEE
- OPTION 12
- a. STATEMENT OF RECOMMENDED OPTION
- ENCOURAGE RESEARCH TO MEDIUM INDUSTRIAL USE COMBINED WITH RECREATIONAL AND COMMERCIAL USE ON THE CONSUMERS POWER SITE IN ORDER TO DEVELOP LOW INTENSITY MULTI-USE ON THE AVAILABLE LAND.
- b. LOCATION OF RECOMMENDATION
- At Lake Manistee bounded on the south by the channel/river starting point, on the east by Lake Manistee, on the west by the railroad yards and on the north by the existing Consumers Power facility.

- c. AGENCY RESPONSIBLE FOR ACTION
  - Chamber of Commerce or the industrial development coordinator/City of Manistee.
- d. ZONING ACTION REQUIRED
  - City of Manistee assign to the Site a new ordinance district titled Multi-Use District. See Appendix A.
- e. PUBLIC IMPROVEMENTS REQUIRED
  - Vision (site distance) for ingress and egress on US 31 will have to be studied by the Engineering Department of the City.
  - Utilities will have to be brought to the site.
- f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION
  - Consumer Power Company and the industrial development coordinator.
- g. STATE ASSISTANCE
  - Not applicable.
- h. FUNDING SOURCES
  - Not applicable.
- i. PERMITS REQUIRED
  - Zoning and building permits will be required.
  - Applicable DNR permits based upon final uses as shown on a design development plan.
- j. SITE REQUIREMENTS
  - The site is approximately ten (10) acres with severe topographic change, and limited access. The railroad operation (track) cannot be crossed with a new road because of the yard nature of the rail function. Sale of this land or a long term lease agreement to a multi-use project must contain a reciprocal easement agreement for joint use of the parking and access.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES
  - Chamber of Commerce and/or the industrial development coordinator.

1. TAX ANALYSIS/INVESTMENT ANALYSIS

- Each developer/owner within the multi-use area will have to perform a tax and investment analysis.
- The total project would be new construction.
- See references in paragraph II-n (p. 25) for guidance in preparing material.

m. MARKET REVIEW AND ANALYSIS

- The market analysis will have to address the need for small users to be located in the area.
- A demand analysis will assist in fixing size of the individual facilities.
- The market analysis must take into account the lack of visibility from US 31 and the highly desirable view of Lake Manistee.
- Access difficulty
- The use of the site as a multi-use development will have some cost saving advantages.
- The market analysis should be prepared by a consultant who is knowledgeable of the area and of the needs of industry. Standard market analysis techniques including population, census analysis and existing facilities should be used. Guidance in development of the necessary Request for Proposal and the selection of the consultant can be achieved by utilizing the referenced material in Section II-m (p. 18).

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- Access to the site will have to be resolved at the beginning of the project.
- The impact of the environment with regard to the Lake and any proposed development on it will have to be evaluated via an environmental impact assessment.
- The methods for handling goods that are shipped to and from the site must be shown.
- All environmental clearances, if required, should be obtained.
- The availability of public sector support (e.g., EDC Bonds, tax abatement) must be agreed upon and presented.
- See references in Paragraph II-n (p. 25) for guidance in preparing required material.

o. GENERAL INFORMATION

- The "front door" for this project will be the Lake and river sides with parking only permitted under the power lines. The site must be evaluated and marketed with this orientation in mind.

OPTION 13

- a. STATEMENT OF RECOMMENDATION
  - EXPAND BOAT RAMP FACILITIES LOCATED NORTH OF THE CONSUMERS POWER BUILDING.
- b. LOCATION OF RECOMMENDATION
  - See paragraph a above.
- c. AGENCY RESPONSIBLE FOR ACTION
  - Manistee City.
- d. ZONING ACTIONS REQUIRED
  - Zoned to recreation. Currently the site is zoned light industrial. See Appendix A for sample language.
- e. PUBLIC IMPROVEMENTS REQUIRED
  - Improved signage and additional parking should be provided along with some picnic tables.
- f. KEY INDIVIDUAL RESPONSIBLE FOR IMPLEMENTATION
  - City Manager and the Department of Public Works of Manistee City.
- g. STATE ASSISTANCE
  - Not applicable.
- h. FUNDING SOURCES
  - City general fund or park department budget repaid with user fees.
  - Michigan Waterways Commission.
- i. PERMITS REQUIRED
  - Corps of Engineers, Department of Natural Resources, City Harbor, City zoning, City building and soil erosion permits.
- j. SITE REQUIREMENTS
  - Clear site distance to US 31 with area for parking cars with boat trailers.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES
  - Not applicable.

1. TAX ANALYSIS/INVESTMENT ANALYSIS

- Not applicable

m. MARKET REVIEW AND ANALYSIS

- Not applicable.

n. PACKAGE FOR PRIVATE INVESTMENT SOURCES

- Not applicable

o. GENERAL INFORMATION

- Not applicable

OPTION 14

a. STATEMENT OF RECOMMENDED OPTION

- ENCOURAGE DEVELOPMENT OF THE AREA NORTH OF THE LAUNCH RAMP INTO TOURIST AND RECREATION ORIENTED FACILITIES WITH POSSIBLE COMMERCIAL USE IN MULTI-USE PLAN.

b. LOCATION OF RECOMMENDATIONS

- North of the boat launch discussed in item b in the previous option.

c. AGENCY RESPONSIBLE FOR ACTION

- Industrial development coordinator and Manistee City.

d. ZONING ACTION REQUIRED

- Alter city zoning from light industrial to commercial - see Appendix A.

e. PUBLIC IMPROVEMENTS REQUIRED

- Utilities to site.

f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION

- Industrial development coordinator

g. STATE ASSISTANCE

- Not applicable.

h. FUNDING SOURCES

- Private financing.

i. PERMITS REQUIRED

- City zoning and City building permits.
- If new marina development or expansion, DNR, Corp of Engineers, City Harbor Commission, and Soil Erosion permits may be required.

j. SITE REQUIREMENTS

- Access to US 31, own dock facilities.

k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES

- Not applicable

l. TAX ANALYSIS/INVESTMENT ANALYSIS

- A cash flow analysis will have to be completed by the investors.

m. MARKET REVIEW AND ANALYSIS

- Investors and property owner review.

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- If project financing is syndicated, a cash flow and tax analysis will have to be provided to investors by the developers. Information input may be provided by the industrial development coordinator. See references in paragraph II-1 (p. 17) and II-n (p. 25) for guidance in providing required information.

o. GENERAL INFORMATION

- Not applicable.

OPTION 15

a. STATEMENT OF RECOMMENDED OPTION

- ENCOURAGE EXPANSION OF PRIVATE MARINA FACILITIES CURRENTLY LOCATED IN THIS AREA OF THE LAKE AND WORK TOWARDS ESTABLISHMENT OF NEW FACILITIES.

b. LOCATION OF RECOMMENDATION

- Northwest side of Manistee Lake.

c. AGENCY RESPONSIBLE FOR ACTION

- Industrial development coordinator.

- d. ZONING ACTION REQUIRED
  - City or township zoning.
- e. PUBLIC IMPROVEMENTS REQUIRED
  - Minimum public improvements.
- f. KEY INDIVIDUAL RESPONSIBLE FOR IMPLEMENTATION
  - Marina owners and industrial development coordinator.
- g. STATE ASSISTANCE
  - Department of Natural Resources.
- h. FUNDING SOURCES
  - Private funding from local financial institutions.
- i. PERMITS REQUIRED
  - Marina constructions into Manistee Lake will require permits and review by DNR, Corp of Engineers, and City/Township agencies including appropriate soil erosion permits.
- j. SITE REQUIREMENTS
  - Auto parking which can be used for boat storage and ease of access to either M 55 or US 31.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES
  - Chamber of Commerce and State Tourism Department.
- l. TAX ANALYSIS/INVESTMENT ANALYSIS
  - Analysis by each marina operator or the investors of economic return and justification for marina expansion/upgrading.
  - Each analysis should include plans, cost estimates, financing cost, and revenue projections prepared by the developer.
  - See references in paragraph II-n (p. 25) for guidance in preparation.
- m. MARKET REVIEW AND ANALYSIS
  - The Chamber and industrial development coordinator should work with the proposed developer to analyze the potential demand for marina space.

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- Number of existing slips.
- Number of days boating is active.
- Potential financing package and anticipated economic return.

o. GENERAL INFORMATION

- Not applicable.

OPTION 16

a. STATEMENT OF RECOMMENDED OPTION

- ENCOURAGE AND SUPPORT THE RE-USE OF THE FORMER EX-CELL-O COMPLEX AS A HEAVY INDUSTRIAL DEVELOPMENT.

b. LOCATION OF RECOMMENDATION

- East of US31 and south of the river/channel. The area includes the vacant building and the open area directly adjacent to the river.

c. AGENCY RESPONSIBLE FOR ACTION

- Manistee City in coordination with the industrial development coordinator.

d. ZONING ACTION REQUIRED

- None

e. PUBLIC IMPROVEMENTS REQUIRED

- Little or no improvements required.

f. KEY INDIVIDUAL RESPONSIBLE FOR IMPLEMENTATION

- Industrial development coordinator.

g. STATE ASSISTANCE

- Department of Commerce
- Department of Labor

h. FUNDING SOURCES

- Urban Development Action Grants.
- Block Grant funding.
- Tax abatement.
- Industrial Development Board.
- Historic Tax Credit.
- County Economic Development Commission.

i. PERMITS REQUIRED

- City building and possible DNR, Corp of Engineers depending on use.
- Historic certification of the building by the State Historic Preservation Officer and Department of Interior, Keeper of the National Register. This would be accomplished by working with the owner/investors and the State Historic Preservation Officer.
- Environmental clearance if required must be obtained from Department of Natural Resources and Federal Environmental Protection Agency (EPA, Washington, D.C.)

j. SITE REQUIREMENTS

- Water orientation for shipping.
- Rail highway access.
- Parking for employees.

k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES

- Inventory steel fabrication plants. See source listing.
- Contact oil and gas industry representatives for information on need. See source listing.
- Contact users for statements on existing plants, demand, use.
- Provide industry with data on site through direct contact.

l. TAX ANALYSIS/INVESTMENT ANALYSIS

- Review tax advantages of:
  1. Historic certification
  2. Tax abatement
  3. Training incentives
- See reference in paragraph II-n (p. 25) for guidance in preparation of required investment analysis.

m. MARKET REVIEW AND ANALYSIS

- As a part of the market review, assess the trades and skills currently available in Manistee by contacting companies with layoffs and the Michigan Employment Security Commission office for Manistee.
- Evaluate shipping potential for distribution to larger markets. See Department of Transportation contact for assistance.
- See references in paragraph II-m (p. 18) for guidance in preparing market analysis.

n. PACKAGE FOR PRIVATE INVESTMENT

- Review the existing facilities and the benefits for occupancy and develop specific site-oriented investor promotion package.
- See references in paragraph II-n (p. 25) for guidance in preparing private investment package.

o. GENERAL INFORMATION

- Not applicable.

OPTION 17

a. STATEMENT OF RECOMMENDED OPTION

- INTENSIFY DEVELOPMENT ON THE BEN-MAR MARINA SITE AREA TO INCLUDE RESEARCH/MEDIUM DENSITY USES INCLUDING WAREHOUSES AND STORAGE FACILITIES THAT ARE WATER-ORIENTED.

b. LOCATION OF RECOMMENDATION

- Vacant land adjacent to the Ben-Mar Marina.

c. AGENCY RESPONSIBLE FOR ACTION

- Manistee City and the industrial development coordinator.

d. ZONING ACTION REQUIRED

- Establish a Planned Industrial District with site plan requirements. See Appendix A for sample text.

e. PUBLIC IMPROVEMENTS REQUIRED

- Utilities for industrial use including improvements of highway access and shipping dock space.

f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION

- Industrial development coordinator.

g. STATE ASSISTANCE

- Department of Commerce
- Department of Natural Resources.

h. FUNDING SOURCES

- Applicable federal and state programs that could assist in attracting the desired industrial/shipping uses including the potential for bidding for the tug barge program. Coordination between the industrial development

coordinator, the State Departments of Labor and Commerce and the City to insure maximum utilization of resources.

i. PERMITS REQUIRED

- City zoning permits and City building permits; in addition Corp of Engineers; DNR, City Harbor Commission requirements must be met.

j. SITE REQUIREMENTS

- Access to US 31 and a rail siding to service the area are needed.

k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES

- Shipping and industrial organizations. See listing in Section II for information.

l. TAX ANALYSIS/INVESTMENT ANALYSIS

- Analysis by the industrial development coordinator for use by private developers or industrial representatives.
  1. Tax abatement
  2. Training incentives
  3. EDC
  4. Industrial Development Bonds
- See references in paragraph II-n (p. 25) for assistance in preparation.

m. MARKET REVIEW AND ANALYSIS

- Prepared by marketing consultants and/or industrial development coordinator.
- Should include shipping, rail and highway information for distribution of goods as well as census information and service area.
- See references in paragraph II-m (p. 18) for assistance in preparation.

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- Prospectus must show possible user the access to the site by water and rail, the existing buildings, including existing bulkhead. All financial calculations such as, tax information, cost of redevelopment, construction and development program should be included.
- See references in paragraph II-n (p. 25) for assistance in preparation.

o. GENERAL INFORMATION

- Not applicable.

OPTION 18

a. STATEMENT OF RECOMMENDED OPTION

- DEVELOP A FACTORY OUTLET MALL COMPLEX CENTERED AROUND THE GLEN OF MICHIGAN FACILITY INCLUDING ADJACENT SITE FACILITIES

b. LOCATION OF RECOMMENDATION

- East of US 31 at Glen of Michigan site.

c. AGENCY RESPONSIBLE FOR ACTION

- Manistee City and the industrial development coordinator.

d. ZONING ACTION REQUIRED

- None
- Site plan review procedures should be instituted for the City of Manistee.

e. PUBLIC IMPROVEMENTS REQUIRED

- Minimal improvements will be required to supply city services to the project.

f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION

- Owner/operator Glen of Michigan in conjunction with the industrial development coordinator and the Manistee City Manager as well as surrounding owners and operators of existing factory outlet stores.

g. STATE ASSISTANCE

- Not applicable.

h. SOURCE OF FUNDING

- Private.

i. PERMITS REQUIRED

- City zoning and building permits.

j. SITE REQUIREMENTS

- Parking on a 5.5/1000 square foot of gross leasable area ratio as suggested by the Urban Land Institute.

k. PRIVATE SECTOR ANALYSIS/INFORMATION

- See listing for chain stores and contacts for factory outlet operations.

l. TAX ANALYSIS/INVESTMENT ANALYSIS

- Industrial development coordinator should prepare a package containing information regarding local tax incentive programs and what help local government would be willing to provide the developer.
- Developer will develop private investment analysis to assist business decision prior to proceeding with project.

m. MARKET REVIEW AND ANALYSIS

- Developer will be responsible for market review; however, the industrial development coordinator can assist in analysis of market penetration by providing existing outlet locations, consumer movement through area as well as relevant tourist and industry information.
- Review of and documentation of factory outlet concept and function by visiting other such functions.
- See references in paragraphs II-m (p. 18) and II-n (p. 245 for guidance and contacts.

n. PACKAGE FOR PRIVATE INVESTMENT

- Letters of intent must be obtained for at least 60% of the leasable space from factory outlet lessors before the project is viable.
- See references in paragraph ii-n (p. 25) for assistance in preparing the investment package.

o. GENERAL INFORMATION

- Not applicable.

3. Northeast Sector of Lake Manistee

OPTION 19

a. STATEMENT OF RECOMMENDED OPTION

- ENCOURAGE LOW INTENSITY RECREATION USE OF THE WETLAND/MARSH AREA INCLUDING BIG MANISTEE RIVER STATE GAME AREA.

- b. LOCATION OF RECOMMENDATION
- Northeast area of Lake Manistee
- c. AGENCY RESPONSIBLE FOR ACTION
- Michigan Department of Natural Resources
  - Manistee Township Zoning Board
- d. ZONING ACTION REQUIRED
- Change from residential commercial district and heavy industry zoning to wetlands-conservation district.
- e. PUBLIC IMPROVEMENT REQUIRED
- None.
- f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION
- Manistee Township Zoning Board
  - Department of Natural Resources.
- g. STATE ASSISTANCE
- Department of Natural Resources.
- h. FUNDING SOURCES
- Not applicable.
- i. PERMITS REQUIRED
- Not applicable.
- j. SITE REQUIREMENTS
- Not applicable
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES
- Not applicable.
- l. TAX ANALYSIS/INVESTMENT ANALYSIS
- Not applicable.
- m. MARKET REVIEW AND ANALYSIS
- Not applicable.

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- Not applicable.

o. GENERAL INFORMATION

- Not applicable.

4. MIDDLE SECTION LAKE MANISTEE

OPTION 20

a. STATEMENT OF RECOMMENDED OPTION

- EXPAND AND ENHANCE THE EASTLAKE VILLAGE PARK LAUNCH FACILITIES AND LOW INTENSITY RECREATION AREA ADJACENT TO THE RAMP FACILITY.

b. LOCATION OF RECOMMENDATION

- On the north Eastlake Village line adjacent to Manistee Lake.

c. AGENCY RESPONSIBLE FOR ACTION

- Eastlake Village Council

d. ZONING ACTION REQUIRED

- None

e. PUBLIC IMPROVEMENTS REQUIRED

- Signage, and picnic facilities with appropriate landscaping. As demand justifies, additional camping should also be considered.

f. KEY INDIVIDUAL RESPONSIBLE FOR IMPLEMENTATION

- Eastlake Village Council

g. STATE ASSISTANCE

- Department of Natural Resources

h. FUNDING SOURCES

- Eastlake general fund and increased user fees.

i. PERMITS REQUIRED

- District Health Department and possible DNR and County Soil Erosion permits.

- j. SITE REQUIREMENTS
  - Existing site area is ample.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCE
  - Not applicable.
- l. TAX ANALYSIS/INVESTOR ANALYSIS
  - Not applicable.
- m. MARKET REVIEW AND ANALYSIS
  - Not applicable.
- n. PACKAGE FOR INVESTMENT REVIEW
  - Not applicable.
- o. GENERAL INFORMATION
  - Not applicable.

OPTION 21

- a. STATEMENT OF RECOMMENDED OPTION
  - EXPAND AND INTENSIFY DEVELOPMENT OF THE EASTLAKE VILLAGE INDUSTRIAL DISTRICT TO INCLUDE USES ORIENTED TOWARD RAILROAD AND HIGHWAY TRANSPORTATION SYSTEMS.
- b. LOCATION OF RECOMMENDATION
  - Area south of Eastlake park bordering on Manistee Lake.
- c. AGENCY RESPONSIBLE FOR ACTION
  - Eastlake Village Council and the industrial development coordinator.
- d. ZONING ACTION REQUIRED
  - Currently zoned light industry. Should be rezoned to heavy industry (HI).
- e. PUBLIC IMPROVEMENTS REQUIRED
  - Improvements may be required at some future date to handle sanitary discharge of industrial waste water.

- f. KEY INDIVIDUAL RESPONSIBLE FOR IMPLEMENTATION
  - Eastlake Village Council and the industrial development coordinator.
- g. STATE ASSISTANCE
  - Department of Natural Resources
  - Department of Commerce
  - Department of Labor
- h. FUNDING SOURCES
  - Tax abatements, Industrial Development Corporation and County EDC may assist in the financing.
- i. PERMITS REQUIRED
  - Village zoning and County building permits and environmental clearances. Possible: U.S. Corps of Engineers, County Soil Erosion, District Health Department, DNR.
- j. SITE REQUIREMENTS
  - Access to rail siding and M-55.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES
  - Review rail needs north of site for users who, previously were dependent on rail service supplied by now abandoned Chessie line.
  - Inventory existing site, access and buildings.
- l. TAX ANALYSIS/INVESTMENT SOURCES
  - Dependent on specific use(s) and provisions for assistance generated in paragraph h. When determined an investment analysis should be performed.
  - See references in paragraphs II-1 (p. 17) and II-n (p. 25) for guidance in performing investment analysis.
- m. MARKET REVIEW AND ANALYSIS
  - Determine demand and development parameters for industry and commercial development not requiring lake access but requiring rail access and good highway access.
  - Inventory users who require rail service in western sector of state for possible relocation.
  - Work with State Department of Commerce to identify expanding or relocating businesses.
  - See references in paragraph II-m (p. 18) for guidance in preparing market analysis.

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- Industrial development coordinator should prepare promotion package which describes site and potential and which highlights the quality of life and quality of the environment of Manistee County.
- See paragraph II-n (p. 25) for guidance in preparing private investment review.

o. GENERAL INFORMATION

- Not Applicable.

OPTION 22

a. STATEMENT OF RECOMMENDED OPTION

- ENCOURAGE DEVELOPMENT OF INDUSTRIAL AND BULK STORAGE SITES ON THE EAST SIDE OF MANISTEE LAKE.

b. LOCATION OF RECOMMENDATION

- South of the Eastlake southern boundary to the Stronach residential area.

c. AGENCY RESPONSIBLE FOR ACTION

- Stronach Township and the industrial development coordinator.

d. ZONING ACTION REQUIRED

- Stronach Township Heavy Industrial (HI) and a small section of Residential (R) should be altered to a common Heavy Industrial. See Appendix A.

e. PUBLIC IMPROVEMENTS REQUIRED

- Minimum

f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION

- Industrial development coordinator and the corporate land holders.

g. STATE ASSISTANCE

- Not Applicable.

h. FUNDING SOURCES

- Not Applicable.

i. PERMITS REQUIRED

- Zoning and building permits.

j. SITE REQUIREMENTS

- Requirement that long term lease agreement can be worked out with land holders. This agreement must take into account existing owner's need to maintain control of and access to mineral rights on site.

k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES

- Determine leasability and terms of same including rights to existing mineral deposits by discussions with existing owners.
- Ascertain overall willingness of land owners to lease and the type of operations they would consider leasing to as well as anticipated terms of lease (e.g., length, amount, leasehold improvements).
- Identify key decision makers in each ownership group.

l. TAX ANALYSIS/INVESTMENT ANALYSIS

- The industrial development coordinator should work with potential user to arrive at an agreement on terms of land lease.

m. MARKET REVIEW ANALYSIS

- A review of the bulk storage needs currently located in western Michigan.
- Area can function as a bulk storage area for products prepared in the area (e.g. fruit, lumber) and awaiting shipment or use.

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- Provide private investors with requisite information on local issues and opportunities which might effect their investment decision.
- See references in paragraph II-n (p. 25) for guidance in preparing investment information.

o. GENERAL INFORMATION

- Not applicable.

OPTION 23

- a. STATEMENT OF RECOMMENDED OPTION
  - ENCOURAGE RE-USE OF THE VACANT BULTEMA DOCK & DREDGE COMPANY SITE FOR WATER-ORIENTED HEAVY INDUSTRIAL USE.
- b. LOCATION OF RECOMMENDATION
  - Located on the west side of Manistee Lake and south of Hardy Salt Company.
- c. AGENCY RESPONSIBLE FOR ACTION
  - Manistee City and the industrial development coordinator.
- d. ZONING ACTION REQUIRED
  - None.
- e. PUBLIC IMPROVEMENTS REQUIRED
  - Utility service and access.
- f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION
  - Industrial development coordinator and the City Manager of Manistee.
- g. STATE ASSISTANCE
  - Department of Commerce
  - Department of Natural Resources.
  - Department of Transportation
- h. FUNDING SOURCES
  - Tax abatement
  - Industrial Development Bonds
  - County E.D.C. Bonds
  - Training incentives.
- i. PERMITS REQUIRED
  - Corps of Engineers and Department of Natural Resources clearance, City zoning and building, soil erosion.
- j. SITE REQUIREMENTS
  - Rail siding and access to highway.
  - Space for ship repair facilities.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES
  - Not applicable.

1. Tax Analysis/Investment Analysis

- Review of potential historic tax credits.
- Other City, County, State redevelopment programs.
- May be dependent on specific need of the proposed user of the site.

m. MARKET REVIEW AND ANALYSIS

- Should include an analysis of Great Lakes shipping needs by:

1. Inventory of facilities available.
2. Location of existing facilities.
3. Shipping origin and destination.
4. Travel time saved.
5. Size of facilities.
6. Channel/bridge potential improvements.

n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- This prospectus must deal with:

1. Shipping needs.
2. Bulk transfer needs.
3. Ship storage and repair during winter months.
4. Site necessary for servicing ships.
5. Size of facilities.
6. Channel/bridge potential improvements.

- See references in paragraph II-n (p. 25) for assistance and guidance in preparing investment review package.

o. GENERAL INFORMATION

- Not Applicable.

5. SOUTHEAST SECTION OF LAKE MANISTEE

OPTION 24

a. STATEMENT OF RECOMMENDED OPTION

- EXPAND AND ENHANCE THE STRONACH TOWNSHIP BOAT RAMP AND PARK FACILITY FOR BOATING CAPACITY AND LOW INTENSITY RECREATION USE.

b. LOCATION OF RECOMMENDATION

- Adjacent to Manistee Lake and the Stronach residential area.

- c. AGENCY RESPONSIBLE FOR ACTION
  - Stronach Township and Department of Natural Resources.
- d. ZONING RESPONSIBLE FOR ACTION
  - None required.
- e. PUBLIC IMPROVEMENTS REQUIRED
  - Picnic tables and expanded parking area.
  - Improved signage providing access to area.
- f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION
  - Stronach Township Board.
- g. STATE ASSISTANCE
  - Department of Natural Resources.
- h. FUNDING SOURCES
  - Through user fees.
- i. PERMITS REQUIRED
  - Not Applicable.
- j. SITE REQUIREMENTS
  - Not Applicable.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES
  - Not Applicable.
- l. TAX ANALYSIS/INVESTMENT ANALYSIS
  - Not Applicable.
- m. MARKET REVIEW AND ANALYSIS
  - Evaluation of current and potential demand particularly given overall development program for Manistee Lake.
  - See references in Paragraph II-m (p. 18) for assistance and guidance in preparing market review and demand.
- n. PACKAGE FOR INVESTMENT REVIEW
  - Not Applicable.
- o. GENERAL INFORMATION
  - Not Applicable.

OPTION 25

- a. STATEMENT OF RECOMMENDED OPTION
  - ENCOURAGE LOW INTENSITY USE TO PROTECT THE MARSH LAND AREA ADJACENT TO THE LITTLE MANISTEE OUTLET.
- b. LOCATION OF RECOMMENDATION
  - South end of Manistee Lake.
- c. AGENCY RESPONSIBLE FOR ACTION
  - Joint effort between Stronach Township, Filer Township and the Department of Natural Resources.
- d. ZONING ACTION REQUIRED
  - Stronach zoning of Residential (R) and Filer zoning of Heavy Industrial (HI) must be altered to Wetland Conservation District (WCD).
- e. PUBLIC IMPROVEMENTS REQUIRED
  - Trash clean up.
- f. KEY INDIVIDUALS RESPONSIBLE FOR IMPLEMENTATION
  - Filer Township board and the Stronach Township board.
- g. STATE ASSISTANCE
  - Department of Natural Resources
- h. FUNDING SOURCES
  - General Fund of townships.
- i. PERMITS REQUIRED
  - Not Applicable.
- j. SITE REQUIREMENTS
  - Not Applicable.
- k. PRIVATE SECTOR ANALYSIS/INFORMATION SOURCES
  - Not Applicable.
- l. TAX ANALYSIS/INVESTMENT ANALYSIS
  - Not Applicable.

m. MARKET REVIEW AND ANALYSIS

- Not Applicable.

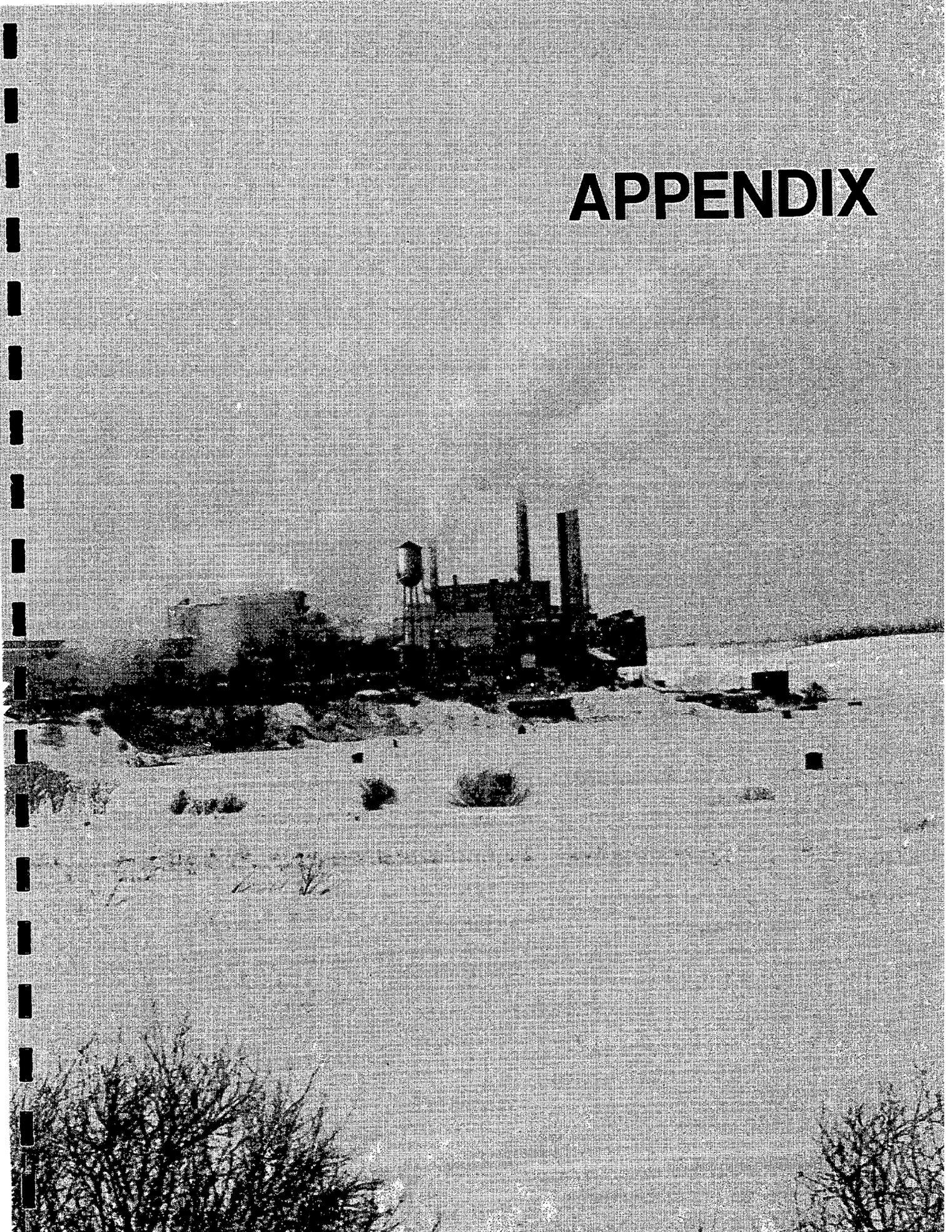
n. PACKAGE FOR PRIVATE INVESTMENT REVIEW

- Not Applicable.

o. GENERAL INFORMATION

- Not Applicable.

# APPENDIX



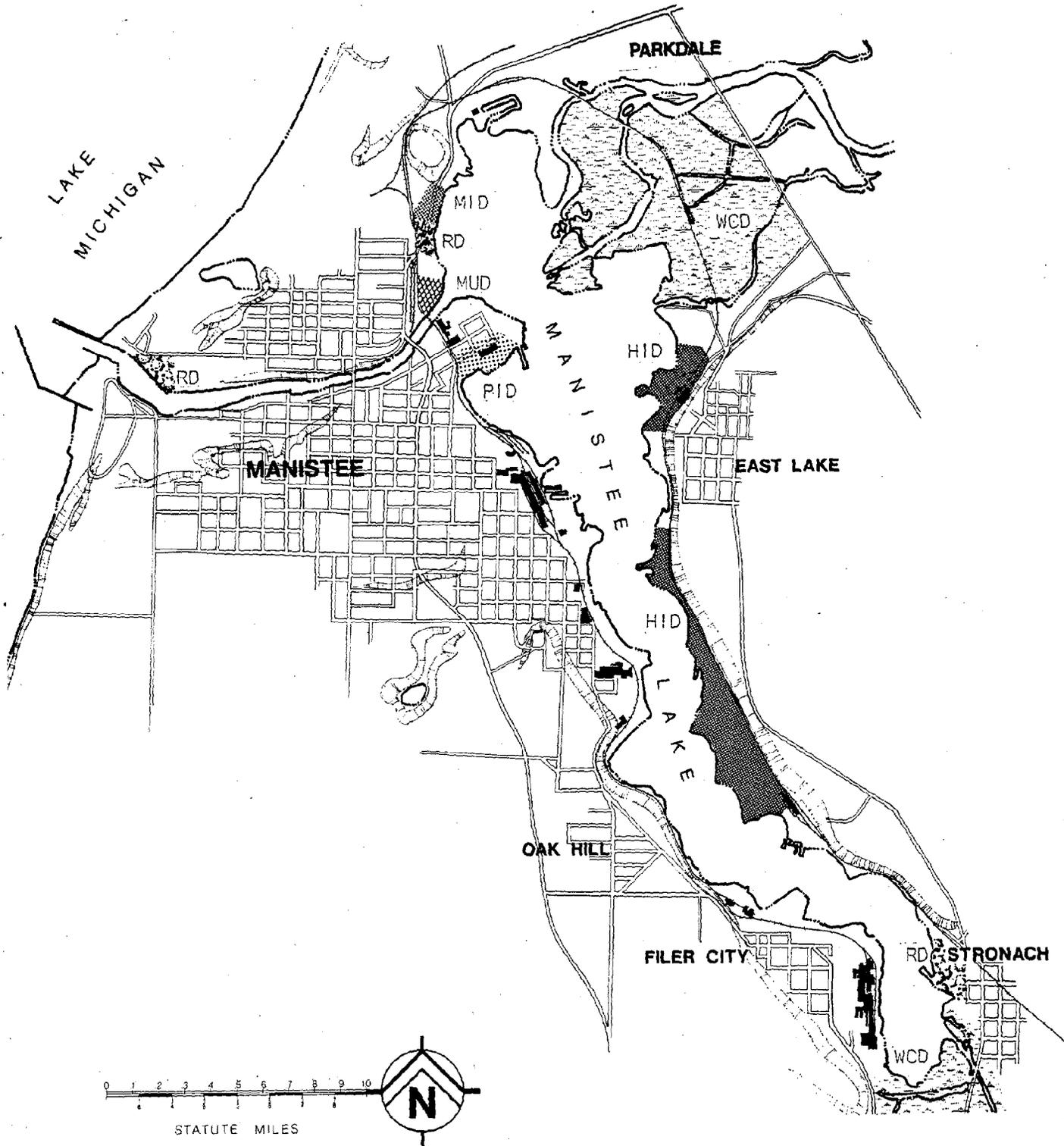
APPENDIX A  
ZONING

SAMPLE ZONING  
MANISTEE LAKE AREA

The zoning for the area of Manistee Lake and the channel outlet should be standardized for all city and township areas having influence upon the use of the Lake. The zoning classification system should include industry (medium, heavy), research, recreation, wetland conservation district, planned industrial district and multi-use planned district. The following is a draft of the proposed applicable zoning sections. It should be emphasized that the language presented here is only conceptual. It is not in a format or worded in a manner that would receive formal approval by the Manistee County Planning Commission in its function of reviewing local zoning ordinances or reviewing amendments before their adoption. Before final enactment into law by a municipality, a proposed zoning change must be written using the principles shown here and reviewed by legal council. Following the proposed zoning sections is the procedure to be followed when amending the townships' and city's zoning ordinances.

MEDIUM INDUSTRIAL DISTRICT

<u>Permitted Uses</u>	<u>Accessory Use</u>	<u>Intent</u>
1. Special trade contractors, building material and wholesalers.	(a) Any use customarily incidental to the permitted principal use.	The regulations of this district are set up to provide land for various types of industrial and manufacturing uses that are compatible with one another. The land included in this district are those suited for use primarily by industries characterized by low land coverage.
2. Public utilities and communications such as: electrical receiving or transforming stations; radio, microwave, or television broadcasting station, transmitting or receiving towers.	(b) Signs. (3) Off-Street Parking shall be three parking spaces for each 1500 square feet of floor area, excluding storage or nonemployee areas.	To these ends, development is limited to a low concentration, effects are minimized, and permitted uses are limited to those which are adapted to an environment of
3. Warehousing, refrigerated and general storage.		
4. Transit and passenger transportation terminals, maintenance and service facilities.		



**CONCEPTUAL ZONING CHANGES**

	MID	MEDIUM INDUSTRIAL DISTRICT
	HID	HEAVY INDUSTRIAL DISTRICT
	RD	RECREATION DISTRICT
	WCD	WETLAND CONSERVATION DISTRICT
	PID	PLANNED INDUSTRIAL DISTRICT
	MUD	MULTI USE DISTRICT

Permitted Uses

Accessory Use

Intent

5. Industrial plants manufacturing, processing or assembling the following:

- (a) Agricultural products.
- (b) Food and kindred products, excluding slaughterhouse and abattoirs.
- (c) Furniture and fixtures.
- (d) Converted paper and paperboard products.
- (e) Printing, publishing, and allied industries.
- (f) Biological products, drugs, medicinal, chemical and pharmaceutical preparation.
- (g) Glass products made of purchased glass.
- (h) Electrical machinery, equipment and supplies, electronic components and accessories.
- (i) Professional, scientific and controlling instruments, photographic and optical goods.
- (j) Jewelry, silverware, and plated ware, musical instruments and parts, toys, amusement, sporting and athletic goods, pens, pencils and other office and artists' materials, costume jewelry and miscellaneous notions, and signs and advertising displays.
- (k) Canvas products made of purchased canvas.
- (l) Fabricated metal products, except heavy machinery and transporting equipment.

this nature. The regulations are also designed to stabilize and protect the essential characteristics of the district by excluding uses which would have a detrimental effect upon the orderly development and functioning of the district. Manufacturing plants and uses shall have performance characteristics similar to those uses listed in this district in that they emit a minimum of noise, vibration, smoke, dust, dirt, toxic or offensive odors or offensive or gases, glare, electromagnetic or atomic radiation. Uses permitted here are to be compatible with water edge or through the applications of standards made compatible with the water's edge.

- (m) Metalworking machinery and equipment; general industrial machinery and equipment.
  - (n) Office, computing and accounting machines.
  - (o) Jobbing and repair machine shops.
  - (p) Monuments, cut stone, and stone products.
6. Any other manufacturing plants and uses having performance characteristics similar to those listed in this district in that they emit a minimum of noise, vibration, smoke, dust, dirt, toxic or offensive odors or gases, glare, electromagnetic or atomic radiation, and odor. All uses located within this district shall be so designed, constructed and operated that there is no production of sound discernible at the lot lines in excess of the average intensity of street and traffic noise at the lines, nor any production of heat or glare discernible at the same point.

AREA HEIGHT & PLACEMENT REGULATIONS

Zoning District	Maximum Gross Land Coverage of Structure	Maximum Useable Floor Area in Percentage of Lot Area	Required Setback Line in Feet			Minimum Dimensions	Maximum Height		Minimum Lot Size
			Front	Least One Side	Rear		In Feet	In Stories	
Limited Industrial District	50%	60%	10%	15%	30%	None except when abutting residentially zoned land.	51	3	5,000
			of the lot width to a maximum:						
			15	25	35				

HEAVY INDUSTRIAL DISTRICT

<u>Permitted Uses</u>	<u>Accessory Use</u>	<u>Intent</u>
1. Any principal use permitted in the Medium Industrial District subject to all the regulations of the Medium District.	(a) Any use customarily incidental to the permitted principal use.	This district is designed to provide land for more intense types of industrial and manufacturing uses which are usually located within industrial areas of the community and in the case of Manistee Lake are located adjacent to the water's edge.
2. General construction contractors such highway and street, heavy construction and general building; coal and coke dealers.	(b) Signs. (c) Off street parking as required in the Medium Industrial District.	
3. Bulk storage of refined petroleum products.		
4. Railroad and railroad terminal facilities.		
5. Air transportation companies and fixed facilities and services related thereto.		
6. Transportation, communication, power and fuel right-of-ways.		
7. Shipbuilding, storage and other sea oriented facilities.		
8. Industrial plants manufacturing, processing or assembling the following: (a) Prefabricated buildings and structural members. (b) Chemical products such as plastic materials, medicinal, chemicals, biological products. (c) Leather and leather products such as: industrial belting and packing; footwear; gloves and mittens; luggage		

Permitted Uses

Accessory Use

Intent

- (d) Stone, clay and glass products such as: flat glass, pressed or blown glass and glassware; brick and structural clay tile; ceramic wall and floor tile; pottery products; concrete brick and block; concrete products; cut stone and stone products; abrasive, asbestos and miscellaneous non-metallic mineral products.
- (e) Wooden containers such as: boxes, crates and cooerage.
- (f) Aluminum, bronze, copper, copper-base alloy and other nonferrous castings.
- (g) Machinery such as: engines and turbines; farm machinery and equipment; industrial machinery and equipment.
- (h) Transportation equipment such as: motor vehicle equipment and parts, motorcycles, bicycles and parts.

AREA HEIGHT & PLACEMENT REGULATIONS

Zoning District	Maximum Gross Land Coverage of Structure	Maximum Useable Floor Area in Percentage of Lot Area	Required Setback Line Minimum Dimensions in Feet		Rear	Maximum Height		Minimum Lot Size Area in sq. ft.
			Front	Least One Side		Total of Two	In Feet	
Heavy Industrial District	50%	60%	35'	10'	25'	51	3	50,000
								None except 10 when abutting residentially zoned land

RECREATION DISTRICT

<u>Permitted Uses</u>	<u>Accessory Use</u>	<u>Intent</u>
1. Outdoor public recreational uses, such as: playgrounds, playfields, golf courses, boating areas, fishing sites, camping sites, parkways, parks, marinas, and boat launching areas.	(a) Any use customarily incidental to the permitted principal uses. (b) Signs.	This district is designed to classify public-owned uses and land as well as quasi-public land uses.
2. Natural open space, such as: conservation lands, wildlife sanctuaries, forest preserves.	(c) Off-Street Parking.	
3. Developed open space, such as: arboreta, botanical and zoological gardens.		
4. Educational services such as: public primary and secondary schools, and institutions of higher education.		
5. Cultural services, such as: museums and art galleries.		
6. Public-service institutions, such as: Hospitals, sanatoria, homes for the elderly, children's homes, and correctional institutions.		
7. Public utility installations, such as: water pumping and treatment plants and reservoirs; sewage treatment plants.		
8. Municipal airports.		
9. Civic Center.		

AREA HEIGHT & PLACEMENT REGULATIONS

Zoning District	Maximum Gross Land Coverage of Structure	Maximum Useable Floor Area in Percentage of Lot Area	Required Setback Line Minimum Dimensions in Feet				Maximum Height	Minimum Lot Size
			Front	Least One Side	Total of Two	Rear		
Public Land District	None	None	None	None	None	None	None	

RESEARCH & DEVELOPMENT DISTRICT

<u>Permitted Uses</u>	<u>Accessory Use</u>	<u>Intent</u>
<p>1. Any uses which are charged with the principal function of research such as the following:</p> <p>(a) Industrial research, development and testing laboratories and offices.</p> <p>(b) Scientific research, development and testing laboratories and offices.</p> <p>(c) Business research, development and testing laboratories and offices.</p> <p>(d) Pilot plant operations and testing activities.</p>	<p>(a) Any subordinate use customarily incidental to the permitted "principal use" of the premises.</p> <p>(b) Limited manufacturing operations which are specifically related to and support the "principal use".</p> <p>(c) Signs.</p> <p>(d) Off-Street Parking.</p>	<p>This district is designed solely for research facilities to serve the needs of commerce, industry and education. The prime characteristics of this district are the low intensity of land coverage and the absence of nuisance factors such as:</p> <p>(a) The production of sound discernible at the lot lines shall not exceed the average intensity of the street and traffic noise at the lot lines.</p> <p>(b) The production of heat or glare shall not be discernible at the lot lines.</p> <p>(c) The emissions of air pollution shall not be detrimental to the public welfare.</p>

AREA HEIGHT & PLACEMENT REGULATIONS

Zoning District	Maximum Gross Land Coverage of Structure of Lot Area	Maximum Useable Floor Area in Percentage of Lot Area	Required Setback Line Minimum Dimensions in Feet			Maximum Height	Minimum Lot Size		
			Front	Side	Rear				
Research District	50%		25	15	30	10	51	10,000	
			Total of Two						
			No structure shall be closer than one hundred (100) feet from any residentially zones district.						

WETLAND CONSERVATION DISTRICT

Permitted Uses

1. Low intensity recreation use.
  - (a) Boating.
  - (b) Fishing.
  - (c) Hunting.
  - (d) Passive Recreation.

Accessory Use

- (a) Parking.

Intent

It is the intent of this zone to protect those lands still held in private ownership and located in ecologically sensitive areas. Land use suited for the fragile environment have been chosen for allowable use because of their compatibility to the area. This zone to protect the fish and wildlife habitat and to allow the wetland area to filter the water.

AREA HEIGHT & PLACEMENT REGULATIONS

Zoning District	Maximum Gross Land Coverage of Structure	Maximum Useable Floor Area in Percentage of Lot Area	Required Setback Line Minimum Dimensions in Feet			Maximum Height		Minimum Lot Size	
			Front	Least One Side	Rear	In Feet	In Stories		Area in sq. ft.
Wetland Conservation District	20%	25%	None	15	50	25	15	1	10,000

PLANNED INDUSTRIAL DISTRICT

Permitted Uses

Accessory Use

Intent

1. All uses permitted in the medium, heavy and research zones. (a) Those determined to be appropriate by the adoption and amendment of development regulations.\* It is the intent of this zone to allow for mixing of zoning classified uses shown on the required site plan.\*
  2. All use in above categories expressed in development regulations.\*
- \* The governing body shall establish development regulation which shall include site plant requirements. Development regulations shall be prepared by the County Planning Director for use by governmental agencies.

AREA HEIGHT & PLACEMENT REGULATIONS

Zoning District	Maximum Gross Land Coverage of Structure	Maximum Useable Floor Area in Percentage of Lot Area	Required Setback in Feet	Minimum Dimensions		Maximum Height	Minimum Lot Size
				Front	Rear		
			Least One	Total of Two			

Planned Industrial District See approved site plan

Development Regulations Shall Include the Following:

- a. Intent of the regulations
- b. Legal Authority for Regulations
  - a. Appropriate enabling statutes from municipal, township, and county planning commission acts.

- c. Definitions
- d. Site Plan Information
  - 1. Land use layout
  - 2. Topographic contours at intervals of five (5) feet.
  - 3. Street layout
  - 4. All natural growth
  - 5. North indicator
  - 6. Scale
  - 7. Date
  - 8. Tentative proposals for water supply, sewage disposal, surface drainage, street, curb and gutter locations.
  - 9. Grade changes
  - 10. Adjacent property use and building location
  - 11. Name of site
  - 12. Names, addresses and telephone numbers of all owners
  - 13. Maps of owners contiguous holding
  - 14. Time Schedule
  - 15. Property description
  - 16. Landscaping plan
  - 17. Soil conditions
  - 18. Water areas
  - 19. Cut and fill drawing
  - 20. Grading plan
  - 21. Drainage provision
  - 22. All information required by the building official
  - 23. Layout
    - (a) Zoning
    - (b) Building layout
    - (c) Parking layout
    - (d) Buffer
    - (e) Setbacks
    - (f) Fences

MULTI-USE DISTRICT

Permitted Uses

Accessory Use

Intent

1. All uses permitted in office, commercial, research and medium industrial zones. (a) Those determined to be appropriate by the land development regulations. This zone is to allow for the greatest flexibility of combining use to achieve an over all complex and mix which function to the benefit of the community.

NOTE: Site plan requirements become a tool for implementation of this zone and should be specifically described in the development regulations as noted in the planned industrial zone.

AREA HEIGHT & PLACEMENT REGULATIONS

Zoning District	Maximum Gross Land Coverage of Structure	Maximum Useable Floor Area in Percentage of Lot Area	Required Setback Line Minimum Dimensions in Feet			Maximum Height		Minimum Lot Size
			Front	Least One Side	Rear	In Feet	In Stories	
				Total of Two				

Multit-Use District See approved site plan

STANDARDS FOR APPROVAL  
of the  
PLANNED INDUSTRIAL DISTRICT  
MULTI-USE DISTRICT

1. Unlike conventional zoning districts, the planned industrial district and the multi-use district provisions allow for flexible regulations relating to use of land and buildings, the placement of structures and the bulk of the structures. These districts can be used to regulate size, shape and design of buildings as well as allowing for a mixture of uses on a single site.

The following items must be responded to and submitted along with the site plan.

- (a) The uses proposed will have a beneficial effect, in terms of public health, safety, welfare or convenience or any combination thereof, on present and potential surrounding land uses including the lake edge. The uses proposed will not adversely affect the public utility and circulation systems, surrounding properties, or the environment.
- (b) The uses proposed shall be consistent with the plans adopted by the agency.
- (c) The zoning is warranted by the design and amenities incorporated in the development proposal.
- (d) Useable open space shall be provided according to the site plan.
- (e) Off-street parking sufficient to meet the minimum requirements.
- (f) Landscaping shall be provided so as to insure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
- (g) Vehicular and pedestrian circulation, allowing safe, convenient, uncongested, and well-defined circulation within and to the district shall be provided.
- (h) Major natural, historical, and architectural features of the district shall be preserved.
- (i) The Manistee Lake edge shall be treated as a specific element in the building layout and design. Every attempt will be made to enhance the edge appearance.

SPECIAL LAKE CONDITIONS

All Zones

1. All parking areas, whenever possible should be located away from the Manistee Lake edge.
2. Slope and severe topographic grade should remain intact if possible.
3. Views to the Lake should be considered in site layout.
4. Adjacent noncompatible uses should be screened from view.
5. Construction in known high risk erosion areas should be prohibited.

6. Minimum set back on the Lake side should be reviewed on an individual basis; however, on new plats, a minimum set back shall be fifty (50) feet.
7. The water edge should be accessible to the public. This access should be determined during the zoning stage.
8. All zoning requests and the site plan requests for changes in use within the Manistee Lake study area shall be simultaneously transmitted to the County Planning Department for advice and council with a report back to lead agency prior to action by that agency.

SPECIFIC SUGGESTED SITE DEVELOPMENT STANDARDS FOR  
OPTIONS 4 THROUGH 21

OPTION 4

- Protect the foredune on the windward and lee side by restrictive development from this area.
- Residential development should be clustered and designed to leave as much of the dune area undisturbed as possible.

OPTION 6

- Parking should be buffered from view from the river side.

OPTION 12

- Joint use parking shall not be located on the Lake or channel side of this side.
- Only parking shall be permitted under the power lines.
- The view to the Lake shall be preserved.

OPTION 16

- Set back from the Lake and channel should be a minimum sixty feet (60').

OPTION 17

- Buffering of existing residential should be provided to screen the view to industrial development and truck facilities.

- Landscaping shall be the buffering tool.
- The water edge should be protected from erosion.
- New construction should be set back from the water's edge a minimum of sixty (60) feet.
- All underwater hazards to shipping located in the site area shall be removed by developer prior to operation start-up.

OPTION 18

- Parking for bus service should be provided for a minimum of five (5) buses.
- The parking areas shall be screened from residential properties.

OPTION 21

- Minimize setback for new buildings should be sixty (60) feet.
- Landscaping shall be provided on the Lake side.

OPTION 22

- The Lake side shall be landscaped with trees and lawn to provide view from the Lake to the property.

OPTION 23

- All underwater hazards to shipping located in the site area shall be removed by developer prior to operation start-up.
- The water edge shall be protected from erosion.
- Landscaping shall be provided to enhance the water's edge.

PROCEDURE FOR AMENDING A TOWNSHIP ZONING ORDINANCE  
IN MANISTEE COUNTY, MICHIGAN UNDER P.A. 184 of 1943 as amended.

(For any step of this process, the staff of the Manistee County Planning Commission can assist, provide sample materials, coordinate efforts between the township and the state and provide guidelines.)

NOTE: It is important to document that each step given was taken; by having an affidavit, record in minutes, publisher's statements, or a signed and witnessed statement which is notarized.

ALSO, this outline is just for information purposes. DO NOT adopt an ordinance without your township attorney's advice and review. The individual zoning board member responsible for seeing that each step is followed should also read and be familiar with the Rural Township Zoning Act, P.A. 184 of 1943 as amended through 1978.

1. The township board refers to the zoning board or planning commission the job to study and recommend a zoning amendment (or) a citizen asks for a particular zoning amendment to be considered -- usually by filling out a form for requesting a zoning amendment (or) a zoning amendment is petitioned by 8 percent of the residents of a township (or) the zoning board, planning commission, at its own initiative drafts a proposed zoning amendment.
2. The zoning board or planning commission should study the request, insure that it complies with the township land use plans and/or comprehensive plans. (If necessary, a change in the plan may be required.)
3. The zoning board or planning commission shall consult with public officials, departments, agencies having information, maps, data pertinent to the proposed zoning amendment, question and issues.
4. The zoning board or planning commission should author the text of the zoning amendment and/or establish the new zoning district, if needed.
5. (Optional) Submit the proposed ordinance for an informal review to the Manistee County Planning Office.
6. The zoning board should hold at least one public hearing:
  - Notice for the hearing shall be given in a local newspaper between 30 and 20 days before the hearing.
  - A second notice for the hearing shall be given in a local newspaper within 8 days of the hearing. (Both notices must include the date, location, time, purpose of the hearing and where, when, the proposed zoning ordinance and maps may be inspected or purchased prior to the hearing.)
  - Notices should be sent by mail to all utility companies (phone, gas, electric, pipeline, sewer, water, etc.) which operate or have facilities in the township or district affected which has registered with the township clerk to receive such notice. Keep an affidavit of mailing.

- In the case of a specific amendment (that is not a major zoning revision, or administrative change a district change or district boundary change dealing with an individual property or several adjacent properties); a notice shall be sent to each property owner in the area affected by the proposed change, to all persons who have real property within 300 feet of the land affected by the proposed change, to all persons who live in single or two family dwellings within 300 feet. The notice is delivered by mail or in person. If mailed, an affidavit of mailing is filed with the zoning board or planning commission before the hearing. The notice shall be made at least eight days prior to the hearing.
7. After the hearing, the township zoning board or planning commission shall submit the proposed ordinance to the Manistee County Planning Commission. (Please, 10 days, or more, prior to the Planning Commission regular meetings, held the third Wednesday of each month.)
  8. The zoning board or planning commission should adopt and file with the township board of trustees;
    - a proposed text of a zoning ordinance amendment, with, if needed, a map, showing district boundary changes.
    - the manner of administering and enforcing the proposed zoning amendment regulations.
    - a written summary of each comment made at the zoning board public hearing(s).
  9. The township board shall review the proposed zoning ordinance.
  10. (Optional) The township board may hold additional hearings on the proposed ordinance if it considers them necessary. Notices of these hearings shall be published in a local newspaper between 15 and five days before the hearing date.
  11. If the township board considers changes, additions to the proposed amendment, the changes, etc., will be referred back to the zoning board or planning commission for a report within a specified period of time. If a property owner, by certified mail, addressed to the township clerk, requests a hearing on the report (above) such a hearing shall be held. The zoning board or planning commission shall be requested to attend such a hearing.
  12. The township board shall vote on the adoption of the proposed amendment and may act to give the amendment immediate effect.
  13. A copy of the amendment(s), supplements, maps shall be filed with the township clerk.
  14. One notice of "ordinance adoption" within 15 days of adoption (step 12), as worded and specified in the act shall be published in a local newspaper.

15. (Optional) A copy of the amendment can be placed on file with the Manistee County Planning Commission.
16. Within 30 days of the amendment adoption (step 12) citizens within the township (qualified and registered voters) can petition to have the zoning amendment adoption (or a specified portion of the zoning amendment) placed on the ballot for the next regular election. (Eight percent of the qualified and registered voters of the total vote cast for all candidates for governor at the last preceding general election is needed on such as petition.)

A SUMMARY OF THE CITY OR VILLAGE  
ZONING AMENDMENT (REZONING) PROCEDURE  
Effective March 1, 1979

Amendments or supplements to a city or village zoning ordinance may be made by the local legislative body. Procedures for doing so are much the same as those involved in the adoption of the original ordinance. These procedures are embodied in the City-Village Zoning Act, P.A. 207 of 1921, as amended, and must be complied with. They are described in summary fashion in the following pages.

There are generally two types of amendments: (1) changes in zoning regulations (text changes) and (2) changes in property classifications (map changes -- also known as rezonings). Supplements are additions to the text of the ordinance (for example, new sections on sign control or Planned Unit Development).

All amendments or supplements must be adopted in the form of ordinances. They may not be enacted by resolution of the legislative body.

In the following summary, where reference is made to the City or Village Planning Commission, it also means a City or Village Zoning Commission when the powers of the Zoning Commission have not been transferred to the Planning Commission pursuant to Section 12 of Public Act 285 of 1931, as amended. Reference to the Planning Commission may also include the City or Village legislative body when they are acting as the Zoning Commission. Section 4 of P.A. 207 of 1921, as amended, should be referred to with regard to any questions on the summary of the procedures which follow.

Procedure for the Amendment of a City or Village Zoning Ordinance

Step 1. INITIATE THE PROCESS

The City-Village Zoning Act does not specify how or by whom the amendment process is to be initiated. The enabling act does state that the legislative body of a city or village may provide by ordinance for the manner in which regulations and boundaries of districts or zones shall be amended, supplemented or changed. Generally, any citizen and any property owner in the city or village, as well as the city or village council and the planning commission\*, may initiate the process.

NOTE: Section 12 of the Municipal Planning Act, P.A. 231 of 1931, as amended, and Section 4.(2) and (3) of the City-Village Zoning Act now clearly require that if a city or village of any size has a planning commission, the planning commission is the body responsible for preparing a zoning ordinance, conducting the hearing on the proposed ordinance or any amendment thereto, and making a report to the legislative body.

Step 2. DISTRIBUTE REQUIRED PUBLIC HEARING NOTICES

After receipt of a request for an amendment to the zoning ordinance, the City-Village Planning Commission schedules at least one public hearing, preceded by public notice as follows:

-- Notice of the public hearing is published in an official paper or in a paper of general circulation in the city or village. The notice must be given not less than 15 days prior to the hearing and should include the time and place of the public hearing.

-- Notice, by mail\*\*, must be given not less than 15 days in advance of the public hearing to each public utility company and to each railroad within the district or zone affected that registers its name and mailing address with the city or village clerk for this purpose.

-- If an individual property or several adjacent properties are proposed for rezoning, notice of the proposed rezoning and hearing must be given to the owners of the property in question at least 15 days before the hearing.

The City-Village Planning Commission must maintain an affidavit of mailing for each mailing made. An affidavit of publishing by the newspaper publisher is also an effective way to document proper newspaper notice.

\*NOTE: One public hearing on a proposed zoning ordinance amendment is required. Previously, court decisions required a hearing before both the Planning or Zoning Commission and the legislative body if there was a Planning or Zoning Commission. Additional hearings may be held as is necessary. If the local zoning ordinance requires more than one hearing, then the local ordinance must be followed.

\*\*NOTE: The requirements of registered mail notice to utilities and railroads on proposed amendments has been replaced with ordinary mail notice.

NOTE: If amendment of the zoning ordinance is required to permit a planned unit development, the notice procedure specified in Section 4A(2) and (3) of the City-Village Zoning Act must be followed and not the requirement of Section 4 summarized here in Step 2.

Step 3. PUBLIC HEARING BY PLANNING COMMISSION AND TRANSMITTAL OF REQUEST WITH RECOMMENDATION TO LEGISLATIVE BODY

The Planning Commission conducts a public hearing at the time and place specified in the newspaper public notice, and in accord with any other ordinance or charter requirements

concerning public hearings. After the hearing, the Planning Commission must submit to the legislative body a summary of the comments received at the public hearing, the proposed amendatory ordinance including zoning maps (if any) and other appropriate documents, along with its recommendations on the request.

Step 4. ALTERNATE ACTIONS BY LEGISLATIVE BODY

The legislative body acts upon the proposed amendatory ordinance after receipt of all materials described in Step 3. The legislative body may hold an additional public hearing if it considers it necessary or if a hearing is required by ordinance or charter.

The legislative body may adopt the amendment text and/or map(s), with or without changes, after receipt of the commission's report, or refer the ordinance and map(s) again to the commission for a further report.

NOTE: An amendment to a zoning ordinance which is the object of a protest petition shall be passed only by a 2/3 vote of the legislative body, unless a larger site, but not to exceed 3/4 vote is required to the legislative body before final legislative action on the amendment. A valid petition shall include signatures of either:

- (1) the owners of at least 20 percent of the area of land included in the proposed change, or
- (2) the owners of at least 20 percent of the area land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change. Publicly-owned land is excluded in calculating the 20 percent land area requirement.

Step 5. PUBLICATION OF NOTICE OF AMENDMENTS TO THE ZONING ORDINANCE

Within 15 days after adoption of an amendment by the legislative body, one notice of adoption must be published in a newspaper of general circulation in the city or village. The notice of adoption shall include the following information:

1. A summary of the regulatory effect of the amendment, including the geographic area affected, or the text of the amendment;
2. The effective date of the amendatory ordinance;
3. The place and time where a copy of the amendatory ordinance may be purchased or inspected.

A copy of the notice of adoption should be maintained with the file on the amendment.

NOTE: This filing and publication requirement supercedes charter provisions relating to the filing and publication of city and village ordinances.

LEGAL REVIEW

It is suggested that an amendment to the ordinance be reviewed by legal counsel to ensure conformance with the law.

APPENDIX B

LAWS AND PERMITS: SUMMARY

A. LAWS

1. The Shorelands Protection and Management Act - Act 245 of 1970

AN ACT to provide for the protection and management of shorelands; to provide for zoning and zoning ordinances; to provide certain powers and duties; to authorize certain studies; to provide for development of certain plans; to promulgate rules; and to provide for certain remedies for violations of rules.

2. Soil Erosion and Sedimentation Control Act - Act 347 Public Acts of 1972

AN ACT to provide for the control of soil erosion and to protect the waters of the state from sedimentation to prescribe the powers, duties and functions of the state and local agencies; remedies and penalties.

3. Geomaere-Anderson Wetland Protection Act - Act 203 Public Acts of 1979

AN ACT to provide for the preservation, management, protection, and use of wetlands; to require permits to alter certain wetlands; to provide for a plan for the preservation, management, protection, and use of wetlands; and to provide remedies and penalties.

4. Inland Lakes and Streams Act - Act 346 Public Act of 1972

AN ACT to regulate inland lakes and streams; to protect riparian rights and the public trust in inland lakes and streams; to prescribe powers and duties; to provide remedies and penalties; and to repeal certain acts and parts of acts.

5. The Great Lakes Submerged Lands Act - Act 247 Public Acts of 1955

Water levels change with the seasons in all Michigan Great Lakes. These changes periodically expose and cover up the shore frontage leaving many shoreline owners in doubt as to where their property ends and state controlled bottomlands begin. The ordinary high water mark is the legal boundary separating state controlled bottomlands and waters from private property. This mark means the line between upland and bottomland which persists through successive changes of water levels, below which the presence and action of water is common or recurrent so that the character of the land is marked distinctly from the upland and is apparent in the soil, the configuration of the surface of the soil, and the vegetation. The ordinary high water mark is permanently

fixed by statute, the Great Lakes Submerged Lands Act, Act 247, P.A. 1955, as amended, for all Great Lakes. This boundary must not be trespassed when considering construction, dredging or filling activity without a proper permit under Act 247.

6. River and Harbor Act of 1899
7. Federal Water Pollution Control Act - P.L. 95-217 as Amended by the Clean Water Act.
8. Clean Water Act - P.L. 95-217

B. PERMITS

1. Section 404 - Federal Permit

Requirements

Under existing state and federal laws, the discharge of dredged or fill material to the waters or wetlands requires a permit from both the State of Michigan and the U.S. Army Corps of Engineers. As such, in an effort to eliminate duplication of effort and provide efficiency to the service of the public, the State of Michigan is providing an initial on-site project review of any proposed activity for both the State of Michigan and the Corps of Engineers. The Corps of Engineers will review the site data provided by Michigan to assist in their evaluation of the project.

Before the Corps of Engineers can issue a 404 permit, the state's Land Resource Programs Division must permit the proposed activity and certify that the proposed activity will not impair the water quality. The Division does this certification in accordance with state permitting guidelines and Section 401 of the Federal Clean Water Act. During the state review process, staff members review and evaluate the project, conduct necessary site investigations, and provide a copy of the state's evaluation and site inspection report to the Corps of Engineers. This dual state/federal evaluation report provides initial site specific information to the Corps for its permitting process.

The dual state/federal site inspection report, in conjunction with the joint permit application form reduce the paperwork necessary for permits from the state and federal government. The State of Michigan is currently reviewing federal requirements for assumption of the Federal 404 Program, thus eliminating the need for a separate federal permit in conjunction with the state permit.

Who To Contact

Information, permit application forms, drawings, and brochures are available from: Land Resource Programs Division  
Michigan Department of Natural Resources  
P.O. Box 30028  
Lansing, Michigan 48909

2. The Great Lakes Submerged Lands Act 247 - Public Act of 1955

A permit and/or lease, deed or agreement is required from the Department of Natural Resources for:

- A. Dredging and filling bottomland below the ordinary high water mark.
  - B. Placement or alteration of a structure on bottomland below the ordinary high water mark (this includes permanent docks and boathouses.)
  - C. Erection and operation of a marina.
  - D. Interference with the natural littoral flow in any way of the Great Lakes.
  - E. Construction, alteration or connection of any artificial waterway (I.E. upland channel, lagoon, artificial harbor, etc.)
  - F. Any artificially made lands below the ordinary high water mark filled prior to 1955. \*
  - G. Any artificially made lands below the ordinary high water mark filled past 1955 to present. \*
- \* Swampland patents, private claims, and government issued patents are exempt from deed requirements ( Item F and G). Items A - E require permits regardless of title status.

3. Inland Lakes and Streams Act - Act 346

Operations prohibited without a permit.

Except as provided in this act, a person without a permit from the department shall not:

- (a) Dredge or fill bottomland.
- (b) Construct, enlarge, extend, remove or place a structure on bottomland.
- (c) Erect, maintain or operate a marina.
- (d) Create, enlarge or diminish an inland lake or stream.
- (e) Structurally interfere with the natural flow of an inland lake or stream.
- (f) Construct, dredge, commence, extend or enlarge an artificial canal, channel, ditch, lagoon, pond, lake or similar waterway where the purpose of ultimate connection with an existing

inland lake or stream, or where any part of the artificial waterway is located within 500 feet of the ordinary high water mark of an existing inland lake or stream.

- (g) Connect any natural or artificially constructed waterway, canal, channel, ditch, lagoon, pond, lake or similar water with an existing inland lake or stream for navigation or any other purpose.

Operations permitted without permit.

A permit shall not be required for:

- (a) Any fill or structure existing before April 1, 1966, in waters covered by former Act No. 291 of the Public Acts of 1965, and any fill or structures existing before January 9, 1973, in waters covered for the first time by this act.
- (b) A seasonal structure placed on bottomland to facilitate private noncommercial recreational use of the water if it does not unreasonably interfere with the use of the water by others entitled to use the water or interfere with water flow.
- (c) Reasonable sanding of beaches to existing water's edge by a riparian owner.
- (d) Construction or maintenance of a private agricultural drain regardless of outlet.
- (e) A waste collection or treatment facility which is approved for construction by the department of public health or ordered or approved by the water resources commission.
- (f) Construction and maintenance of minor drainage structures and facilities which are identified by rule promulgated by the commission pursuant to section 11(1). Before such a rule is promulgated, it shall be approved by the majority of a committee consisting of the director of the department, the director of the department of agriculture, and the director of the state transportation department or their designated representatives. The initial rules shall be issued before July 8, 1973, and shall be reviewed at least annually thereafter.
- (g) Maintenance and improvement of all drains legally established or constructed prior to January 1, 1973, pursuant to Act No. 40 of the Public Acts of 1956, as amended, being sections 280.1 to 280.630 of the Michigan Compiled Laws, except those legally established drains constituting mainstream portions of certain natural watercourses identified in rules promulgated by the commission pursuant to section 11.

- (h) Projects constructed under the watershed protection and flood prevention act, 16 U.S.C. 1001 to 1009.
- (i) Construction and maintenance of privately owned cooling or storage ponds used in connection with a public utility except at the interface with public waters.
- (j) Maintenance of a structure constructed under a permit issued pursuant to this act and identified by rule promulgated pursuant to section 11(1), if the maintenance is in place and in kind with no design or materials modification.

4. Goemaere - Anderson Wetland Protection Act - Act 203

As specified by the Act, landowners are required to obtain a permit from the Michigan Department of Natural Resources for the following activities:

1. The depositing, or allowing the placement of fill into a wetland.
2. The dredging, removing or allowing the removal of soil or minerals from a wetland.
3. The construction, operation or maintenance of any use or development in a wetland unless specifically exempted by statute.
4. The draining of the surface waters from a wetland.

Specified areas now regulated are as follows:

The legislative requirements which must be used to determine if and when a wetland is regulated are based upon certain conditions incorporating location, size and county population. They are as follows:

1. All wetland areas contiguous to inland lakes, rivers, streams or ponds, or the Great Lakes and their connecting waterways.
2. Wetlands in counties of 100,000 population or greater that are not contiguous to the bodies of water described in 1. and are more than five acres in size. Counties of 100,000 population or more include: Bay, Berrien, Calhoun, Genesee, Ingham, Jackson, Kalamazoo, Kent, Livingston, Macomb, Monroe, Muskegon, Oakland, Ottawa, Saginaw, St. Clair, Washtenaw and Wayne.

In those counties of less than 100,000 population, the Department of Natural Resources cannot regulate noncontiguous wetlands until a wetland inventory has been completed for that county, except as provided in point 3. below.

3. The Department of Natural Resources may designate any non-contiguous wetland of less than five acres in size if it can be demonstrated that it is an essential component of our state's ecological and environmental system and the landowner has been properly notified of such an action.

#### Activities in Wetlands.

The Act attempts numerous activities from the permit requirements in wetlands and include: fishing, hunting, trapping, boating, grazing of animals, most farming and lumbering activities, maintenance, operation or improvement of drains, construction or maintenance of farm, forest or mining roads, drainage necessary for agriculture, road or street maintenance or improvement within the existing right of way and several other activities. The Act does, however, require that many of these exempted activities be conducted "in a manner to assure that any adverse effect on wetlands will be minimized."

Contact: Division of Land Resources Programs  
Michigan Department of Natural Resources  
Telephone (517) 373-3328

#### 5. Soil Erosion and Sedimentation Control Act 347

##### Permit Requirements.

1. A land owner or developer who contracts for, allows or engages in an earth change in this state shall obtain a permit from the appropriate enforcing agency prior to commencement of an earth change which is connected with any of the following land use activities which disturb 1 or more acres of land, or if the earth change is within 500 feet of a lake or stream of this state:
  - (a) Transportation facilities, including streets, highways, railroads, airports, common carrier pipelines and mass transit facilities, except normal maintenance procedures such as earth or gravel road leveling and minor repairs or alterations to rights of way not affecting a lake or stream.
  - (b) Subdivision or lot development as defined by section 102 of Act No. 288 of the Public Acts of 1967, being section 560.102 of the Michigan Compiled Laws, mobile home parks and multiple housing, and the preparation of a site for

a single family residence and except normal maintenance or landscaping activities or both.

- (c) Industrial or commercial development, except normal maintenance or landscaping activities or both.
  - (d) Service facilities, including but not limited to shopping centers and schools, except normal maintenance or landscaping activities or both.
  - (e) Recreational facilities, including but not limited to parks, campgrounds or trails, except normal maintenance or landscaping activities or both.
  - (f) Utilities, including but not limited to underground pipelines or cables, except pole installation, service lines and other earth changes of a minor nature, normal maintenance and emergency repairs.
  - (g) Oil, gas and mineral wells, except the installation of those wells under permit from the supervisor of wells and wherein the owner-operator is found by supervisor of wells to be in compliance with the conditions of the sediment act.
  - (h) Water impoundments and waterway construction or improvements.
2. Exemptions provided in subrule 1. shall not be construed as exemptions from enforcement procedures pursuant to the sediment act or these rules, if the activities exempted by subrule 1. cause or result in a violation of the sediment act or these rules.

Application for permit.

- 1. An application for a state prescribed permit shall be submitted to the appropriate enforcing agency by a land person proposing to undertake an earth change, In case of land development, the application shall be submitted by the land owner, land developer or in his absence, an agent authorized by the land owner or developer.
- 2. The application shall be accompanied by an approved soil erosion and sedimentation control plan and any other document which the appropriate enforcing agency may require.
- 3. A state prescribed application form shall be provided to the applicant by the county or local enforcing agency.
- 4. An authorized public agency is exempt from obtaining a permit from a county or local enforcing agency but shall notify the county or local enforcing agency of each proposed earth change.

### Application review and permit procedures.

1. The soil erosion and sedimentation control plan shall be reviewed and approved prior to application for a permit by a person designated by the county or local enforcing agency who is trained and experienced in soil erosion and sedimentation control methods and techniques.
2. The appropriate enforcing agency shall approve, disapprove or require modification of an application for an earth change permit within 30 calendar days following receipt of the application. Notification of approval shall be made by certified mail. If disapproved, the enforcing agency shall advise the applicant by certified mail of its reasons for disapproval and conditions required for approval. Notification of approval or disapproval by certified mail is not necessary if the applicant is given in person, in writing, approval or disapproval of the application. A permit given to the applicant either in person or by certified mail shall constitute approval.
3. When an earth change is under the jurisdiction of 2 or more local or county enforcing agencies the commission shall act as the enforcing agency.
4. A state prescribed permit shall be used by each county or local enforcing agency and shall include any additional provisions which may be required by the county or local enforcing agency. The permit shall be available on the site of the earth change for inspection.
5. Upon a determination that a permit applicant has met all the requirements of these rules, the sediment act and the local ordinance, if applicable, the appropriate enforcing agency shall issue a permit for the proposed earth change.

### Cities, Villages and Charter Townships.

As provided for in Act 347, a city, village or charter township may develop their own local erosion control ordinance and enforce it locally. However, the local ordinance and implementing program must be reviewed and approved by the Michigan Department of Natural Resources. By developing an approved local ordinance, the local agency would not be governed by a county enforcement program.

### Authorized Public Agencies

County and local agencies should apply to the Department of Natural Resources to become authorized public agencies.

If a municipality has an erosion control ordinance approved by the Department of Natural Resources and also wants to be designated as an "authorized public agency" they may do so by adopting a simple resolution indicating that the municipality will follow the same requirements as already approved in the original ordinance. Forms for such a resolution are available from: Soil Erosion and Sedimentation Control Section  
Division of Land Resource Programs  
Michigan Department of Natural Resources  
P.O. Box 30028  
Lansing, Michigan 48909

#### Permit

A basic uniform permit application and permit form will be provided by the state. Local government may add any further definitions and requirements to the form as is deemed necessary.

An "authorized public agency" is exempt from obtaining local permits. Any county or local agency can become an "authorized public agency" by submitting their own soil erosion and sedimentation control program to their local soil conservation district for review and finally to the Department of Natural Resources.

#### Standards

Local Soil Conservation District Standards and Specifications for Erosion and Sedimentation control serve as a basic minimum for all programs. If any enforcing agency provides standards and specifications which are approved by the Department of Natural Resources they can take the place of district standards. District standards and specifications may be obtained at local Soil Conservation District offices.

#### 6. The Shorelands Protection and Management Act - Ac6 245 of 1970

Permit to erect in a designated high-risk erosion area.

In the absence of an approved local ordinance enacted pursuant to sections 7,8,9 and 10 of the act, any person or local governmental agency proposing to erect, install or move a permanent structure on a parcel, any portion of which is in a designated high-risk erosion area, shall submit to the department for its approval a permit application. The permit application shall contain all of the following information:

- (a) A legal description of the property.
- (b) A description of the proposed permanent structure.

- (c) A sketch of the proposed site which shows the location of the proposed permanent structure in relation to the location of the bluffline.
- (d) The signature and address of the applicant.

A permit application to erect, install, or move a permanent structure on a parcel, any portion of which is in a designated high-risk erosion area, shall be approved if the proposed permanent structure meets or exceeds the minimum setback requirements established by the department. A permanent structure shall not be erected, installed or moved lake-ward of the bluffline in a high-risk erosion area.

#### Environmental Areas

Environmental areas are designated by the Department of Natural Resources when it is determined to be necessary for the preservation and maintenance of fish or wildlife or both.

The following shoreland uses in an environmental area shall require a permit from the department in accordance with these rules or from a local governmental agency pursuant to an ordinance approved by the department.

- (a) Dredging, filling, grading, or other alterations of the soil.
- (b) Alteration of natural drainage, but not including the reasonable care and maintenance of established drainage improvement works. A permit is not required for maintenance of existing dikes.
- (c) Alteration of vegetation utilized by fish or wildlife, or both, for the uses covered in subrules (1) and (2) of this rule. Timber harvest shall not require a permit unless it involves an identified colonial bird nesting area, such as a heron rookery.
- (d) Placement of permanent structures.

NOTE: Complete copies of the above mentioned Public Acts and their subsequent regulations can be obtained by contacting:

Department of Natural Resources  
Division of Land Resource Programs  
Box 30028  
Lansing, MI 48909

Telephone (517) 373-3328

APPENDIX C  
STATE PROGRAMS AND OFFICES

DEPARTMENT: Commerce

DIVISION: Job Development Authority

PROGRAM TITLE: Loans for Industrial Facilities from the Proceeds of Industrial Development Revenue Bonds.

PURPOSE: To encourage Industrial Development and Abatement of Air and Water Pollution; Waste Disposal.

ADDRESS: Law Building, 5th Floor  
Box 30227  
Lansing, MI 48909

PHONE: 517-374-9526

AUTHORITY OF PROGRAM: P.A. 301 of 1975

LOCAL REQUIREMENTS: N.A.

HOW IS ASSISTANCE OBTAINED: Application by Industrial Concerns qualified to be a borrower.

PROGRAM DESCRIPTION: To encourage the location of new industrial facilities in Michigan and the expansion of existing Michigan industrial facilities by means of a financial incentive. Financing limited to industrial land, building machinery and equipment only. JDA cannot finance commercial facilities, cannot be a source of venture capital, cannot finance the start-up of new businesses or rescue distressed situations.

DEPARTMENT: Commerce

DIVISION: Office of Economic Development

PROGRAM TITLE: Community Economic Development Division

PURPOSE: To provide technical assistance and information to communities and businesses.

ADDRESS: Office of Economic Development  
Law Building, 5th Floor, P.O. Box 30225  
Lansing, MI 48909

PHONE: 517-373-3530

AUTHORITY OF PROGRAM: N/A

LOCAL REQUIREMENTS: N/A

HOW IS ASSISTANCE OBTAINED: Contact the Office of Economic Development

PROGRAM DESCRIPTION: To provide technical assistance to communities and businesses in using P.A. 198 (Plant Rehabilitation and Industrial Development Districts Law), P.A. 255 (Commercial Redevelopment Districts Act), P.A. 197 (Downtown Development Authorities Act) and P.A. 338 (Economic Development Corporations Act).

DEPARTMENT: Commerce

DIVISION: Travel Bureau

PROGRAM TITLE: Convention Bureau Grant Bureau

PURPOSE: To attract increased convention activity to the State of Michigan.

ADDRESS: Michigan Travel Bureau  
Law Building, 5th Floor  
P.O. Box 30226  
Lansing, MI 48909

PHONE: 517-373-0670

AUTHORITY OF PROGRAM: P.A. 145 of 1975

LOCAL REQUIREMENTS: N/A

HOW IS ASSISTANCE OBTAINED: Application to the Michigan Department of Commerce by local convention bureaus.

PROGRAM DESCRIPTION: To provide funds to local convention bureaus in order to assist in the development, promotion and advertisement of all programs designed to attract regional, national or international conventions to the State.

DEPARTMENT: Commerce

DIVISION: Travel Bureau

PROGRAM TITLE: Special City Travel Development Projects

PURPOSE: To assist cities to fully develop their travel industry potential.

ADDRESS: Michigan Travel Bureau  
Law Building, 5th Floor  
Box 30226  
Lansing, MI 48909

PHONE: 517-373-0670

AUTHORITY OF PROGRAM: P.A. 399 of 1978

LOCAL REQUIREMENTS: N/A

HOW IS ASSISTANCE OBTAINED: Application by cities to the Travel Bureau.

PROGRAM DESCRIPTION: To provide funds to cities to assist them in developing special projects with increase convention activity; improve the urban image; conduct hotel feasibility studies and increase tourism activity in the urban area.

DEPARTMENT: Commerce

DIVISION: Travel Bureau

PROGRAM TITLE: Special Project Grants

PURPOSE: To assist in the economic development and diversification of local areas through increasing tourism activity.

ADDRESS: Travel Bureau, Michigan Dept. of Commerce  
P.O. Box 30226  
Lansing, MI 48909  
PHONE: 517-373-0670

AUTHORITY OF PROGRAM: P.A. 145, 1975

LOCAL REQUIREMENTS: N/A

HOW IS ASSISTANCE OBTAINED: Application to the Travel Bureau.

PROGRAM DESCRIPTION: To provide grant funds for projects designed to impact the economic development of an area by attracting tourism/convention activity.

DEPARTMENT: Management and Budget

DIVISION: Intergovernmental  
Relations

PROGRAM TITLE: Community Development Block Grant Technical Assistance

PURPOSE: To assist local units of government in regards to the community development block grant program.

ADDRESS: Office of Intergovernmental Relations  
CDA Division  
2nd Floor Cass Building  
Lansing, MI 48909  
PHONE: 517-373-2685

AUTHORITY OF PROGRAM: N/A

LOCAL REQUIREMENTS: N/A

HOW IS ASSISTANCE OBTAINED: By phone or letter

PROGRAM DESCRIPTION: To provide technical assistance to community development block grant communities for the purpose of improving planning development and administration.

DEPARTMENT: Management and Budget

DIVISION: Intergovernmental  
Relations

PROGRAM TITLE: Economic Development Assistance

PURPOSE: To facilitate coordination between state and local agencies in the pursuit of comprehensive goals and objectives, and more particularly economic and community development goals and objectives.

ADDRESS: Office of Intergovernmental Relations  
CDA Division  
2nd Floor Cass Building  
Lansing, MI 48909

PHONE: 517-373-2685

AUTHORITY OF PROGRAM: N/A

LOCAL REQUIREMENTS: N/A

HOW IS ASSISTANCE OBTAINED: By phone or mail

PROGRAM DESCRIPTION: Program activities include: 1) planning and coordination, 2) technical assistance and liaison, 3) community and economic development legislative services, 4) data research and standardization, special problem analysis.

DEPARTMENT: Natural Resources

DIVISION: Geological Survey

PROGRAM TITLE: Cooperative Water Resource Investigation (U.S.G.S. Cooperative Program)

PURPOSE: To compile existing data and collect basic data for the assessment of the availability of groundwater resources and surface water resources and effects of environmental influences on groundwater and surface water resources.

ADDRESS: State Geologist  
Geological Survey Division  
Department of Natural Resources  
Box 30028

Lansing, MI 48909

PHONE: 517-373-1256

AUTHORITY OF PROGRAM: Act 17, P.A. 1921 as amended, Act 245, P.A. 1929 as amended.

HOW IS ASSISTANCE OBTAINED: By request and conference to discuss program and study.

PROGRAM DESCRIPTION: Compilation of existing and collection of necessary field data to adequately assess quantity and quality of ground water and surface water supplies in local areas for release to the public to be utilized by planners, consultants and others engaged in water resource development and protection.

DEPARTMENT: Natural Resources

DIVISION: Land Resource Programs  
Div. Great Lakes  
Shorelands Sect.  
Coastal Management Unit

PROGRAM TITLE: Coastal Management Program

PURPOSE: Provide technical and financial assistance at state and local levels to solve coastal issues and conflicts and improve coastal management.

ADDRESS: DNR - Land Resource Programs Division  
Box 30028  
Lansing, MI 48909

PHONE: 175-373-1950

AUTHORITY OF PROGRAM: PL 92-583, Coastal Zone Management Act 9f 1972.

LOCAL REQUIREMENTS: In, or affecting Great Lakes coastal area.

HOW IS ASSISTANCE OBTAINED: Telephone communication, written or personal contact.

PROGRAM DESCRIPTION: The program focuses financial and technical assistance toward solving serious problems and protecting valuable resources in the Great Lakes coastal areas. It utilizes existing regulatory and incentive authorities, through state-local partnership, for program implementation.

DEPARTMENT: Natural Resources

DIVISION: Land Resource Programs

PROGRAM TITLE: Inland Lake Management

PURPOSE: Manage inland lakes in order to prevent accelerated enrichment.

ADDRESS: DNR - Land Resource Programs Division  
Box 30028  
Lansing, MI 48909

PHONE: 517-373-3328

AUTHORITY OF PROGRAM: N/A

LOCAL REQUIREMENTS: N/A

HOW IS ASSISTANCE OBTAINED: Verbal or written requests to state administrator and source shown below.

PROGRAM DESCRIPTION: The program is divided into 5 areas: Public Education, Lake Classification, Lake Rehabilitation, Lake Protection & Aquatic Nuisance Control. Public education is by development of bulletins, films, slide shows and local meetings. Lake classification is by the use of DNR surveys, the Self-Help Program and other agency surveys. The focus of lake classification and rehabilitation is to identify nutrient sources which contribute to lake enrichment and work against those sources.

DEPARTMENT: Natural Resources

DIVISION: Land Resource Programs

PROGRAM TITLE: Inland Lakes and Streams





DEPARTMENT: Natural Resources

DIVISION: Land Resource Programs  
Div.  
Great Lakes Shorelands  
Sec.

PROGRAM TITLE: Submerged Lands Management

PURPOSE: To protect the public trust in waters and bottomlands of Great Lakes including Lake St. Clair; provide means to clear title on private occupied state-owned bottomlands; authorize certain shoreline activities under permit.

ADDRESS: DNR - Land Resource Programs Division  
Box 30028  
Lansing, MI 48909  
571-373-3328

AUTHORITY OF PROGRAM: 1955, P.A. 247, as amended

LOCAL REQUIREMENTS: Approval by resolution for conveyance applications.

HOW ASSISTANCE IS OBTAINED: By calling, writing, filing applications or stopping in.

PROGRAM DESCRIPTION: Provide for the review and approval of conveyance applications, i.e. merged bottomlands which represent either old trespasses, proposed filling for minor shore straightening activities, commercial marina leases, agreements to certain commercial docks, wharfs & piers and disclaimers concerning location O.H.W.M. and accretions. In addition, construction permits are reviewed and approved for similar activities where it will not unreasonably endanger the public trust or the rights of the public using the adjacent waters.

DEPARTMENT: Natural Resources

DIVISION: Office of Budget  
and Federal Aid

PROGRAM TITLE: Land and Water Conservation Fund

PURPOSE: Acquisition and Development of Lands for Public Outdoor Recreation

ADDRESS: Dept. of Natural Resources  
Office of Budget and Federal Aid  
P.O. Box 30028  
Lansing, MI 48909

PHONE: 517-373-1750

AUTHORITY OF PROGRAM: Public Act 316 of 1965, P.L. 88-578 as amended

LOCAL REQUIREMENTS: Applicant must provide 50% of Project cost.

HOW IS ASSISTANCE OBTAINED: Local Unit must file pre-application with DNR, Office of Budget. If supported for funding, a full federal application is requested.

PROGRAM DESCRIPTION: The Land and Water Conservation Fund provides up to 50% of the funds needed to acquire and/or develop lands for public outdoor recreation. The L&WCF is a U.S. Department of the Interior/Heritage Conservation and Recreation Service program administered in Michigan by the Department of Natural Resources.

DEPARTMENT: Natural Resources

DIVISION: Recreation Services

PROGRAM TITLE: Recreation Planning Information Service

PURPOSE: To provide local information from the statewide recreation plan.

ADDRESS: Recreation Planning Section  
5th Floor, Mason Building  
P.O. Box 30028  
Lansing, MI 48926

PHONE: 517-373-1660

AUTHORITY OF PROGRAM: PL 88-578, Act 316 PA 1965

LOCAL REQUIREMENTS: N/A

HOW ASSISTANCE IS OBTAINED: Upon written request.

PROGRAM DESCRIPTION: Information is provided on: recreation participation, preferences, lands, facilities, objectives, issues, policies and priorities.

DEPARTMENT: Natural Resources

DIVISION: Recreation Services

PROGRAM TITLE: Recreation Services (The Land and Water Conservation Fund Program)

PURPOSE: To assist local governments in the development and operation of recreation programs and facilities.

ADDRESS: Recreation Services Division  
5th Floor, Mason Building  
P.O. Box 30028  
Lansing, MI 48926

PHONE: 517-373-1660

AUTHORITY OF PROGRAM: PL 88 - 578, Act 326, PA 1965

LOCAL REQUIREMENTS: A recreation plan and 50% match monies are required for financial assistance.

HOW IS ASSISTANCE OBTAINED: By filing a preapplication for financial assistance or upon written request for technical or information assistance.

PROGRAM DESCRIPTION: State professionals meet with local officials to advise them on recreation planning, programming and facility development. Funds for the acquisition and development of outdoor recreation facilities are available through the Land and Water Conservation Fund program.

DEPARTMENT: Natural Resources

DIVISION: Water Quality

PROGRAM TITLE: Discharge Permits

PURPOSE: State law requires that all wastewater discharges to surface or ground waters of the State are only authorized by obtaining a discharge permit from the Water Resources Commission. Such permits contain effluent limitations and other restrictions necessary to protect water quality.

ADDRESS: Engineering and Technical Services Section, DNR  
P.O. Box 30028  
Lansing, MI 48909

PHONE: 517-373-8088

AUTHORITY OF PROGRAM: Act 245, P.A. 192, as amended; P.A. 92-500, P.A. 95-217  
(Federal)

LOCAL REQUIREMENT: N/A

HOW IS ASSISTANCE OBTAINED: This is a regulatory program. All discharges must obtain permits.

PROGRAM DESCRIPTION: This is a regulatory program. All discharges must obtain permits.

DEPARTMENT: Public Health

DIVISION: Community Environmental  
Health

PROGRAM TITLE: Marina Sanitation

PURPOSE: Protection of Public Health through routine inspection of marina facilities.

ADDRESS: Mobile Home and Campground Section  
Division of Environmental Health

PHONE: 517-373-1373

AUTHORITY OF PROGRAM: Act 167, P.A. 170, Act 368, P.A. 1978 Part 22 Sec 2226(d)  
& Marina Rules

LOCAL REQUIREMENTS: N/A

HOW IS ASSISTANCE OBTAINED: By request to the state administrator.

PROGRAM DESCRIPTION: Inspection of marinas for the purpose of approving sewage pumpout facilities and evaluating other environmental health concerns including water supply, sewage disposal, toilet facilities, and litter control.

DEPARTMENT Michigan Department of Public Health      DIVISION: Division of Water Supply

PROGRAM TITLE: Ground Water Quality Control Section

PURPOSE: To protect the public health through water well construction and pump installation regulation, consultation, & expertise on groundwater problems, & training programs for local health department personnel & well drilling contractors.

ADDRESS: Chief, Ground Water Quality Control Section  
Michigan Department of Public Health  
3500 N. Logan Street - P.O. Box 30035  
Lansing, MI 48909

PHONE: 517-373-1376

AUTHORITY OF PROGRAM: Section 12701-12715 of Part 127 of Article 12, P.A. 368 of 1978.

LOCAL REQUIREMENTS: Investigation of well drilling operations by local health departments.

HOW IS ASSISTANCE OBTAINED: By contacting the Ground Water Quality Control Section, followed by field or office assistance.

PROGRAM DESCRIPTION: Regulation of water well drilling pump installation activities by annual registration of water well drillers & pump installers; enforcement of state law & health department personnel & well drilling contractors; assist local health departments in problem solving, field investigations and enforcement.

DEPARTMENT: State

DIVISION: History

PROGRAM TITLE: Historic Sites Research

PURPOSE: Identify, preserve, and protect all districts, sites, objects and structures in Michigan potentially significant in American History, Architecture and Culture.

ADDRESS: Historic Sites Research Unit  
Michigan History Division  
528 N. Capital  
Lansing, MI 48918

PHONE: 517-373-6362

AUTHORITY OF PROGRAM: National Historic Preservation Act of 1966 DL 89-665, Michigan Public Act 10 of 1955

LOCAL REQUIREMENTS: N/A

HOW IS ASSISTANCE OBTAINED: Contact Michigan History Division

PROGRAM DESCRIPTION: One of three units at the Michigan History Division that administers the programs of the State Historic Preservation Office: survey and planning, registration, public information and education, review and compliance, legislators, and technical assistance.

DEPARTMENT: State

DIVISION: Michigan History

PROGRAM TITLE: Michigan Historical Museum

PURPOSE: Preservation and Presentation of Michigan's Heritage

ADDRESS: Chief, Museum Programs  
Michigan Historical Museum  
528 N. Capitol  
Lansing, MI 48918

PHONE: 517-373-0515

AUTHORITY OF PROGRAM: N/A

LOCAL REQUIREMENTS: N/A

HOW IS ASSISTANCE OBTAINED: N/A

PROGRAM DESCRIPTION: Advise on local museums' plans and operations.

DEPARTMENT: State

DIVISION: Michigan History

PROGRAM AUTHORITY: Environmental Review

PURPOSE: Protection and enhancement of Michigan's cultural resources

ADDRESS: Michigan History Division  
528 N. Capitol  
Lansing, MI 48918

PHONE: 417-373-0510

AUTHORITY OF PROGRAM: National Historic Preservation Act of 1966, P.L. 89-665  
36 CFR Part 800, Advisory Council on Historic Preservation, Protection of  
Historic and Cultural Properties National Environmental Policy Act of 1969, P.L.  
91-190. Michigan Public Act 10 of 1955, Executive Order 1974-4.

LOCAL REQUIREMENTS: N/A

HOW IS ASSISTANCE OBTAINED: Contact with environmental review staff.

PROGRAM DESCRIPTION: Provide the eligible unit with information on how to avoid or mitigate conflicts between the project and cultural resources present in the project area.

DEPARTMENT: Transportation

DIVISION: Bureau of  
Transportation.  
Planning/Modal Planning  
Div.

PURPOSE: Assist local communities to resolve problems related to commercial harbors.

ADDRESS: Marine Transportation Planning & Development  
Modal Planning Division, Bureau of Transportation Planning  
P.O. Box 3005  
Lansing, MI 48909

PHONE: 517-373-6393

AUTHORITY OF PROGRAM: Act 251, P.A. 1966

LOCAL REQUIREMENTS: None

HOW IS ASSISTANCE OBTAINED: Request to state administrator.

PROGRAM ASSISTANCE: Assist local commercial harbors in obtaining grants, planning, acquisition, development or expansion of port facilities including channels and maintenance requirements.

DEPARTMENT: Treasury

DIVISION: State Tax Commission

PROGRAM TITLE: Commercial Redevelopment Act

PURPOSE: Encourage restoration and development of commercial properties in rundown commercial areas.

ADDRESS: State Tax Commission  
4th Floor, Mason Building  
Lansing, MI 48922

PHONE: 517-373-0500

AUTHORITY OF PROGRAM: Act 255 of 1978, as amended

LOCAL REQUIREMENTS: District must be established prior to start of project.

HOW ASSISTANCE IS OBTAINED: Address assistance request to State Tax Commission.

PROGRAM DESCRIPTION: Economic improvement to local units because of incentive to restore obsolete commercial properties or construct new commercial improvements in designated blighted commercial areas.

DEPARTMENT: Treasury

DIVISION: State Tax Commission

PROGRAM TITLE: Plant Rehabilitation and Industrial Development

PURPOSE: Encourage rehabilitation and development of industrial properties.

ADDRESS: State Tax Commission  
4th Floor, Mason Building  
Lansing, MI 48922

PHONE: 517-373-0500

AUTHORITY OF PROGRAM: Act 198 of 1974 as amended.

LOCAL REQUIREMENTS: Local unit must hold hearings and may establish the plan rehabilitation and industrial development district.

HOW ASSISTANCE IS OBTAINED: Address assistance request to State Tax Commission.

PROGRAM DESCRIPTION: Economic improvement to local units of incentive to rehabilitate or restore obsolete industrial plants or construct new industrial properties thereby creating jobs.



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