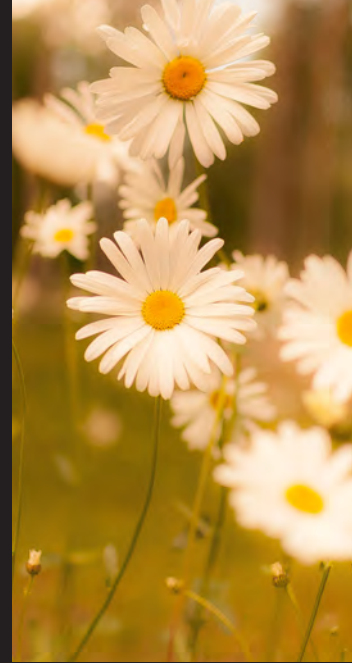


# MASTER PLAN



## CITY *of* ONAWAY

PRESQUE ISLE COUNTY, MICHIGAN

### 2021

20774 STATE STREET, PO BOX 761, ONAWAY MI 49765 989-733-8313 [WWW.ONAWAYMI.COM](http://WWW.ONAWAYMI.COM)

# City of Onaway Master Plan

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## **Adoption Dates**

Planning Commission: October 27, 2021

City Council: November 8, 2021

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# Chapter 1

## INTRODUCTION AND HISTORY

### PREFACE

The purpose of this Master Plan is to provide a “blueprint” for managing the land use and future growth of the City of Onaway to ensure the city retains the characteristics that are important to the entire community. This Master Plan includes maps and important information about the city. The Master Plan provides the formal basis for land use and capital improvement decisions as well as the city’s regulatory devices and ordinances. The authority to develop this Master Plan is provided through the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended.

A Master Plan is used to help guide future growth and development. It needs to be periodically evaluated and as necessary, updated to reflect significant changes in the city, development trends, and the public’s desire for change. Updating this plan as things change or goals are accomplished should not be regarded as a weakness in this plan or planning effort. A Master Plan is a “living” document that needs to be used and modified regularly.

### LOCATION

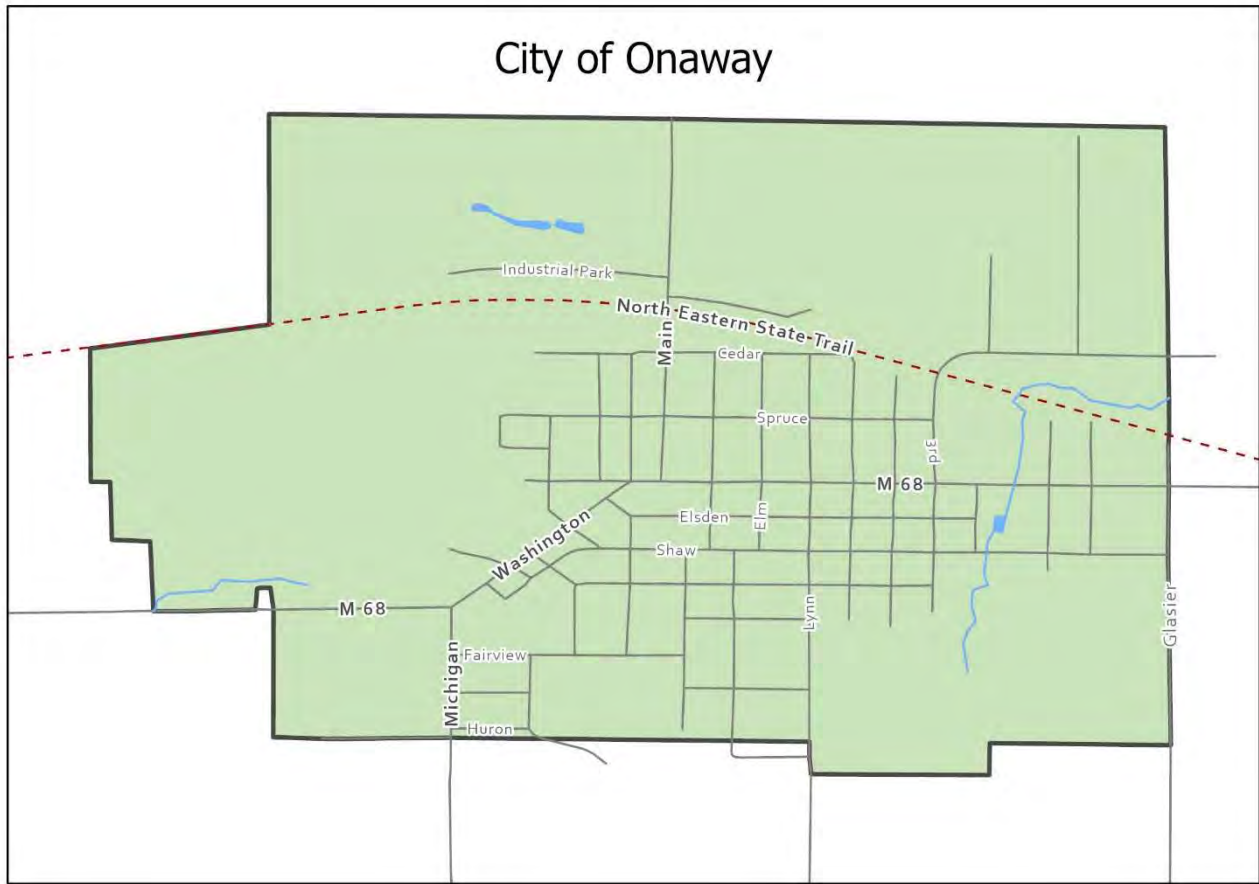
The City of Onaway, Michigan is located in western Presque Isle County within Allis Township (Figure 1-1). The city encompasses approximately 1.6 square miles and is located eighteen miles east of I-75 at the junction of highways M-68 and M-33. The city is located five miles south of Onaway State Park and Black Lake (a popular summer home area), and 13 miles south of Black Mountain Recreation Area.

### HISTORY

During the early 1800’s, Merritt Chandler contracted with the State of Michigan to build roads across Northern Michigan and open it up for settlement and trade. The Presque Isle and Little Traverse Road connected Petoskey and Presque Isle Harbor. In 1883, a north-south road was constructed from Black Lake to the boundary line of Allis Township, which intersected the Presque Isle and Little Traverse Road at the center of Onaway.

Merritt Chandler was the first to plat the community, naming it Onaway after a stanza in Henry Wadsworth Longfellow’s *The Song of Hiawatha*. Onaway is an Ojibwa Indian cry that means “alert” or “awaken.” As lumber mills and manufacturing plants were established between 1877

and 1899, Onaway's population increased from 35 to 500. In 1899, Onaway was incorporated as a village. By 1900, Onaway's population had increased to 1,200. In 1901, the Detroit and Mackinaw Railroad completed the tracks travelling through Onaway to Tower, which opened up the downstate markets for the area's wood products. In 1903, Onaway was incorporated as a city. By 1904, the population had reached 2,400 and the city had schools, newspapers, hotels, opera houses, and water and phone systems. During this time, an unsuccessful attempt was made to relocate the county seat to Onaway, which started a movement to create a new county that would be composed of western Presque Isle County and portions of eastern Cheboygan County. The movement was also unsuccessful. By 1920, the population was 2,800; however, the population began decreasing in 1926 when the economy was severely hurt by a fire that destroyed the American Wood Rim Company. By 1930, the population had decreased to 1,500. The city remained a commercial center for the immediate area; however, the city's economic growth and development declined as the marketable timber resources declined.



Municipalities in Presque Isle County

Presque Isle County Location in Michigan

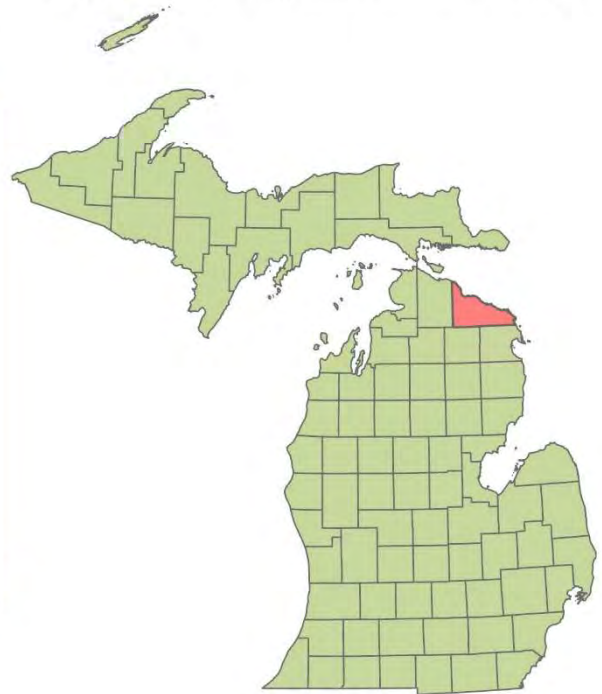


Figure 1-1 Location Maps



# Chapter 2

## SOCIO-ECONOMICS

An important step in understanding the future needs of a community is to analyze its population, housing, income, education, and employment characteristics. The following chapter contains socio-economic data for the City of Onaway.

### POPULATION

The 2017 American Community Survey lists the City of Onaway’s population at 765 (Table 2-1). The city has seen a 23.0% population decrease between 2000 and 2017. For comparison, Allis Township, North Allis Township and Presque Isle County all showed population losses between 2000 and 2017. According to the 2017 American Community Survey, the male-female distribution is 393 to 372, respectively (51.4% male, 48.6% female). The predominant race is white (96.2%), with 2.7% Black/African American and 2.0% American Indian.

**Table 2-1 Population for Onaway, Select Communities, and Presque Isle County**

Municipality	2000 Population	2010 Population	2017 Population	Percent Change (2000-2017)	Numeric Change (2000-2017)
<b>City of Onaway</b>	<b>993</b>	<b>880</b>	<b>765</b>	<b>-23.0%</b>	<b>-228</b>
Allis Township	1,035	948	939	-9.3%	-96
North Allis Township	618	521	346	-44.0%	-272
City of Rogers City	3,322	2,827	2,709	-18.5%	-613
Village of Millersburg	263	206	198	-24.7%	-65
Village of Posen	292	234	220	-24.7%	-72
Presque Isle County	14,411	13,376	12,854	-10.8%	-1,557

Source: U.S. Census Bureau

### Seasonal Population

In 2017, the American Community Survey reported there were 48 homes classified as seasonal, recreational, or occasional use in the City of Onaway, which is approximately 10.6% of the city’s housing units. Even though this percentage is small compared to other areas in the county, a seasonal population increase will also increase the demand on the city’s services. An approximate estimate of the number of seasonal residents can be calculated by multiplying the number of seasonal housing units (48) by the county’s average household number (2.13), for a total of 102 persons. However, this figure does not include seasonal visitors or tourists staying in area motels, campgrounds, etc.

## AGE DISTRIBUTION

The 2017 American Community Survey reports that 52.9% of Onaway’s population was 45 years old and older (Table 2-3). Along with half of the municipalities, the city’s most populous age group is 45-64 years. The city’s percentage of older adults aged 65 years and older is comparable to the State and is 12% lower than Presque Isle County. The city’s percentage of school-aged children is slightly higher than the county, but lower than the State.

Between 2000 and 2017, the city’s median age increased from 38 to 46 years. During the same time period, Presque Isle County’s median age increased from 45.1 to 54.3 years and the State’s median age increased from 35.5 to 39.6 years. This data shows the city is aging at a faster rate than the county and the State. The city’s shift towards an older population means older individuals may request access to more social, emergency response, and medical services.

## SCHOOL ENROLLMENT AND EDUCATIONAL ATTAINMENT

According to the American Community Survey, of the 545 city residents 25 years and older, 244 were high school graduates, while 47 had attended school into the 9<sup>th</sup>-12<sup>th</sup> grade with no diploma, and 15 had completed less than the 9<sup>th</sup> grade. Additionally, 156 had attended some college with no degree, 51 had an Associate’s degree, 26 had earned a Bachelor’s degree, and 6 had earned a graduate or professional degree. The 2017 American Community Survey reported that 135 persons over the age of three years old were enrolled in school, with 11 in nursery/pre-school, 102 in K-12, and 22 attending college.

## DISABILITY STATUS

Information from the 2017 American Community Survey in Table 2-2 provides an indication of disabled people residing in the City of Onaway, Presque Isle County, and Michigan. Persons with disabilities include those with a hearing difficulty, a vision difficulty, a cognitive difficulty, an ambulatory difficulty, a self-care difficulty, and an independent living difficulty. The percent of persons with disabilities is higher in the city than the county or the State of Michigan. Note there is a fairly high margin of error listed for this dataset on the U.S. Census Bureau website.

<b>Local Unit</b>	<b>Disabled persons (%)</b>	<b>Disabled under 18 years (%)</b>	<b>Disabled 18-64 years (%)</b>	<b>Disabled 65 years and older (%)</b>
<b>City of Onaway</b>	27.4%	4.9%	28.0%	46.5%
<b>Presque Isle County</b>	20.2%	4.5%	15.5%	38.0%
<b>Michigan</b>	14.3%	5.0%	12.3%	35.4%

Source: 2013-2017 American Community Survey 5-Year Estimates

**Table 2-3 Age Distribution by Municipality for Presque Isle County - 2017**

Municipality	Less than 5 Yrs.	%*	5-19 Years	%*	20-24 Years	%*	25-44 Years	%*	45-64 Years	%*	65 Years and Older	%*	Median Age
<b>City of Onaway</b>	<b>41</b>	<b>5.4</b>	<b>124</b>	<b>16.2</b>	<b>55</b>	<b>7.2</b>	<b>141</b>	<b>18.5</b>	<b>277</b>	<b>36.2</b>	<b>127</b>	<b>16.7</b>	<b>46.0</b>
Allis Township	34	3.6	144	15.3	39	4.2	180	19.1	328	34.8	214	22.8	53.0
North Allis Township	7	2.0	49	14.2	14	4.0	55	16.0	103	29.8	118	34.0	55.5
City of Rogers City	152	5.6	324	12.0	183	6.8	577	21.4	682	25.2	791	29.2	48.0
Village of Millersburg	12	6.1	44	22.2	14	7.1	32	16.1	57	28.8	39	19.8	41.5
Village of Posen	17	7.7	34	15.4	11	5.0	61	27.7	50	22.7	47	21.4	41.7
<b>Presque Isle County</b>	<b>476</b>	<b>3.7</b>	<b>1,845</b>	<b>14.3</b>	<b>524</b>	<b>4.1</b>	<b>2,106</b>	<b>16.4</b>	<b>4,136</b>	<b>32.1</b>	<b>3,767</b>	<b>29.3</b>	<b>54.3</b>
<b>Michigan</b>	<b>571,999</b>	<b>5.8</b>	<b>1,910,417</b>	<b>19.3</b>	<b>723,180</b>	<b>7.3</b>	<b>2,396,359</b>	<b>24.1</b>	<b>2,748,380</b>	<b>27.7</b>	<b>1,575,233</b>	<b>15.8</b>	<b>39.6</b>

\*Figure shows the percentage each age grouping represents of the local unit's total population.  
Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

## HOUSEHOLD CHARACTERISTICS

Information gathered from the American Community Survey on the city’s household characteristics can be found in Table 2-4. The information includes the total number of households, average household size, householder living alone, households with related children under the age of 18, and households with householder 65 years and older. According to the 2017 American Community Survey, out of the 355 occupied households in the city, 121 were reported as householders living alone. There were 72 households with one or more related children under the age of 18 and 89 households with a householder 65 years or older. The average household size is 2.2 as compared to the State of Michigan where the average household size is 2.5.

Municipality	Total Households	Average Household Size	Householder Living Alone	Households with related children under 18 years	Households with householder 65 years & older
City of Onaway	453	2.2	34.1%	20.3%	25.1%
Presque Isle County	5,929	2.2	30.0%	19.2%	39.8%
Michigan	3,888,646	2.5	29.2%	28.9%	25.8%

Source: 2013-2017 American Community Survey 5-Year Estimates

## HOUSING CHARACTERISTICS

Of the 453 housing units reported in the City of Onaway by the 2017 American Community Survey, 355 (78.4%) were occupied and 98 (21.6%) were vacant (Table 2-5). Of the vacant units, 48 (10.6%) were classified as seasonal, recreational, or occasional use.

Municipality	Total	Occupied	Vacant	Percent of Vacant Units	Seasonal	Percent of Seasonal Units*
<b>City of Onaway</b>	<b>453</b>	<b>355</b>	<b>98</b>	<b>21.6</b>	<b>48</b>	<b>10.6</b>
Allis Township	588	420	168	28.6	137	23.3
North Allis Township	423	182	241	57.0	219	51.8
City of Rogers City	1,556	1,277	279	17.9	176	11.3
Village of Millersburg	120	82	38	31.7	21	17.5
Village of Posen	140	119	21	15.0	9	6.4
Presque Isle County	10,462	5,929	4,533	43.3	3,937	37.6

\*Percent of total housing units  
Source: US Census Bureau

Approximately 94.9% of the housing units in the city were constructed prior to 1980, with 44.6% constructed prior to 1950 (Table 2-6). Generally, older housing stock (40 years and older) require upgrades and renovations. According to the 2017 American Community Survey, the median home value for housing units in the City of Onaway was listed as \$42,800, while the median housing values for Presque Isle County was listed as \$102,300 and the State of Michigan was listed as \$146,200.

<b>Table 2-6 Age of Structure</b>			
	<b>City of Onaway</b>	<b>Presque Isle County</b>	<b>Michigan</b>
<b>Year Constructed</b>	<b>Percent</b>	<b>Percent</b>	<b>Percent</b>
Built 2014 or later	0.4%	0.5%	0.8%
Built 2010 to 2013	0.0%	0.6%	1.2%
Built 2000 to 2009	4.8%	7.9%	9.9%
Built 1990 to 1999	8.7%	12.3%	13.2%
Built 1980 to 1989	13.3%	11.7%	9.9%
Built 1970 to 1979	8.7%	17.8%	15.4%
Built 1960 to 1969	9.6%	14.6%	11.9%
Built 1950 to 1959	10.0%	15.5%	15.0%
Built 1940 to 1949	7.6%	6.0%	7.8%
Built 1939 or earlier	37.0%	13.1%	14.9%

Source: 2013-2017 American Community Survey 5-Year Estimates

## INCOME

According to the U.S. Census Bureau, the City of Onaway’s median household income was \$25,694, which is nearly \$18,000 less than the county and \$26,974 less than the State income levels (Table 2-7). The same pattern can be found for median family income and per capita income.

<b>Table 2-7 Income for the City of Onaway, Presque Isle County, and Michigan</b>			
<b>Income Type</b>	<b>City of Onaway</b>	<b>Presque Isle County</b>	<b>Michigan</b>
Median Household Income	\$25,694	\$43,758	\$52,668
Median Family Income	\$40,139	\$51,802	\$66,653
Per Capita Income	\$16,635	\$24,793	\$28,938

Source: 2013-2017 American Community Survey 5-Year Estimates, U.S. Census Bureau

Information about the income sources for the City of Onaway, Presque Isle County, and the State of Michigan can be found in Table 2-8. The estimates show, within the city, 54.4% received earnings from employment, 50.7% received Social Security income, and 13.0% received retirement income. The lower percentage of people receiving income from employment as compared to the State relates to a higher percentage of the population receiving Social Security income and cash public assistance income.

While the percentage of people getting social security income is comparable to the county, the percentage of people also getting retirement income is lower than Presque Isle County and Michigan. This fact helps explain the lower median household income and per capita income levels in the city as compared to the state as a whole. The percentage of the population getting Supplemental Security income, cash assistance and food stamps/SNAP is considerably higher than Presque Isle County and State levels.

<b>Table 2-8 Income Sources in the City of Onaway, Presque Isle County, and Michigan</b>						
<b>Income Sources</b>	<b>City of Onaway</b>		<b>Presque Isle County</b>		<b>Michigan</b>	
	<i>Estimate</i>	<i>Percent</i>	<i>Estimate</i>	<i>Percent</i>	<i>Estimate</i>	<i>Percent</i>
With earnings	193	54.4%	3,357	56.6%	2,881,976	74.1%
<i>Mean earnings</i>	<i>\$39,116</i>		<i>\$55,146</i>		<i>\$74,358</i>	
With Social Security	180	50.7%	3,093	52.2%	1,332,083	34.3%
<i>Mean Social Security income</i>	<i>\$15,247</i>		<i>\$19,832</i>		<i>\$19,702</i>	
With retirement income	46	13.0%	1,960	33.1%	876,148	22.5%
<i>Mean retirement income</i>	<i>\$19,785</i>		<i>\$22,641</i>		<i>\$22,642</i>	
With Supplemental Security Income	50	14.1%	336	5.7%	243,232	6.3%
<i>Mean Supplemental Security Income</i>	<i>\$7,218</i>		<i>\$9,605</i>		<i>\$10,072</i>	
With cash public assistance income	19	5.4%	142	2.4%	107,712	2.8%
<i>Mean cash public assistance income</i>	<i>\$1,563</i>		<i>\$2,556</i>		<i>\$2,670</i>	
With Food Stamp/SNAP benefits in the past 12 months	119	33.5%	711	12.0%	580,099	14.9%

Source: 2013-2017 American Community Survey 5-Year Estimates

# POVERTY

Information from the American Community Survey shows poverty rates in the City of Onaway, Presque Isle County and Michigan (Table 2-9). The percent of families, individuals and individuals 65 years and over living in poverty is higher in the city than in Presque Isle County and Michigan.

**Table 2-9 Poverty Rates for the City of Onaway, Presque Isle County, and Michigan**

	<b>City of Onaway</b>	<b>Presque Isle County</b>	<b>Michigan</b>
Families	19.5%	10.2%	10.9%
Families with children under 18 years	37.5%	24.6%	18.4%
Families with female head of household	45.2%	40.3%	31.3%
Individual 65 years and older	17.1%	7.7%	8.2%

Source: 2013-2017 American Community Survey 5-Year Estimates, U.S. Census Bureau

# LABOR FORCE

## Employment and Unemployment

The civilian labor force is defined as all civilian individuals over age 16 who are employed or actively seeking employment. Labor force numbers can change rather quickly in response to economic conditions. During prolonged periods of unemployment, unsuccessful job seekers can drop out of the work force by going back to school, leaving the area in search of work elsewhere or by stopping the search for work.

Information about labor force, employment, and unemployment for Presque Isle County can be found in Table 2-10. In 2009, the county saw a significant increase in its unemployment rate as a result of the 2008 Recession. Since that time, the unemployment rate has slowly been declining. Unfortunately, the county’s 2019 unemployment rate (7.6%) is higher than the State of Michigan’s at 4.1% and the United States at 3.7%. Additionally, the number of persons in the county’s labor force began declining in 2006 and has not returned to the 2006 levels despite the unemployment rate dropping.

<b>Year</b>	<b>Civilian Labor Force</b>	<b>Number Employed</b>	<b>Number Unemployed</b>	<b>Unemployment Rate</b>
2019	5,000	4,600	400	7.6%
2018	5,114	4,707	407	8.0%
2017	5,233	4,735	480	9.2%
2016	5,288	4,784	504	9.5%
2015	5,355	4,808	547	10.2%
2014	5,447	4,750	697	12.8%
2013	5,459	4,656	803	14.7%
2012	5,536	4,734	802	14.5%
2011	5,569	4,673	896	16.1%
2010	5,755	4,751	1,004	17.4%
2009	6,043	4,911	1,132	18.7%
2008	6,013	5,205	808	13.4%
2007	6,106	5,331	775	12.7%
2006	6,233	5,459	774	12.4%
2005	6,222	5,520	702	11.3%

Source: Michigan Labor Market Information

### **Employment**

The largest employment sectors within the city are services, retail trade, and transportation and communications (Table 2-11). In the city, services accounts for 36.1% of the employment opportunities, while retail trade accounts for 29.5%.

<b>Category</b>	<b>Number of Employees</b>	<b>Percent</b>
Construction (SIC 15-17)	12	2.6%
Transportation and Communications (SIC 40-49)	60	12.9%
Wholesale Trade (SIC 50-51)	1	0.2%
Retail Trade (SIC 52-59)	137	29.5%
Finance, Insurance and Real Estate (SIC 60-69)	41	8.8%
Services (SIC 70-89)	168	36.1%
Public Administration (SIC 90-98)	40	8.6%
Unclassified (SIC 99)	5	1.1%

Source: NEMCOG



## COMMUTING TO WORK

According to the 2017 American Community Survey, 72.2% of city residents drove alone to work and 15.1% of workers carpooled (Table 2-12). The mean travel time to their job was 20.2 minutes, which shows many individuals travel outside of the city to work.

Table 2-12 City of Onaway Work Commute		
Mode of Transportation	Number	Percent
Drove Alone	182	72.2%
Carpooled	38	15.1%
Walked	7	2.8%
Other	2	0.8%
Worked at home	23	9.1%
Source: 2013-2017 American Community Survey 5-Year Estimates, U.S. Census Bureau		

## CITY OF ONAWAY FINANCES

Munetrix ([www.munetrix.com](http://www.munetrix.com)) is an online system which displays fiscal data for local units of government in order to provide transparency and an understanding of local unit finances to the public. Information provided in this section was generated from F65 forms to give a summary of the City of Onaway’s financial health (Northeast Michigan Council of Governments sponsored the Munetrix data).

The Munetrix “Stress Meter” provides an overview of Indicator Scores used to calculate the financial stress of a municipality. The Indicator Scores give an overall picture of the soundness of local governments, the trend of stability over time, and allows the identification of local units that are most in need of help. Scores are generated based on the criteria of population growth, real taxable value growth, large real taxable value growth, general fund expenditures as a percent of taxable value, general fund operating deficit, prior general fund operating deficit, size of general fund balance, fund deficits in current or previous year, and general long-term debt as a percent of taxable value. The lower the number the more fiscally sound a local unit is determined to be. There are three score categories: Fiscally Neutral (stress scores of 0-4), Fiscal Watch (stress scores of 5-7), and Fiscal Stress (stress score of 8-10). Between 2008 and 2018, the fiscal stress indicators and stress scores for the City of Onaway are classified as Fiscally Neutral with stress scores of 1 and 2.

### Revenues & Expenditures

Revenue is generated from tax dollars received from residents and businesses, which are generated from the millage rate multiplied by property valuations. Revenue is also generated from other sources, such as State and Federal grants, permits, and fees. Historically, the City of Onaway’s largest revenue source has been property taxes (Figure 2-1). However, the city has

looked to other sources of revenue in recent years due to the 2008 Recession and decreased property values. The breakdown of the city's expenses from 2008 to 2019 can be found in Figure 2-2.

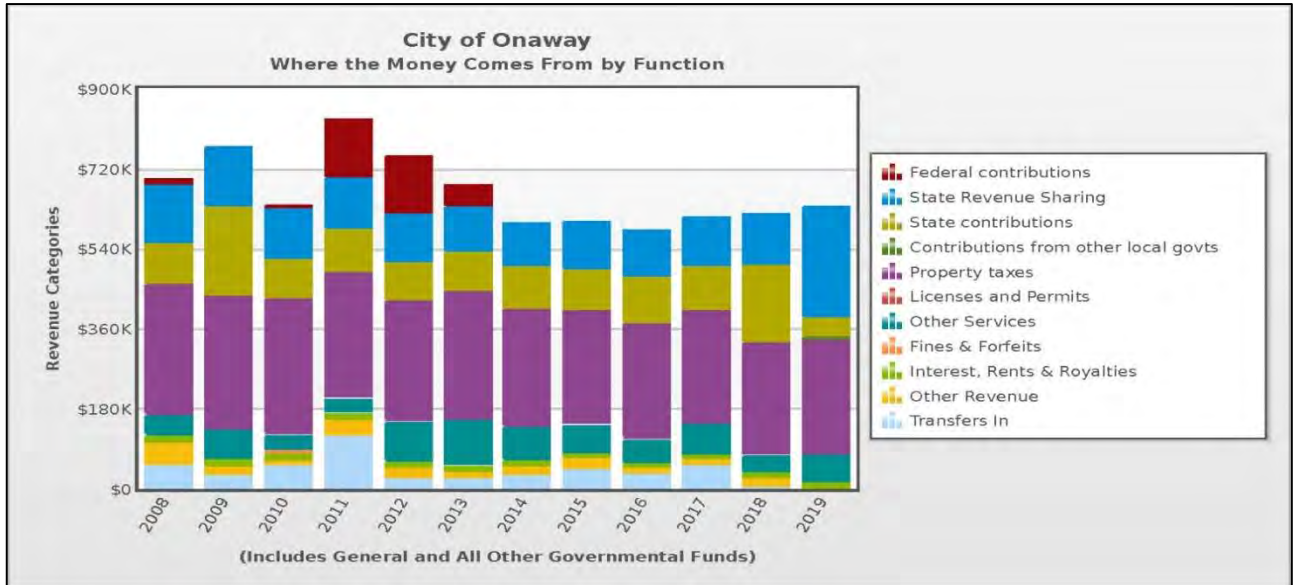


Figure 2-1 Revenue Breakdown for the City of Oway

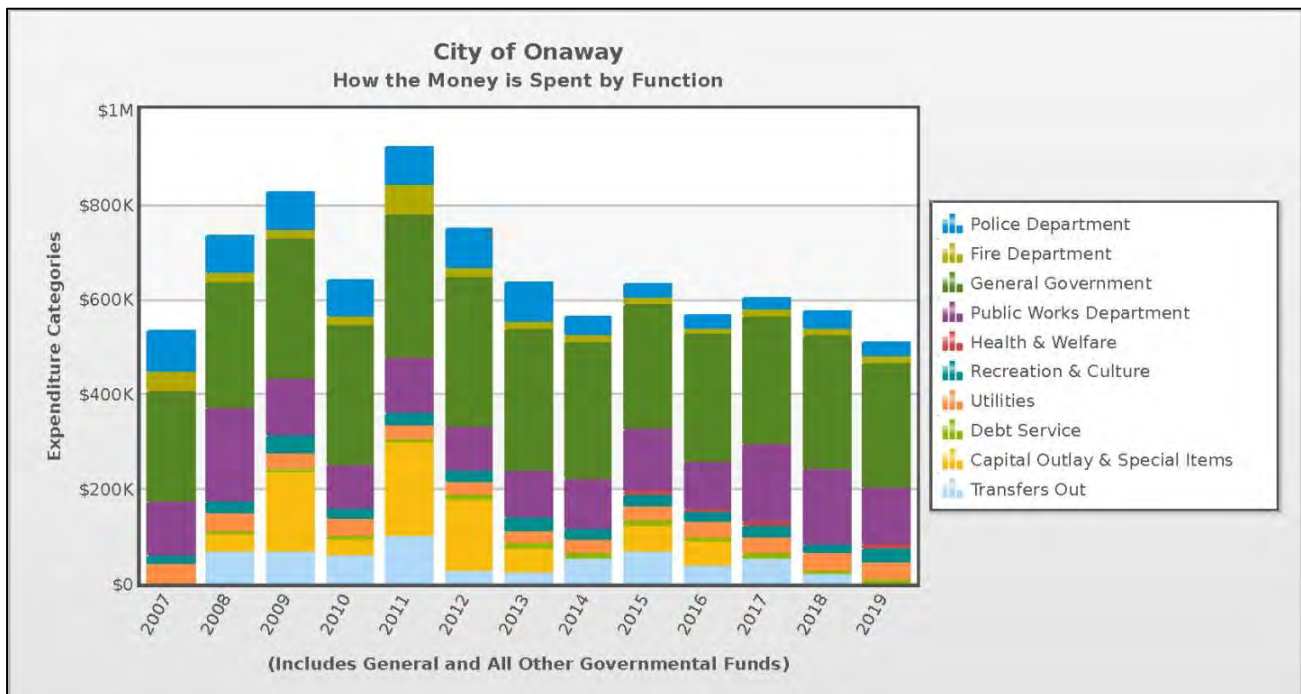


Figure 2-2 Expenditure Breakdown for the City of Oway

Between 2008 and 2019, the city's revenue and expenses can be found in Figure 2-3. The Fund Equity shows how the city has made the necessary adjustments to accommodate its changing revenue and expenditures over the past 12 years, which has resulted in an increasing fund equity.

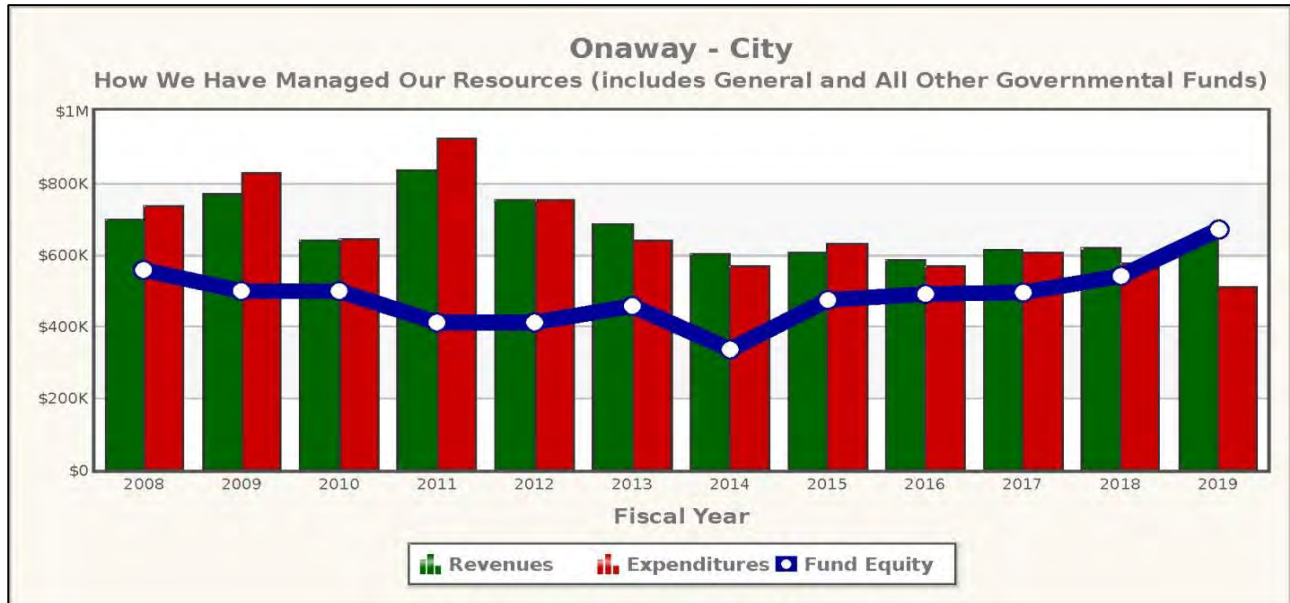


Figure 2-3 Revenue and Expenditures for the City of Onaway

# Chapter 3

## COMMUNITY SERVICES AND FACILITIES

### CITY GOVERNMENT

#### **City Commission**

Onaway is governed by a five-member commission that includes a mayor and four city commissioners. The City has an administrative staff consisting of a full-time city manager and a part-time clerk/treasurer. The city manager oversees the day-to-day operations of the city services, while the clerk/treasurer handles the day-to-day finances.

The City Commission serves as the Zoning Board of Appeals to hear and decide, upon appeal, any request for the interpretation of the City of Onaway Zoning Ordinance and/or to grant any variances from the zoning ordinance.

#### **Planning Commission**

In 2008, a five-member planning commission was established per state law to guide the future development in the city. The Planning Commission provides general planning guidance, site plan review, may grant special use permits, recommends amendments to the zoning ordinance, and is responsible for creating and overseeing the Master Plan.

#### **Department of Public Works**

The Department of Public Works is responsible for the operation of the city's water and sanitary sewer systems, as well as the maintenance of its street system, parks, and other properties.

### DOWNTOWN DEVELOPMENT AUTHORITY

In 2011, the City Commission established the Downtown Development Authority (DDA). The DDA operates under the parameters of its Development/Tax Increment Financing Plan. The primary objective of the DDA is to encourage economic development in the Onaway DDA District through projects that prevent urban deterioration and encourage development and revitalization. This authority consists of nine members who work with the City Commission and City staff to improve the economic well-being of the city's core business district. Additionally, the DDA works with the Northern Lakes Economic Alliance to improve the local economy.

## ECONOMIC DEVELOPMENT

The City Manager is the principal economic development staff person for the city. While the city does not specifically have an economic development department, economic development services are provided on an as-needed contractual basis. The contractor works closely with city stakeholders to create partnerships, prepare an economic development plan, and implement economic development policies, procedures, and initiatives (including the Redevelopment Ready Certification). The city's goal is to streamline the development process by integrating elements of transparency, predictability, and efficiency.

### **Northern Lakes Economic Alliance**

Onaway is a member of the Northern Lakes Economic Alliance (NLEA). This alliance is a public/private non-profit organization that serves Antrim, Charlevoix, and Cheboygan Counties. The NLEA works directly with local governments to find the most effective approach to meet their needs to support businesses, assist companies with job creation and retention, facilitate local company growth and expansion, and to develop and implement infrastructure projects.

### **Onaway Chamber of Commerce**

The Onaway Chamber of Commerce is composed of a Director and a five-member Board of Directors. The chamber represents, promotes, and improves the business community in the Onaway area through the development of programs, services, and advocacy to improve the area's economic well-being and quality of life.

## WATER SUPPLY AND SEWAGE DISPOSAL

### **Public Water**

Onaway's water distribution system is composed of two wells with a total capacity of 750 gallons per minute. The water is stored in a 300,000 gallon elevated storage tank that can deliver 720,000 gallons per day. Currently, the system produces 93,917 gallons of water per day with metered water consumption at 62,736 gallons per day.

In 2000, the Michigan Department of Environment, Great Lakes & Energy (formerly the Michigan Department of Environmental Quality) requested the city employ an engineer to perform a study on the city's water distribution system. The study determined the overhead storage tank and two municipal wells were adequate to meet the needs of the businesses and residents within the city and a few places on the perimeter of town (Onaway Area Schools in Allis Township). However, the study also found the city's mains were undersized, some mains were more than 100 years old, and there were dead end mains, which causes inadequate flows, leaking, low water pressure, and seasonal freezing. The study recommended the mains be replaced with larger diameter pipe, and looped in phases with the enlargement of the central part of the system extending along M-68.

### **Public Sewer System**

The city completed construction on a municipal sewer collection system and aerated lagoon wastewater treatment plant in 2007. Funding was obtained for the project from over \$11 million in grant dollars and a local match of \$2.5 million in sewer revenue bonds. Most of the city residents have access and are connected to the system; however, residents in “Frenchtown” do not have access to the system.

### **Stormwater**

The majority of the city’s stormwater is collected in open ditches that goes into the groundwater and creeks. Some city streets have storm drains that empty into these open ditches. Generally, the city’s soils are capable of handling the runoff; however, problems have occurred during wet weather and spring thaws. The city would benefit from an improved collection system, especially for streets that have deteriorated from a lack of adequate drainage.

## SOLID WASTE

The city contracts with licensed waste haulers to provide weekly trash pick-up for residents. All of the occupied single-family residences are required to pay for the service. In the spring and fall, the city removes brush and leaves that residents leave at the edge of the road. Businesses, multi-family residences, and other non-residential uses contract directly with waste haulers to dispose of trash.

## UTILITIES

Presque Isle Electric and Gas Cooperative provide electricity and gas in the City of Onaway, though some residents continue to heat with wood. The city does not allow outdoor wood furnaces. Telephone service is provided by Frontier, while cellphone service is available from a variety of providers (e.g. AT&T, Sprint, Verizon, and T-Mobile). Sunrise Communications provides cable television and high-speed internet.

## COMMUNICATIONS

The City of Onaway uses their website to provide information and access to services and resources. There are also numerous Facebook pages that highlight Onaway and its surrounding areas. City residents can receive the Presque Isle Advance Newspaper, which is published weekly.

## SCHOOLS

The Onaway Area Schools serve the City of Onaway and seven surrounding townships that have

a total population of approximately 6,100. The school system is located south of the city within Allis Township and has one unified building that houses K-12 students. Despite the area growing slightly over time, school enrollment has significantly declined.

Other educational opportunities include the Industrial Arts Institute and the Presque Isle Academy. The Industrial Arts Institute is located at 20902 Washington Street and specializes in preparing students for professional careers in the welding industry. The Presque Isle Academy is an alternative high school that is operated by the Cheboygan-Otsego-Presque Isle Educational Service District and is located at 20830 Cedar Street.

## MEDICAL FACILITIES

In the early 1990's, Onaway's hospital closed. The nearest hospitals are located between 35-40 miles away in Cheboygan and Petoskey. A branch of the Thunder Bay Clinic operates within the city and has both doctor and dentist offices. Presently, there are pharmacies located at the Thunder Bay Clinic and Tom's Family Market.

## PUBLIC SAFETY

### **Law Enforcement**

The city contracts with the Presque Isle County Sheriff's Office to provide police and safety services. The police station is located at 267 N 2<sup>nd</sup> Street in Rogers City and is also used by the Michigan State Police.

### **Emergency Medical Services**

Onaway Area Ambulance Service is located at 20734 Industrial Park Drive. The ambulance service employs two full-time and many part-time paramedics, and several emergency medical technicians. The ambulance service provides services to the City of Onaway, and Allis, North Allis, Bearinger, Case, Ocqueoc, Waverly, and Forest Townships through an interlocal agreement.

### **Fire Department**

The Onaway Area Fire Department is centrally located within the city at 2800 Beech Street. The department is staffed by 22 volunteer firefighters and its equipment includes three pumpers, one tanker, and a truck equipped for brush fires. The department serves the City of Onaway, and Allis and North Allis Townships through an interlocal agreement.

### **Early Warning and Siren Systems**

There are no siren warning systems functioning in the City of Onaway. The only siren systems in Presque Isle County are located in Rogers City and Posen. Presque Isle County uses the CodeRED

Emergency Alert system to notify residents.

## TRANSPORTATION

There are 16.4 miles of roads in the City of Onaway (Figure 3-1, Table 3-1). Two state highways, M-68 and M-33, run east/west and north/south through the city and provide access to I-75 (18 miles to the west) and U.S. 23 (22 miles to the east). M-68 also provides access to the Lake Huron shipping facilities in Rogers City. Another state highway, M-211, runs north/south through the city and connects the city to Onaway State Park and Black Lake.

<b>Road Legal System</b>	<b>Miles</b>
City Primary	3.3
City Local	8.3
County Local	0.5
State Highway	2.5
North Eastern State Trail	1.5
Other	0.3
<b>Total</b>	<b>16.4</b>
Source: Michigan Geographic Framework	

The road legal system defines the importance of a road and the unit of government that has jurisdiction over the road. The city is responsible for maintaining the city primary and city local roads. The city can request federal aid dollars to assist with the maintenance of the primary roads; however, it is responsible for all maintenance costs for the local roads. Maintaining a safe and reliable transportation network is a priority for the city. Unfortunately, decreasing revenues and increasing street maintenance costs have resulted in deteriorating conditions on local streets.

### **Airports**

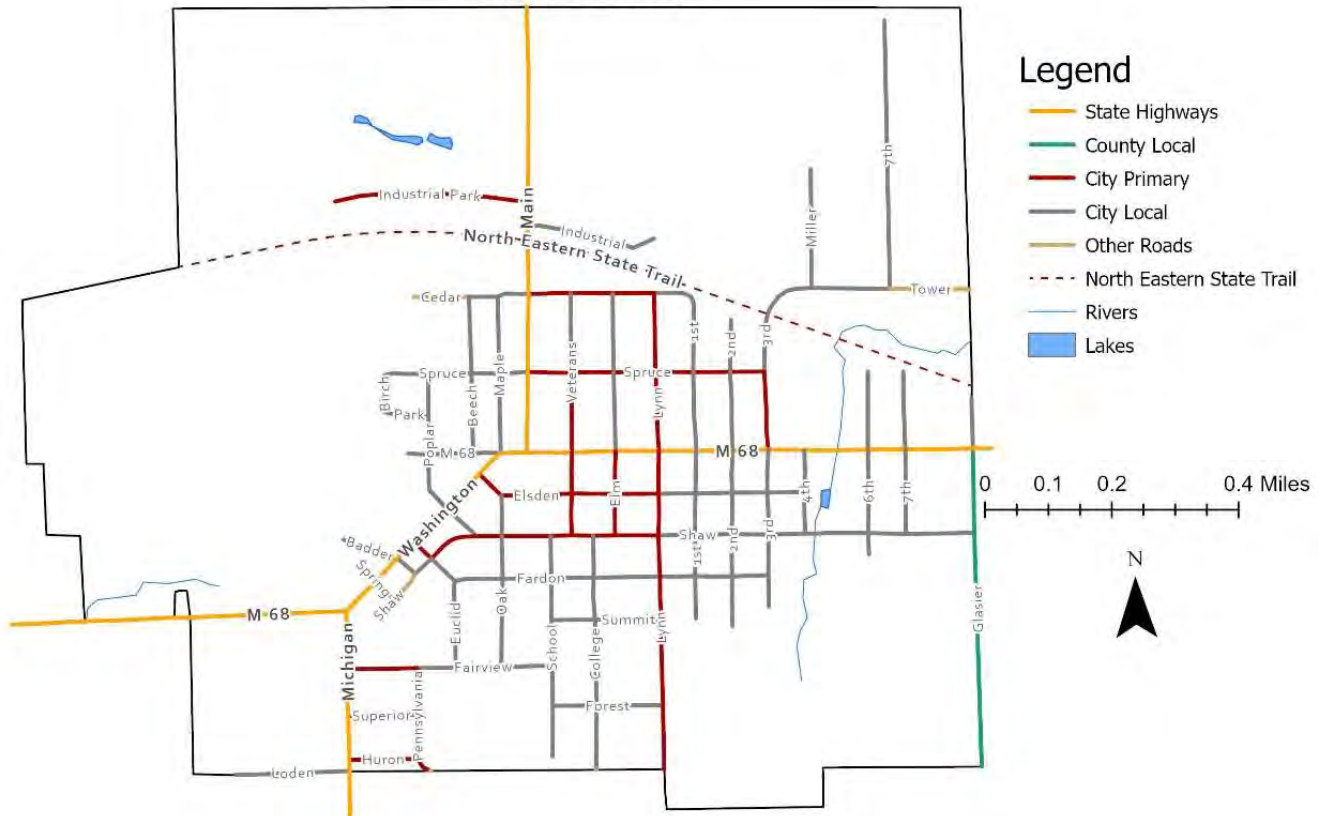
The Leo E. Goetz Airport in Onaway was closed in 2019 and was given to the Presque Isle Electric and Gas Co-op. Nearby airports include the Pellston Regional Airport, the Presque Isle County Airport in Rogers City and the Cheboygan County Airport.

### **North Eastern State Trail**

The North Eastern State Trail is a 70-mile rail trail that connects Alpena, Posen, Metz, Millersburg, Onaway, and Cheboygan. The trail crosses M-211 just north of M-68 in the City of Onaway, which provides trail users access to a hotel, restaurants, and shops (Figure 3-1). Currently, the city is in the process of building a trailhead/farmer’s market pavilion. The trail is made of crushed limestone and is open year-round for all non-motorized users (including horses). During the winter months, snowmobiles are allowed to use the trail. This trail connects to the North Central Trail, which runs from Waters to Cheboygan to Mackinaw City. In Mackinaw City, the North Central Trail connects to the North Western State Trail that travels to Petoskey.



## Road Legal System City of Onaway



**Figure 3-1 Road Legal System in the City of Onaway**

### Public Transit

The Presque Isle County Council on Aging operates a bus system primarily for senior citizens and disabled persons but has an open-door policy for the general public. In addition to regularly scheduled out of town trips, services are provided on a demand/response basis.

The Straits Area Regional Ride (SSR) is a multi-county bus system that connects communities in Cheboygan, Emmet and Presque Isle Counties. The system provides regional access to medical appointments, employment, shopping or entertainment. The SSR buses run flexible routes with scheduled stops in communities like Onaway.

Indian Trails provides statewide public transportation services on a daily basis. A bus route runs through Presque Isle County following U.S. 23 with stops in Rogers City and Cheboygan. Indian Trails uses 44 passenger buses with wheelchair lifts and has space set aside to accommodate wheelchairs. MDOT subsidizes this transportation service for areas in Northern Michigan.

Several agencies provide transportation services to their clients (e.g. Northeast Michigan Community Mental Health, Cheboygan-Otsego-Presque Isle Education Service District, Northeast Michigan Community Service Agency, and Presque Isle County Family Independence Agency).

## RECREATION

In 2016, the City of Onaway completed a recreation plan. The plan contains an inventory of the parks within the city and several properties designated as future park developments. The city solicited input by holding meetings open to the public, distributing a community survey, and holding a public hearing. The plan establishes the city's recreation goals and objectives, and the action plan for the next five years. Below is a list of public and privately-owned recreational facilities. More information about the city's recreation plan can be found at [https://onawaymi.com/rec\\_plan.pdf](https://onawaymi.com/rec_plan.pdf).

### **Chandler Park**

Chandler Park is a city owned facility that has a playground, covered pavilion with electrical hook-ups, and a walking/jogging path. The park is used for the Onaway Christmas activities that include Santa and the Christmas tree lighting.

### **Edna Lound Recreation Area**

Edna Lound Recreation Area is a city owned park with baseball and softball fields, tennis, shuffleboard, and basketball courts, horseshoes, and public restrooms.

### **Maxon Field**

Maxon Field is owned by the city and is the home to the Onaway High School Cardinals Baseball Team. It is also used by Little League Baseball and hosts various craft and garden shows.

### **Awakon Park**

Awakon Park is a privately owned and maintained park that features iron sculptures designed and built by Moran Iron Works of Onaway. The park also has a historical walk through Onaway's past, which features the ruins of the American Rim/Lobdell Company.

## CULTURAL AND HISTORICAL BUILDINGS

The Onaway Courthouse is over 100 years old and is located at 20774 State Street. The building is on the State and National Historic Registers. Presently, the courthouse houses the city hall, Onaway Historical Museum, and Onaway Branch of the Presque Isle District Library.

The Onaway Historical Museum is located on the first floor of the Onaway Courthouse and features items and displays that depict Onaway at the turn of the 20<sup>th</sup> Century (a school room,

doctor's office, parlor, and wooden steering wheels from the American Rim Company/Lobdell Emery Wooden Steering Wheel Factory).

The Masonic Temple is located on Washington Avenue and served as the general offices for the Lobdell and Baily Company, a major supplier of wood products, from 1901 into the 1920's. With the generosity of the Mason's, the Onaway Historical Museum obtained ownership of the Masonic Temple building. Since the building was vacant for a long period of time, the museum is conducting a fundraiser to restore the historic structure before the museum moves in.

The Presque Isle County Council on Aging (PICCOA) operates the Onaway Senior Citizen's Center. The center has congregate meals Sunday through Thursday and offers senior programs, such as bingo, blood pressure clinics, commodities distribution, senior exercise, knitting, and bus rides to Alpena and Cheboygan.

## FESTIVALS AND ANNUAL EVENTS

Onaway and the surrounding area host several events and festivals throughout the year that include a large July 4 celebration, the Dancing Hippo Arts and Crafts Festival, the Black Lake Sturgeon Shivaree, the Chandler Park Christmas Tree Lighting, and the Onaway Antique Car Show.

## LOCAL CHURCHES

### **Churches within the City of Onaway limits**

- Onaway United Methodist Church
- St. Paul's Catholic Church
- Holy Cross Lutheran Church
- First Baptist Church
- Remanent Community Church
- Community of Christ

### **Churches in the surrounding area**

- The Awaken Church
- Seventh-day Adventist Church
- Joy Community Church
- River of Life Church
- Tower Baptist Church

# Chapter 4

## NATURAL RESOURCES

### CLIMATE

Onaway is not influenced by the moderating effects of Lake Huron due to its inland location. The city has between 90 and 110 frost-free days per year compared to 120-140 frost-free days along the shoreline of Presque Isle County. The temperature in the Onaway area is slightly lower than the lakeshore, with an annual mean temperature of 43 degrees Fahrenheit, a January mean temperature of 18 degrees Fahrenheit, and a July mean temperature of 66 degrees Fahrenheit. Annual mean precipitation is 28 inches, with snowfall averaging 80 inches per year. These conditions are suitable for most crops and do not provide an obstacle to development.

### GEOLOGY

The bedrock in the Onaway area is primarily composed of limestone with minor deposits of shale. This bedrock is porous and yields between 10 and 100 gallons per minute. However, in some areas of Presque Isle County, the bedrock limits the amount of available groundwater resources to less than 10 gallons per minute.

Karst topography is located south of Onaway in the Shupac Lake area. This topography is characterized by sinkholes, underground streams, and caves. It occurs when the bedrock dissolves and the surface rock collapses into the cavity. These sinkholes host plant communities not found in the surrounding surface areas due to the moist terrain within the bedrock and the partially subterranean shaded location.

In cooperation with other agencies, the Presque Isle Soil and Water Conservation District developed the *Northeast Michigan Karst Aquifer Protection Plan*. The plan's primary objectives are to protect the area's drinking water by correcting the sources of pollution and to increase awareness about the connection between land use pollutants and drinking water in karst areas. The plan identified karst sensitivity areas, which included the northern half of the city. These areas have shallow aquifers that are extremely vulnerable to contamination from surface and subsurface sources.

## TOPOGRAPHY AND SOILS

The topography of Onaway is generally flat to gently rolling, except for a hill in the south-central portion of the city. This hill provides an excellent location for Onaway’s water storage facility. In the northern section of the city, the soils are generally loam and sandy loam, and range between 5 to 100 feet deep. In the southern section, there is generally a layer of clay over sandy loam soils that ranges between 10 to over 100 feet in depth.

### Hydric Soils and Steep Slopes

Hydric soils are saturated, flooded, or ponded during part of the growing season and are classified as poorly drained and very poorly drained. Hydric Soils have poor potential for building site development and sanitary facilities. Wetness and frequent ponding are severe problems that are difficult and costly to overcome. Sites with high water tables may be classified as wetlands and a wetlands permit would be required to develop these areas. Hydric soils are located in the northwestern and eastern parts of the city (Figure 4-1). Intermittent streams function as natural stormwater conveyance systems are located within the hydric soil complexes. Onaway is relatively level with gentle slopes up to 12%; however, there are two areas in the city where the slopes are short and steep (Figure 4-1).

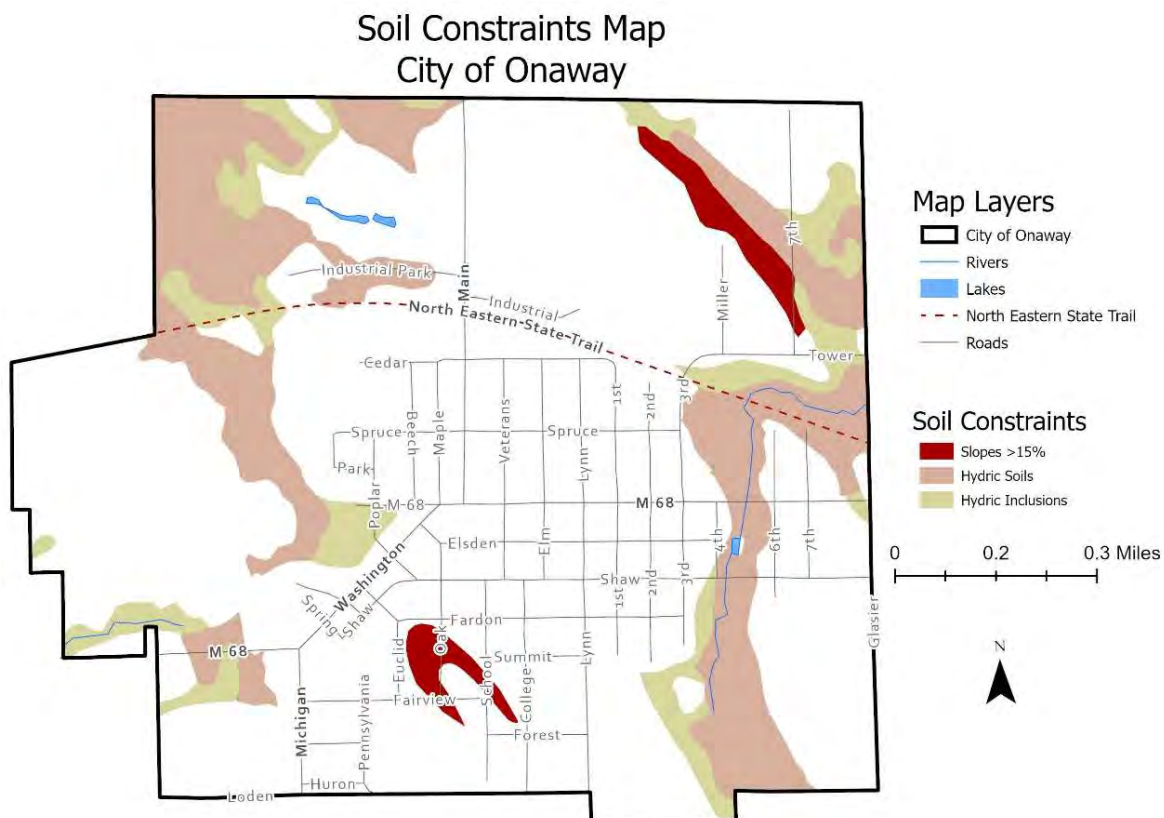


Figure 4-1 Soil Constraints Map

## Building Site Development

Lower density and less intensive development should be directed to the areas with severe building constraints. The USDA soil survey rates soils for various uses, such as building site development, and identifies the limiting factors, such as steep slopes or high-water tables. The rating system classifies areas as “not limited”, “somewhat limited” and “very limited”. Using the rating system developed by the USDA, soil limitations for buildings with basements have been mapped (Figure 4-2). Areas with well-drained soils and slopes of less than 10 percent are not limited for building development. The majority of the city is “not limited” or “somewhat limited” for buildings with basements. Areas that are very limited for development because of high water tables and organic soils are depicted as light green in Figure 4-2. The “very limited” classification means special considerations must be made during site development.

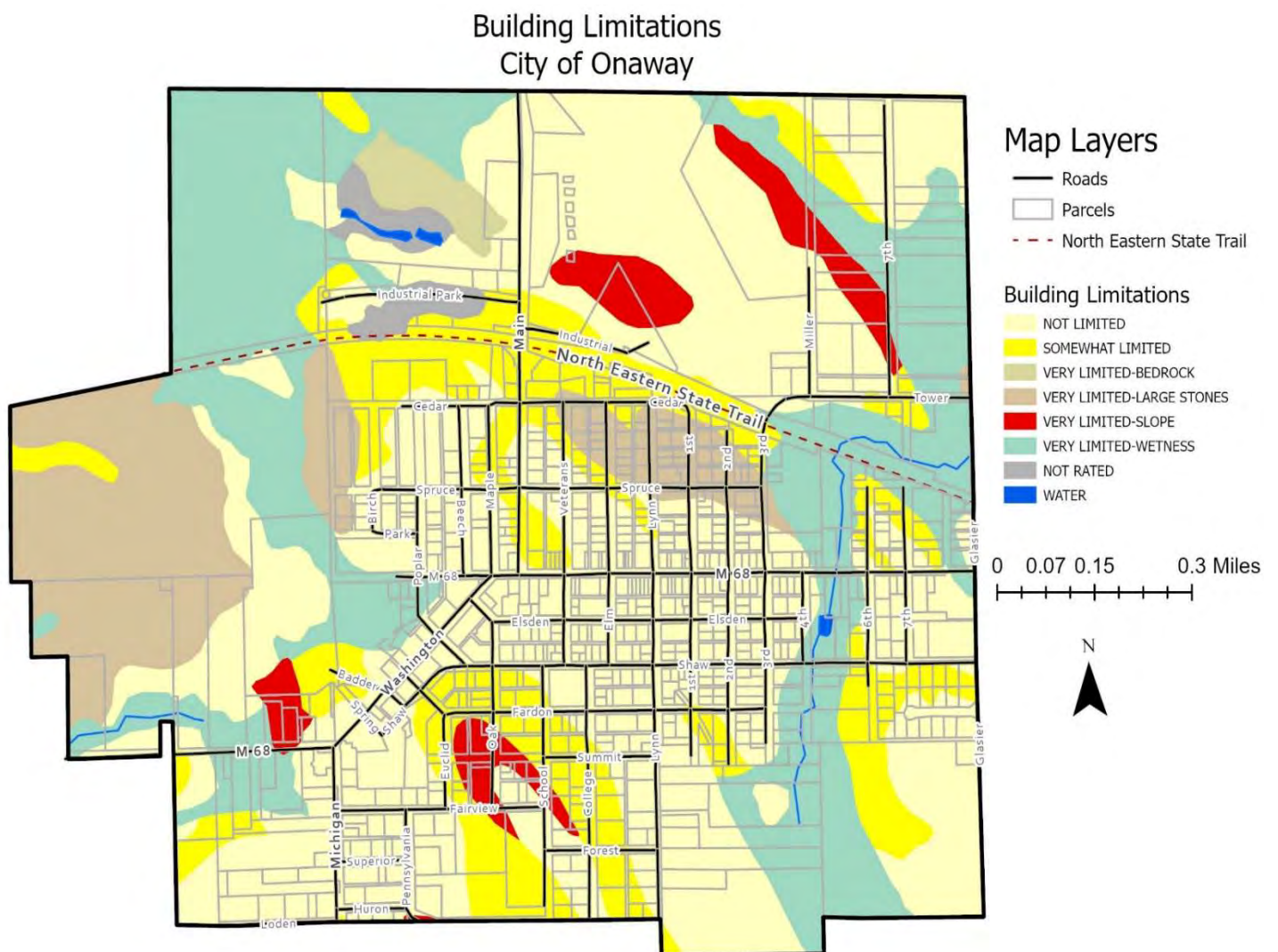


Figure 4-2 Building Limitations in City of Onaway

## WATER RESOURCES

Onaway is located within the Cheboygan-Black River Watershed. The area's lakes and river systems provide city residents and visitors with many recreational and sports activities. Additionally, water resources provide critical habitat components for a wide range of fish and wildlife species. Maintaining high quality groundwater and surface water is key to the long-term sustainability of the city.

### **Wetlands**

A wetland is land where water is found, either on the surface or near the surface, at any time during the year. Wetlands are often referred to as marshes, swamps or bogs. Some vegetation that can be found in wetlands include northern white cedar, balsam fir, white spruce, tamarack, balsam poplar, trembling aspen, black ash, willow, speckled alder, and shrub willows. People are becoming more aware of the value of wetlands for their aesthetic value and their ability to protect water quality in lakes and streams by filtering polluting nutrients, organic chemicals, and toxic heavy metals. Wetlands are closely related to high groundwater tables and serve to discharge or recharge aquifers. Wetlands also support wildlife and protect shorelines from erosion. Furthermore, in Michigan, development of property determined to be a state-regulated wetland is severely restricted. Within the city, the wetlands function as a natural stormwater retention and conveyance system.

The U.S. Fish and Wildlife Service developed a national wetlands inventory program in the 1980's. Through this effort, a National Wetlands Inventory map was compiled for Presque Isle County. Digital data was acquired from the Center for Geographic Information, State of Michigan to develop a wetland and water resource map for the City of Onaway that depicts forested and non-forested wetlands (Figure 4-3). In the northwestern corner of the city, there is a large lowland conifer forest. In the eastern portion of the city, there are lowland forests and non-forested wetlands (e.g. tag alder, red osier dogwood, ninebark, etc.) that are located along an intermittent stream.

## FORESTS

Undeveloped forests are primarily located outside of the city center and include northern hardwoods (sugar maple, red maple, beech and basswood), aspen-birch, white pine and northern white cedar (Figure 5-1). While the undeveloped forests provide access to the natural environment, street and yard trees increase the quality of life within a community by reducing air pollution, absorbing and storing carbon dioxide to fight global warming, conserving water and reducing soil erosion, modifying the local climate, reducing heating and cooling costs, attracting businesses and tourists, reducing noise, and creating wildlife and plant diversity.

## Wetlands and Water Resource Map City of Onaway



**Figure 4-3 Wetlands and Water Resource Map**

Although a detailed survey of the street trees was not conducted as part of this plan, observations during the existing land cover/use inventory show that streetscaping (planting of trees, shrubs, and flowers) along the major commercial corridor and downtown business district has improved the visual character of the city. Additionally, increasing the number of street and yard trees in older residential neighborhoods, removing existing trees that are showing health issues, and avoiding planting less desirable trees, such as boxelders and willows, will enhance the city’s visual character.

### SURFACE WATER DISCHARGE PERMITS

The State of Michigan controls the discharge of pollutants from waste and wastewater into Michigan’s surface waters through the National Pollutant Discharge Elimination System (NPDES) permitting process. This process imposes effluent limitations and other necessary conditions to protect the environment and meet State and Federal regulations. The city has a NPDES permit for its wastewater treatment plant.



## SITES OF ENVIRONMENTAL CONTAMINATION

The Natural Resources and Environmental Protection Act, 1994 PA 451, as amended regulates facilities of environmental contamination in Michigan. The Remediation and Redevelopment Division of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) works towards managing and revitalizing sites of environmental contamination to protect the environment. The division administers two programs: Environmental Remediation (release of hazardous substances from facilities) and Leaking Underground Storage Tanks (release of hazardous substances from underground storage tanks).

The facility inventory database has information for Sites of Environmental Contamination (Part 201), Leaking Underground Storage Tanks (Part 213), and Baseline Environmental Assessments (BEA). The Baseline Environmental Assessments document the existing contamination and allows a facility to be acquired and/or operated without being held liable for the existing contamination. EGLE also has an online mapping application, *Environmental Mapper*, which allows users to view sites of environmental contamination, leaking underground storage tank sites, and any land use or resource use restrictions imposed on a property that has been provided to EGLE. Information about the sites of environmental contamination in the City of Onaway can be found in Table 4-1.

<b>Table 4-1 Sites of Environmental Contamination</b>		
<b>Facility Name</b>	<b>Address</b>	<b>Data Source</b>
4016 Michigan Ave	4016 Michigan Ave	BEA
Brewbaker's Home Furnishings	20902 Washington Avenue	BEA
Former Vance's Service	20692 State St	BEA
Janes Enterprises Inc.	21016 M 68 Hwy	Part 213
Onaway Acid Spill	21132 Spruce Street	Part 201
Onaway Dollar General	20651 State Street	BEA, Part 201
Onaway Food Mart	101 Michigan Ave	Part 213
Onaway Tax Service	20884 Washington St	Part 213
Painter Petroleum	4016 Michigan Ave	Part 213
Source: Michigan Department of Environment, Great Lakes, and Energy		

# Chapter 5

## EXISTING LAND USE

Prior to determining future land uses, a community must have an accurate assessment of its existing land uses. This chapter presents information on the types of land uses currently existing in the city.

### GENERAL LAND DIVISION PATTERNS

As development occurs, larger tracts of land are subdivided into smaller parcels. Therefore, studying the existing pattern of land divisions is one way to analyze the status of land use and development. Smaller platted lots, ranging from 3,000 square feet to 14,000 square feet are concentrated in the downtown and adjacent neighborhoods. Highway commercial development west of downtown on M-68 is located on larger lots. Developed and undeveloped lots outside of the city center are typically one acre or larger.

### EXISTING LAND COVER/USE CHARACTERISTICS

The Existing Land Cover/Use for the 2020 City of Onaway Master Plan was generated by classifying the parcels into the following categories: Residential, Commercial/Business, Institutional, Industrial/Extractive, Transportation/Utilities, Agricultural, Recreational, Lowland Forests and Wetlands, Non-Forested Uplands, and Upland Forests (Table 5-1). Parcel data and 2018 digital aerial photos were used as the base for the land cover/use map (Figure 5-1). Field verification and ancillary digital map data, such as ownership information, USDA soils, Google Maps, and the National Wetlands Inventory (NWI), was used to complete the mapping and analysis. A more detailed approach was used to identify and map natural resources on larger tracts of land. Therefore, larger parcels may show urban built-up areas and undeveloped forests, wetlands or upland openings.

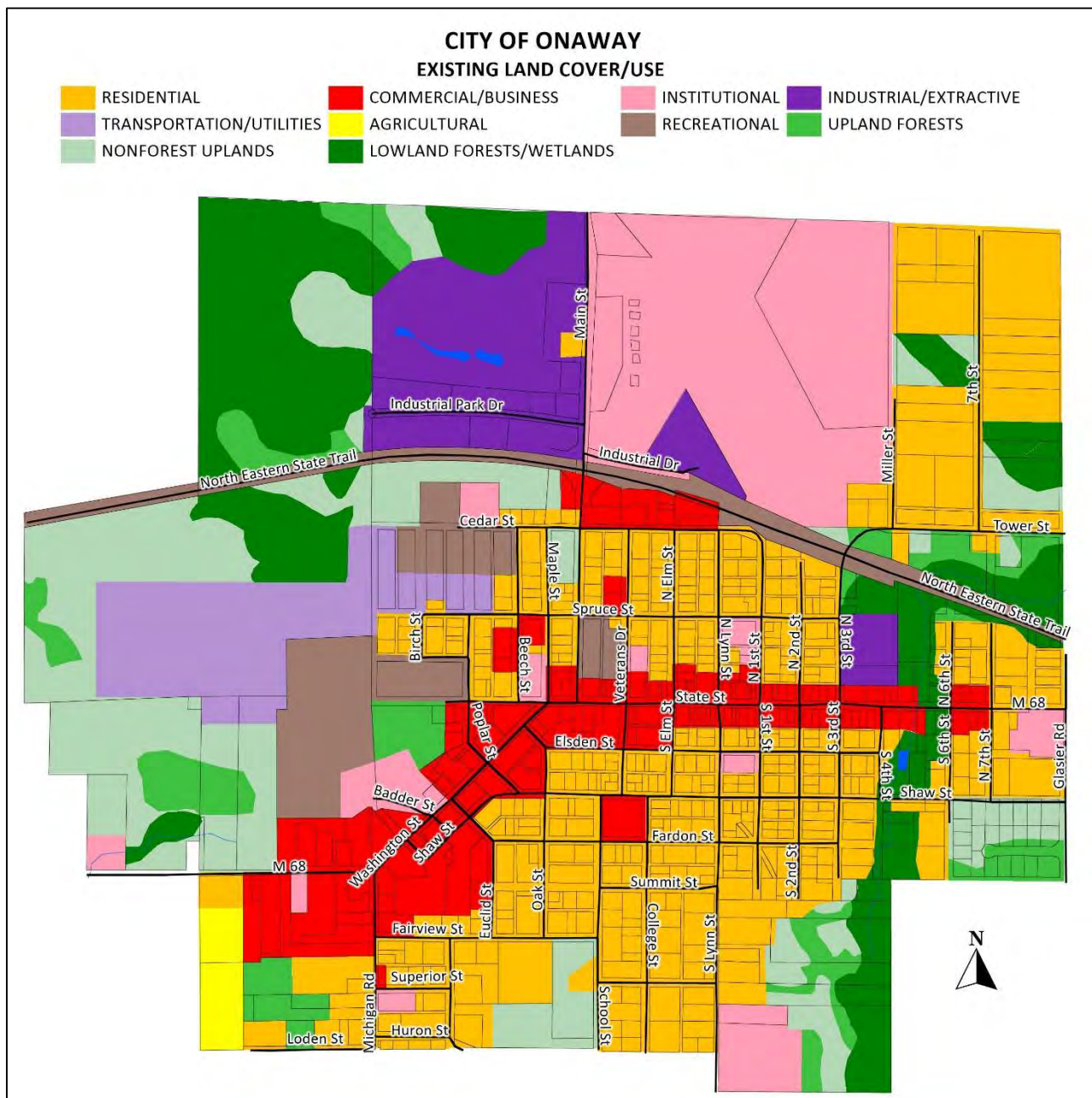
Table 5-1 Existing Land Cover/Use in the City of Onaway		
Land Cover/Use Category	Number of Acres	Percent of City
Residential	292	29%
Commercial	99	10%
Industrial/Extractive	66	7%
Transportation/Utilities	46	5%
Institutional	136	14%
Recreational	62	6%
Non-Forested Uplands	122	12%
Agricultural	7	1%
Upland Forests	48	5%
Lowland Forests & Wetlands	119	12%
<b>Total</b>	<b>998</b>	<b>100%</b>
Source: NEMCOG – 2020 Existing Land Cover/Use Map		

#### Residential

Single family residential development is found within older neighborhoods adjacent to downtown and in newer neighborhoods northeast of downtown. Most of the residential uses occur on small lots. Typical of development patterns, residential lots located in older sections of

the city are generally 12,000 sq. ft. or less, while lots in newer subdivisions tend to be 12,000 sq. ft. or larger. Residential land use covers 292 acres (29%) of the city.

Figure 5-1 Existing Land Cover/Use in the City of Onaway



### Commercial/Business

The commercial/business category includes retail, restaurants, lodging, and health care providers. Commercial/Business land uses account for 99 acres (10%) within the city. The downtown business district is located on M-68 between Maple Street and 1<sup>st</sup> Street. The downtown consists of dense

development with parking along the streets and in designated public parking lots. Sidewalks at the front of stores provide a pedestrian friendly atmosphere. Commercial development outside of the downtown is automobile-oriented with each establishment having its own required parking lot.

### **Institutional**

Institutional land uses consist of governmental buildings and lots, clinics, libraries, churches, and museums. This category includes the new Presque Isle Coop Gas and Electric facility located on old Leo E. Goetz Airport property. These uses make up 14 percent of the city or 135 acres.

### **Industrial/Extractive**

Industrial/Extractive land uses make up 67 acres (7%) along North 3<sup>rd</sup> Street and in the northern portion of the city along M-211.

### **Transportation/Utilities**

Transportation/Utilities land uses make up 46 acres (5%) of the city and include city sewage treatment facility and associated operations.

### **Agricultural**

Agricultural land uses cover 7 acres (1%) in the southeast and southwest corners of the city.

### **Recreational**

Recreational land uses cover 62 acres (6%) of the city and include parks, trails and ballfields. Awakon Park and the North Eastern State Trail are included in this category.

### **Lowland Forests and Wetlands**

Lowland forests and wetlands are located along an intermittent stream in the eastern part of the city and in a large wetland complex in the northwestern part of the city. Lowland forested wetlands and nonforested wetlands account for 119 acres (12%). These wetlands function as stormwater retention and conveyance systems for the city and support northern white cedar, balsam fir, balsam poplar, trembling aspen, black ash, willow, speckled alder and shrub willows.

### **Non-Forested Uplands**

The non-forested uplands category accounts for 122 acres (12%) in the western, southeastern, and northeastern portions of the city. Herbaceous plants and shrubs are typically found in old farm fields and forest openings. Left undisturbed, these areas will transition into pine, aspen and maple forests.

### **Upland Forests**

Upland forest lands cover 48 acres (5%) of the city area. Forest types include northern hardwoods, aspen-birch, cedar and white pine. Forested areas are located outside the city center and on larger tracts of land.

# Chapter 6

## OBJECTIVES AND STRATEGIES

### PLANNING PROCESS

To ensure the city's master plan reflects the goals of the community, an online survey was prepared to gather input from residents. During July and August 2020, the City of Onaway posted a community survey on their website and made printed copies available at the City Offices. The survey was advertised through social media platforms and inserts in tax bills. Input was requested on several major issues including Quality of Life, Land Use and Development, Community Services, Roads and Transportation, and Economy and Business. Public input was also welcomed at all Planning Commission and City Commission meetings.

### SURVEY RESULTS

#### Survey Summary

- 29 surveys received
- 23 Full-time Residents
- 3 Seasonal Residents
- 3 Non-Residents
- 82.8% of respondents own their own home in the city
- 31.0% of respondents own their own property
- 14.0% of respondents own business/business property in the city
- 75.9% of respondents have lived or own property in the city for 11+ years
- 79.3% of respondents are age 50 and older
- 48.2% of respondents are retired, 22.2% are self-employed, and 22.2% occupy the professional/managerial category
- 50.0% of respondents work within the City of Onaway, 31.3% work in Presque Isle County, and 50.0% work outside of Presque Isle County

#### Information Flow

- 90.5% of respondents get information from family and friends
- 47.6% of respondents get information from social media (e.g. Facebook, Twitter, etc.)
- 33.3% of respondents get information from the newspaper
- 23.8% of respondents get information from the internet

## CITY ASSETS

The respondents value the small town community and the accessibility to the area's businesses and restaurants. The city's sense of place, friendly people, low crime, cleanliness, outdoor recreation opportunities, government, and rich history were also listed as assets.

The following illustrate a number of positive issues about living or owning property in the City of Onaway that were identified by survey participants.

**SATISFACTION:** Over 77% of respondents are satisfied or very satisfied living or owning property in the City of Onaway.

**SERVICE PROVISION:** About 66.7% of respondents believe the services provided by the city are adequate, good, or excellent, noting city officials are wonderful to interact with, and trash and brush pick up are good. To improve services, respondents suggested the city enforce the zoning ordinance and regulations (blight, development, etc.), improve the roads, provide the opportunity for residents to pay taxes online, avoid getting loans with high interest rates, leverage city funds with grant funding, reduce the water rate, and reduce the amount of chlorine in the water. Additionally, respondents were interested in the city providing the following services: activities for kids, a farmer's market, a beautification program for the city, a city police department, hiring a part-time blight officer, more animal control, and assisting low-income residents with home maintenance and property cleanup efforts.

**SOLID WASTE:** Over 79% of respondents are satisfied with the solid waste disposal methods available in the city. Suggestions to improve the service included offering trash pickup twice a week, and offering big item pick up more than once a month.

**RESIDENTIAL DEVELOPMENT:** About 50.0% of respondents feel the quality and range of housing in the city is poor and over 62.5% supported the city's endeavors regarding residential growth. Respondents noted residential development will bring in tax revenue, there is a need for housing for disabled individuals and seniors, similar housing types should be located together, residential developments should be maintained, a procedure should be developed to properly assess taxes on properties with a primary dwelling unit and an accessory dwelling unit, and planning for residential growth should address safety concerns and impacts from natural hazards. About 12.5% of respondents do not support new residential development, citing new homes are not maintained, crime and blight will increase, property values will decrease, and there is not a need since the population is steadily declining. About 41.7% of respondents feel the current real estate market is stable in the city. Over 54% of respondents supported the city encouraging and allowing more attached housing (apartments, townhouses, etc.).

Respondents would like to see the following residential development types:

- Single-family homes on large residential lots (70.0%)
- Low-cost housing for senior citizens (58.3%)
- Tiny houses as primary residences (50.0%)
- Accessory dwelling units (garage apartments, guest houses, and granny flats) (47.8%)
- Low-cost housing for low income families (45.8%)
- Senior housing (40.0%)
- Duplexes, townhomes, and apartments (35.0%)
- Manufactured/mobile homes (15.0%)
- Single-family homes clustered together to leave open space undeveloped (10.0%)

**COMMERCIAL DEVELOPMENT:** Over 83% of respondents support the city in encouraging and attracting commercial development. About 87.5% believe the city should continue improving the downtown area. Respondents would like commercial development that serves the year round needs of residents and tourists, and vacant commercial buildings being utilized before the addition of new buildings. Respondents also noted commercial development will create jobs and keep the money in the city. About 50% of respondents support neighborhood businesses locating in residential areas. About 8.3% of respondents would not like to see new commercial development, noting the city has already addressed its commercial development needs. Over 41.7% of respondents leave the city at least 1-2 times per week for their shopping needs and about 25.0% of respondents leave the city at least 1-2 times per week for their entertainment needs.

Respondents would like to see the following commercial development types:

- Retail businesses (food, hardware, furniture, clothing, etc.) (78.3%)
- Personal service establishments (repair shops, barber/beauty shops, etc.) (60.9%)
- Office establishments (financial institutions, insurance offices, doctor offices, etc.) and theaters and assembly halls (47.8%)
- Restaurants (34.8%)
- Other suggestions included a drive-in theater, an indoor activity area, cheese factory, family-oriented businesses, and vacation rentals

**INDUSTRIAL DEVELOPMENT:** About 66.7% of respondents believe the city should encourage industrial development, noting it will bring jobs and tax revenue, and promote economic growth and stability in the city. Concerns included developments that would cause pollution or harm to the city and residents, and whether or not the Zoning Ordinance needs to be amended to allow industrial development. Respondents would like to see small factories and light manufacturing.

**LAW ENFORCEMENT:** About 50.0% of respondents are satisfied with law enforcement in the city. Unsatisfied respondents cited either a lack of or no law enforcement in the city. Suggestions for improvement included creating a neighborhood watch program.

**FIRE PROTECTION:** About 83.3% of respondents are satisfied with fire protection in the city.

**EMERGENCY SERVICES:** Over 91% of respondents are satisfied with the emergency medical services in the city.

**MEDICAL FACILITIES:** Over 78% of respondents are satisfied with medical facilities in the city. Respondents who were not satisfied cited a need for a 24 hour emergency facility, more doctors, and a place to find information about the local medical facilities.

**TOURISM/RECREATION:** About 70.8% of respondents believe the city should promote tourism and recreation opportunities, citing a need to attract people to the city. Respondents noted it would bring jobs, revenue, and things to do and see in the city. Suggestions included working with the Chamber of Commerce, maintaining the basketball and tennis court, installing a waterpark at Chandler Park and/or Awakon Park, and developing an indoor recreation area.

**CULTURAL AND HISTORIC RESOURCES:** Over 75.0% of respondents feel the city should protect the cultural and historic resources, noting the museum should be re-opened, the courthouse and Chandler Park should be maintained, the “Onaway Steers the World” sign should be lit up again, and buildings and artifacts should be protected to avoid losing the city’s heritage and history.

**WAYFINDING SIGNAGE:** About 65.2% of respondents feel additional wayfinding signage is not needed in the city at this time.

## CITY ISSUES

There was a wide range of concerns expressed by the respondents. The most noted concerns were the poor road conditions and the amount of blight in the city. Respondents also noted the city has limited job opportunities, economic despair, a lack of economic growth, a lack of government transparency, high taxes, high poverty rates, a lack of community pride, no local police department, and a lack of communication between the city government and the citizens. The following illustrates a number of potential issues about living or owning property in the City of Onaway that were identified by survey participants.

**COMMUNITY PROBLEMS:** Respondents noted road conditions and the lack of employment opportunities are big problems in the city. Decreasing property values and property taxes were seen as medium problems. The unsightly or unsuitable business operations were seen as a small



problem. Quality of services for seniors was seen as being either not a problem or a small problem.

**CITY APPEARANCE:** Approximately 64.0% of respondents are not satisfied with the general appearance of the city, citing blight issues (trash in yards, unsightly houses, broken down vehicles, long grass, etc.), poor road conditions, a lack of activities and businesses to attract tourists, and not completing the installation of lights through town. Suggestions included planting and maintaining flowers, emptying trash year round, using a street sweeper to remove garbage from the roads, investment in a water softener for the water distribution system, and the celebration of all events in the city.

**NEIGHBORHOOD APPEARANCE:** Approximately 48.2% are not satisfied with the general appearance of their neighborhood (29.6% are satisfied and 22.2% are neutral). Unsatisfied respondents cited blight (garbage in yards, unsightly houses, rundown properties, broken down vehicles, tall weeds, etc.), no blight enforcement, ongoing construction projects, residents choosing not to maintain sidewalks or deciding to cover them with dirt to extend their yards, noise (e.g. fireworks, loud music, loud vehicles, etc.), a lack of law enforcement, trespassing issues, speeding, unleashed dogs, and the inability to have other uses in residential areas.

**BLIGHT:** Over 79% of respondents believe blight is an issue in the city, citing vacant houses with unkempt yards, trash, debris, broken down vehicles, rundown houses, and vacant and rundown businesses. Suggestions included enforcing the city's blight regulations and increasing the fee for non-compliance. Areas of blight include areas along the side streets, on the city's south side, near woodwinds, near the park and restaurant, near Tom's Market, and along Second Street, Main Street, Spruce Street, and State Street. The city is maintaining a list of blighted properties.

**RECYCLING:** Approximately 50.0% of respondents recycle in the city. Respondents recommended providing a recycling area in the city or recycling bins throughout the city, and providing information about the area's recycling program (e.g. location of bins).

**JOB OPPORTUNITIES:** Over 87% of respondents feel the city does not have adequate job opportunities.

**PARTIAL TAX ABATEMENTS:** About 39.1% of respondents are in favor of partial tax abatements to attract and retain new, diverse jobs and businesses in the city (30.4% do not support partial tax abatements, and 30.4% are neutral).

**TELECOMMUNICATIONS:** About 29.2% of respondents feel the cellular network is not adequate (37.5% feel it is adequate, 33.3% do not know or are neutral). Concerns included the cellular network needs faster services and there is a lack of service coverage. About 33.3% of

respondents feel the high speed internet is inadequate (37.5% feel it is adequate, 29.2% don't know or are neutral), citing the available high speed internet service is expensive, unreliable, needs better speeds, and needs more direct hook up providers.

**SENIOR SERVICES:** About 41.7% of respondents believe the services are adequate for the elderly in the city. Suggestions included providing information about what services are available, and offering a service to do welfare checks and assist elderly residents with grocery shopping.

**PUBLIC TRANSPORTATION:** About 40.9% of respondents do not feel public transportation is adequate in the city, citing the city does not have public transportation and there is a need for residents who cannot drive.

**ROADS:** Over 79% of respondents are not satisfied with road conditions, maintenance, and construction, noting potholes and a lack of maintenance on most roads. General traffic concerns included speeding, vehicle noise, a lack of traffic enforcement, a lack of speed limit signs leading into the city and on the back roads, the parking designs along State Street and in downtown (blocks the view of oncoming traffic, people get out of vehicles into the road, etc.), and intersection designs at State and Main Street, and M-33 and M-68 (possibly put in roundabouts).

About 54.2% of respondents are satisfied with snow removal in the city, suggesting better snow removal on sidewalks, plowing both lanes of the road, using less salt, and plowing on weekends.

The most identified road segments needing improvements include:

- Lynn Street
- Third Street
- All streets leading into State Street
- Eldsen Road
- Streets east and west of Tom's Market
- S. Veterans
- By Dollar General towards old Edna's
- South Elm
- College
- Fairview Street
- Spruce Street
- Every street that has not been resurfaced recently
- M-33
- Shaw
- First Street
- All alleys and streets

**Additional suggestions offered to the city:**

- Need to focus on cleaning up the back roads, not solely on cleaning up Main Street. Attract more industry and businesses to create jobs in the city, possibly have a major shopping store put in a smaller neighborhood-like store.
- Give Onaway a name after something it has done in the past and promote it.
- Involve people from a variety of businesses, public officials, public servants, etc.

- A minor emergency room would be nice. The city is small, but offers basic convenience that past and present residents enjoy. There is a lack of pride in some yards.
- This town was better when I was a child. The city is dying and needs much improvement. If it continues as it is, the city will become known as the “welfare city” and people will not want to live, work, or visit the city. There are no jobs in the city.
- Thank you for your service to our community.
- More community activities and entertainment opportunities would be great. Possibly have more events at the park or in the downtown area to promote community involvement. Fixing the side roads would be a huge improvement in the city limits.
- It is difficult to live in town for retirees because of the high taxes, sewage, and cost of living. Most people will abandon older homes because they cannot afford both home maintenance and bills.
- There needs to be a community center where kids can hang out and have fun. The center could provide people and kids with year-round exercise opportunities. Use GoFundMe to generate revenue to build a community center with exercise areas, skating, and an indoor track for people to walk on year-round.
- City should be a village! Real population 600 people? People are so ashamed of the Onaway mess... They give their address as Black Lake...!!!

## GOAL, OBJECTIVES, AND IMPLEMENTATION STRATEGIES (ACTION ITEMS)

The primary goal of this plan is to maintain and foster the growth and advancement of the City of Onaway as a quality place to live, work, and visit. The City Commission and Planning Commission sought to make this plan a reflection of the community beliefs, support, and actions to implement it. Plan implementation often times is ascribed as a governmental responsibility and not part of the activity that can be embraced by the broader community. That is not the intent of this plan. In plan implementation, the responsible parties and the type of activity required are identified. Responsibility for implementing this plan will include governmental, private enterprise, community group activity, and individuals. It is hoped this plan will stimulate enthusiasm and interest in community development that can become self-sustaining.

The following tables contain timelines and responsible parties for implementing the strategies for the objectives found in the focus areas listed below. It is important to note that, while responsible parties are listed, the city will make every effort to collaborate with partner organizations, other local governments, and members of the public to ensure the correct mix of stakeholders are involved.

## **FOCUS AREAS**

Goals, objectives, and action items for the following six focus areas are found within the Implementation Strategies Table.

### **1. Community Character and Quality of Life**

A community's character is an intangible item that identifies the attributes which make a community unique. A community's character can be influenced by a number of factors that include land use patterns, natural features, transportation systems, and economic patterns. While a community's character will continually change over time, attempting to preserve it can be an important part in maintaining a community's cultural heritage and traditions. A community's "quality of life" are those factors, when taken in totality help define the viability of a community as a place to live, work, and play.

### **2. Planning, Zoning, and Community Development**

Land use patterns are changing based on the current economy, and planning for these changes allows the City to reshape its future while retaining its community character. Planning for the preservation of neighborhoods, commercial and industrial centers, natural resources, and recreational areas as well as areas of mixed-use development will promote sustainable growth within the City.

### **3. Transportation, Infrastructure and Public Services**

Governmental institutions owe their constituents an efficient and open organization by continually seeking ways to deliver services and to operate in the most cost-effective manner. Focusing on a regional perspective to enhance the area by cooperating and collaborating with adjacent communities to reach common goals will provide a seamless look and feel to the City and adjacent areas. Common goals can be reached quicker, and resources utilized more efficiently through partnerships with adjacent communities on joint projects. The City strives to enhance the level of service it provides to its residents and will continue to do so at both an intra- and inter-governmental level. Open lines of communication with the public will help assure constituents that this is being pursued.

Well-designed and managed infrastructure and services greatly adds to the livability of a community. These services include the transportation system, water and wastewater systems, public safety operations, non-motorized transportation routes, public parks and facilities, and the provision of public records. The continued maintenance and upgrades to these facilities is essential and requires constant oversight. The expansion of infrastructure and services is extremely expensive and places additional funding burdens on the public. Expansions which are not carefully planned can add to environmental degradation and undesirable sprawl.

#### **4. Natural, Cultural, and Recreation Resources**

The protection of the natural, cultural, and historic environments is imperative in maintaining the city's quality of life and ensuring future generations live in healthy surroundings. A clean and appealing environment helps attract new businesses, residents, and tourists. Economic development and environmental protection are both necessary for a healthy community.

#### **5. Housing**

A diverse and well-maintained selection of housing choices is another vital component of a community. The strength of a local economy is based, in part, on the affordability and selection of the housing stock. As a strong economy is an essential element of a healthy community, adequate housing choices must be available for residents to feel economically secure. In order to have productive community members and attract new citizens, a local community needs a broad mix of demographics to develop a well-rounded economy and add to the community's quality of life. Housing choices impact more than what type of structure an individual buys. Access to and the affordability of housing choices impacts overall community development by influencing such factors as access to quality education, church attendance, community organizations, and convenient shopping opportunities. Therefore, a local community must actively seek effective techniques to encourage desirable residential development.

The variety of income levels present in the City suggests a range of housing opportunities will be needed to satisfy the needs of the entire population. Onaway has higher poverty rates than Presque Isle County and the State of Michigan. Additionally, the city has a high percentage of residents receiving cash public assistance income, social security income, and food stamp/SNAP benefits. Since 94.9% of the housing stock was built prior to 1980 with 37.0% of the housing stock built before 1939, additional challenges occur when trying to maintain housing stock that is attractive to a wide variety of income levels and demographics.

Continued housing rehabilitation programs are needed to ensure the existing housing stock is maintained and enhanced. As new housing developments occur, the city should strongly encourage developments that provide a variety of housing options across the economic spectrum. These efforts will meet the housing demands of current and future residents.

#### **6. Economic Development**

A strong economy is essential in a healthy community. Residents must have the opportunity to earn family-sustaining wages in order to be productive community members. A strong economy does not usually happen without the local community actively seeking ways to encourage desirable development. The U.S. and world economies are rapidly changing, which is profoundly affecting local economies. Therefore, it is imperative to plan ahead and ensure a vital economic future.

## TIMEFRAMES

**SHORT:** Low cost, easy implementation, directly addressing top priorities, or critical to the advancement of other strategies, and to be implemented within the next 1-5 years.

**MEDIUM:** Important actions that have some level of significant cost and can be implemented within the next 5-10 years.

**LONG:** Actions that often require significant amounts of funding that must be planned for over time or require other strategies to be completed prior to their implementation.

**ONGOING:** Actions that have no beginning and end period, but which are continuously ongoing in the city.

CC = City Council

PC = Planning Commission

CM = City Manager

Staff = City Staff

DPW = Department of Public Works

DDA = Downtown Development Authority

HC= Housing Commission

MW= Michigan Works!

Chamber = Onaway Chamber of Commerce

NLEA=Northern Lakes Economic Alliance

EM=Presque Isle County Office of  
Emergency Management

FD=Onaway Area Fire Department

EMS=Onaway Area Ambulance Services

CD=Central Dispatch

LE=Law Enforcement

RC=Road Commission

MDOT=Michigan Department of  
Transportation

EGLE=Michigan Department of  
Environment, Great Lakes, and Energy

## IMPLEMENTATION STRATEGIES

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<b>1</b> <b>Community Character &amp; Quality of Life</b>	<b>GOAL 1</b>		
	Maintain and enhance the overall quality of life in the City of Onaway for all age groups, abilities, and income levels.		
	<b>OBJECTIVE A</b>		
	Implement the goals and objectives from the Master Plan.		
	(1) Coordinate implementation efforts with the appropriate departments, local units of government, agencies, and organizations.	Ongoing	CC, DPW, CM, Staff, DDA, Chamber
	(2) Develop a realistic timeline and assign responsible parties to implement the Master Plan's goals and objectives.	Ongoing	CC, CM, DDA, DPW, PC
	(3) Attain and maintain Redevelopment Ready Communities Certification from the Michigan Economic Development Corporation (MEDC).	Long	CC, CM, Staff
	<b>OBJECTIVE B</b>		
	Strive to balance future growth and development in the City while maintaining its small-town character.		
	(1) Encourage the development of goods, services, recreation, and employment opportunities needed to retain and attract families.	Ongoing	CC, PC, CM, Chamber
	(2) Strive to keep taxes and utility rates low.	Ongoing	CC, DPW, Staff, CM
	(3) Research and apply to grants to assist in implementing projects.	Ongoing	Staff, DPW, DDA
	<b>OBJECTIVE C</b>		
	Maintain the Zoning Ordinance to regulate development and the use of land in the city.		
	(1) Amend the Zoning Ordinance, when necessary.	Short	PC, CC
(2) Review and amend the Zoning Ordinance, if necessary, when the Master Plan is updated.	Short	PC, CC	
(3) Amend the Zoning Ordinance to include a matrix that identifies what uses are permitted and what uses require a special use permit.	Short	PC, CC	
(4) Amend the Zoning Ordinance to allow mixed uses (residential above non-residential uses, residential is on first floor not fronting the streets, etc.) in areas of concentrated developments.	Short	PC, CC	

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY	
<b>1</b> <b>Community Character &amp; Quality of Life</b>	(5) Amend the Zoning Ordinance to permit businesses and mixed uses to share parking. Establish a maximum parking requirement. Eliminate parking standards when bike parking is provided or when there is available public or on-street parking.	Short	PC, CC	
	(6) Consider amending the Zoning Ordinance to include form based codes.	Short	PC, CC	
	(7) Amend the Zoning Ordinance to have consistent setbacks for existing and new developments.	Short	PC, CC	
	(8) Amend the Zoning Ordinance to include standards that improve non-motorized transportation (create sidewalks with new developments, promote bike parking, elevated pedestrian walkways, etc.).	Short	PC, CC	
	(9) Amend the Zoning Ordinance to include a pre-development meeting with staff and create a checklist of expectations. Include a flowchart of the site plan review process with timelines, and annually review the flowchart and update, if needed.	Short	PC, CC	
	(10) Create a procedure to track projects from submittal to completion.	Short	PC, CC	
	<b>GOAL 2</b> Maintain and enhance the appearance and character of the City of Onaway.			
	<b>OBJECTIVE A</b> Enhance community gateways, parks, and streets.			
	(1) Implement and enforce land use controls, landscaping, and screening.	Ongoing	Staff, PC, CC	
	(2) Enhance public facilities, city gateways, and streetscapes through the inclusion of trees, street furniture, trash receptacles, lighting, flower boxes, bike racks, banners, and public art.	Medium	CC, PC, Staff, DDA, DPW	
(3) Maintain city-owned public spaces to ensure they remain clean and attractive.	Ongoing	DPW, DDA		



FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<b>1</b> <b>Community  Character &amp;  Quality of  Life</b>	<b>OBJECTIVE B</b> Improve the business district/downtown area in the city.		
	(1) Partner with financial institutions to provide low-interest façade loans to business owners.	Ongoing	CM, Staff
	(2) Research and apply for grants to fund streetscape projects for the downtown area.	Ongoing	Staff, CM, DDA
	(3) Complete restoration of the historic courthouse.	Medium	Staff, DDA
	<b>OBJECTIVE C</b> Encourage the maintenance and upgrades of businesses and residences to improve the city’s quality of life, neighborhood appearance, and property values.		
	(1) Implement City-wide clean-up days, big item pick up days, hazardous materials drop off days, etc.	Short	CC, Staff
	(2) Continue to offer a weekly residential trash collection program.	Short	Staff
	(3) Investigate incentive programs, including housing grants and low-interest loans, to encourage property improvements.	Ongoing	Staff, DDA, HC
	(4) Enforce the blight ordinance to ensure properties remain clean and attractive.	Ongoing	Staff
	(5) Acquire properties and demolish vacant, uninhabitable structures. Actively search for buyers and developers for the properties with priority given to owners of neighboring properties and housing non-profits.	Ongoing	DDA, CC, Staff
	<b>OBJECTIVE D</b> Protect and preserve local history, including historic buildings, residential neighborhoods, and scenic features.		
	(1) Explore tax incentives and/or loan programs for the preservation and/or renovation of older and/or historic buildings and facades.	Ongoing	Staff, DDA
	(2) Develop guidelines for the appropriate reuse and renovation of historic buildings.	Short	PC, CC
	(3) Encourage private efforts to protect valuable historic resources.	Ongoing	PC, Staff
	(4) Provide historic preservation resource information to the public.	Ongoing	DDA, Staff
	(5) Incorporate features that reflect the City’s character and cultural heritage into signs and streetscape elements within the City.	Ongoing	Staff, DPW, DDA

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">2</p> <p style="text-align: center; font-weight: bold;">Planning, Zoning, and Community Development</p>	<b>GOAL 1</b> Communicate and collaborate with other levels of government, governmental agencies, and the public on land use, zoning and development issues.		
	<b>OBJECTIVE A</b> Maintain and implement an updated Master Plan and Zoning Ordinance that is responsive to public needs and the city's future direction.		
	(1) Initiate and maintain proactive conversations with property owners regarding preferred future land uses.	Ongoing	CC, CM, Staff, DDA, Chamber
	(2) Review the Master Plan, including the goals and objectives at five-year intervals per state law.	Ongoing	PC, CC, Staff
	(3) Respond accordingly to changes in state planning statutes.	Ongoing	PC, CC
	<b>OBJECTIVE B</b> Improve communication with surrounding governments, businesses, organizations, agencies, and the public. Encourage feedback on the ongoing efforts to improve the city.		
	(1) Communicate with the county and adjacent townships about land use and site plan issues for properties near their boundaries.	Ongoing	CC, PC, CM, Staff
	(2) Maintain an open decision-making process and promote active citizen involvement.	Ongoing	CC, PC, Staff
	(3) Develop a formalized comprehensive public engagement plan that addresses the methods of public engagement to use at different venues, key stakeholders, goals, objectives, and action items, methods to track the success of engagement methods, methods to share results with the public (social media, website, etc.), and methods to assist developers in soliciting feedback early in the site plan approval process. Provide an example of how results will be shared.	Short	CC, PC, Staff, CM
	(4) Develop an applicant feedback mechanism to identify obstacles in the development review process.	Short	CC, PC, Staff, CM
(5) Sponsor community and neighborhood public forums to solicit public feedback from all demographic sections in the city.	Ongoing	Staff, CM, CC, PC	

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">2</p> <p style="text-align: center; font-weight: bold;">Planning, Zoning, and Community Development</p>	(6) Implement improved communication processes for public feedback and encourage the use of the City's website to disperse information, such as planning-related resources, news releases, newsletters, agendas, meeting minutes, the zoning ordinance, application forms, and city plans.	Ongoing	Staff
	(7) Develop a joint site plan review team to encourage other departments to review a site plan prior to the Planning Commission. Identify appropriate staff to be on the review team.	Ongoing	Staff
	<p><b>GOAL 2</b></p> <p>Guide development to meet the long-term needs of the community through the protection of existing development, preservation of community character, fostering of development, and the conservation of natural resources.</p>		
	<p><b>OBJECTIVE A</b></p> <p>Foster distinct, attractive development to enhance the visual character in the city.</p>		
	(1) Encourage creative design and planning techniques to produce visual harmony while preserving special features and natural resources.	<i>ONGOING</i>	Staff, PC
	(2) Implement design standards in the Zoning Ordinance while allowing for flexibility in creative design.	Ongoing	Staff, PC
	(3) Develop and adopt a six year capital improvement plan to address city projects, including but not limited to reconstructing the streets, sidewalks, storm drains, and water distribution system.	Ongoing	PC, CC, CM
	(4) Develop a policy for city departments to annually review and prioritize projects.	Ongoing	CC, Staff, CM
	(5) Consistently enforce the current zoning standards and city ordinances.	Ongoing	Staff, PC
	(6) Develop and implement façade improvement programs.	Medium	Staff, DDA, PC, CC
	(7) Consider the City's character when applying the site plan review process per the Zoning Ordinance.	Ongoing	Staff, PC
(8) Develop a development resources guide or an online interconnected development guide that includes planning forms and applications, the fee schedule, permits, meeting schedules, master plan, zoning ordinance, etc.	Short	Staff	
(9) Complete an annual review the fee schedule and post the fee schedule online.	Ongoing	Staff, CC	

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 48pt; font-weight: bold;">2</p> <p style="text-align: center; font-weight: bold;">Planning, Zoning, and Community Development</p>	<b>OBJECTIVE B</b> Encourage diverse business development through community development.		
	(1) Research innovative development options to increase the tax base while maintaining the essential character of the community.	Ongoing	CC, CM, DDA, Chamber
	(2) Develop and implement innovative zoning techniques that allow for a mix of residential and commercial uses as well as expansions of the home-based business and cottage industry.	Ongoing	PC, Staff, DDA
	(3) Encourage businesses to use outdoor spaces.	Ongoing	PC, Staff
	(4) Research and apply to programs (e.g. Brownfield Redevelopment Programs) that encourage responsible land use.	Ongoing	Staff, CM, DDA
	(5) Promote and encourage development in the downtown.	Ongoing	CC, CM, Staff
	(6) Update the Downtown Development Authority Tax Increment Financing Plan with a project implementation table that addresses responsible parties, estimate project costs, priorities, and completion timelines. Make the plan easily accessible online. Include high density mixed use developments within the plan.	Short	DDA
	<b>OBJECTIVE C</b> Develop and adopt a Complete Streets policy to make the city's transportation network safer for drivers, transit users, pedestrians, and bicyclists.		
	(1) Develop a sidewalk construction plan that specifies the location and priority for construction needs. Consider constructing sidewalks block by block as funding permits to create a connected, walkable pathway.	Short	PC, CM, CC, DPW, DDA
	(2) Inventory the sidewalks in the city.	Medium	DPW
	(3) Maintain, repair, and/or replace the sidewalks.	Ongoing	DPW
	(4) Develop a multi-use trail to connect the city to the North Eastern State Trail and the new Presque Isle Gas and Electric Cooperative facility to the Downtown.	Short	DPW, MDOT, RC, PC

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">2</p> <p style="text-align: center; font-weight: bold;">Planning, Zoning, and Community Development</p>	<b>GOAL 3</b> Enhance the membership and education opportunities for the city's boards and commission.		
	<b>OBJECTIVE A</b> Recruit and provide orientation materials to new staff, and appointed and elected officials.		
	(1) Encourage appointed and elected officials to review the board and committee information on the Redevelopment Ready Communities website.	Ongoing	CM, PC, CC, Staff, DDA
	(2) Determine the skill set needed for each board and establish bylaws for each board and commission. Post the bylaws online with a brief description about the skill sets desired for the board. If requested, provide paper copies of the bylaws.	Short	PC, CC, DDA
	(3) Reformat the boards and commission application to include checkboxes with skill sets related to development. Post the application online.	Short	Staff
	(4) Provide orientation packets to new staff, and appointed and elected officials that include applicable state and city laws, bylaws, contact information, procedure rules, roles in relation to other boards, the open meetings acts, and meeting dates.	Short	Staff
	<b>OBJECTIVE B</b> Provide education and training opportunities for staff, and appointed and elected officials.		
	(1) Establish a dedicated source of funding in the budget for training and educational opportunities for staff, and appointed and elected officials.	Ongoing	CC
	(2) Determine training needs and priority trainings. Track staff and official attendance at training events.	Ongoing	Staff, CC, PC
	(3) Establish a process to encourage staff, and boards and commission members to attend trainings that includes how information is distributed about upcoming events, and what funds are used to register/travel (implement training requirements within the boards and commission bylaws, share on website newsfeed, etc.).	Ongoing	CC, PC, Staff
	(4) Hold an annual joint meeting between the development-related bodies to share information, establish annual goals, and perform annual reviews.	Ongoing	CC, PC, CM, DDA
	(5) Prepare and publish an annual planning commission report as required by the Michigan Planning Enabling Act (MPEA) that includes the status of action items.	Ongoing	PC

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">3</p> <p style="text-align: center; font-weight: bold;">Transportation, Infrastructure and Public Services</p>	<p><b>GOAL 1</b></p> <p>Improve and maintain the transportation systems, community facilities, public utilities, and telecommunications to accommodate the needs of residents, visitors, and commercial enterprises.</p>		
	<p><b>OBJECTIVE A</b></p> <p>Provide businesses and residences with access to the necessary public services and amenities.</p>		
	<p>(1) Direct future development to areas where public services and utilities already exist or where expansion of services and utilities are planned and/or required.</p>	<p>Ongoing</p>	<p>Staff, PC, DDA</p>
	<p>(2) Inventory the location of water mains, hydrants, water valves, sewer lines, broadband, streets, electrical, and gas lines.</p>	<p>Medium</p>	<p>Staff, DPW, RC</p>
	<p>(3) Upgrade and maintain the water distribution system and sewer infrastructure while coordinating road and water/sewer projects to keep costs low. Construct new water mains in the right-of-way instead of under streets and alleys. Install new hydrants and water valves to prevent service disruption to large areas.</p>	<p>Ongoing</p>	<p>DPW, CC, DDA</p>
	<p>(4) Maintain roads and streets to ensure safety and facilitate orderly growth. Maintain the street reconstruction priority list.</p>	<p>Ongoing</p>	<p>DPW, CM, RC, MDOT</p>
	<p>(5) Install storm drains, catch basins, and ditching, where appropriate, to address street drainage issues when road sections are repaired.</p>	<p>Medium</p>	<p>DPW, CM, RC, MDOT</p>
	<p>(6) Attract and support public transportation services to assist those with limited mobility.</p>	<p>Ongoing</p>	<p>CC, DDA</p>
	<p>(7) Maintain safe and convenient on-street and off-street parking. Re-design parking, if necessary.</p>	<p>Ongoing</p>	<p>DPW, RC, MDOT</p>
	<p>(8) Encourage street and utility improvements to coincide with new developments.</p>	<p>Ongoing</p>	<p>Staff, PC</p>
<p>(9) Encourage the placement of utilities underground. Relocate overhead utility lines underground and remove unnecessary overhead power lines.</p>	<p>Ongoing</p>	<p>Staff, CC, CM, PC, DDA</p>	

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">3</p> <p style="text-align: center; font-weight: bold;">Transportation, Infrastructure and Public Services</p>	<p><b>OBJECTIVE B</b> Support the construction of efficient communication networks within the City.</p>		
	(1) Determine and implement techniques to improve cell phone service coverage within the City.	Long	PC, CC, CM, Staff
	(2) Determine and implement techniques to upgrade the high speed internet service.	Long	PC, CC, CM, Staff
	(3) Work with telecommunications companies to ensure the latest telecommunications technology is available in the city.	Ongoing	PC, CC, CM, Staff
	<p style="text-align: center;"><b>GOAL 2</b> Ensure the efficient response of emergency services within the city.</p>		
	<p><b>OBJECTIVE A</b> Improve emergency services in the city.</p>		
	(1) Plan for and upgrade existing public safety equipment and facilities to ensure the provision of efficient services.	Ongoing	CC, CM, FD, EMS
	(2) Continue participating in the inter-local agreements for the Onaway Area Fire Department and the Onaway Area Ambulance Services.	Ongoing	CC, FD, EMS
	(3) Determine the feasibility of replacing the inter-local agreements for the fire department and ambulance services with authorities since both the fire department and ambulance services operate within the City of Onaway.	Short	CC, CM, FD, EMS
	(4) Inventory the current telecommunication services and plan for the future telecommunication needs of the emergency services.	Ongoing	Staff, CM, LE, FD, EMS, CD
	(5) Maintain adequate response times to public safety incidents.	Ongoing	CD, LE, FD, EMS, CM
(6) Allocate sufficient resources to ensure adequate staffing.	Ongoing	CC, CM	
(7) Work with the Presque Isle County Office of Emergency Management to address emergency management issues, which include prevention, preparedness, response, recovery, and mitigation.	Ongoing	EM, CM, CC, FD, EMS	

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">4</p> <p style="text-align: center; font-weight: bold;">Natural, Cultural, and Recreation Resources</p>	<p><b>GOAL 1</b></p> <p>Conserve, protect, and maintain natural resources for the enjoyment of residents and visitors.</p>		
	<p><b>OBJECTIVE A</b></p> <p>Coordinate development intensity with the environmental integrity and land limitations.</p>		
	(1) Consistently apply standards when reviewing development proposals.	Ongoing	Staff, PC
	(2) Amend the Zoning Ordinance to protect the natural resources and direct development away from environmentally-sensitive areas.	Short	PC, CC, Staff
	(3) Encourage LEED-certified (Leadership in Energy and Environmental Design) developments to promote sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.	Ongoing	PC, Staff
	(4) Encourage green infrastructure practices (rain gardens, bioswales, green roofs, pervious pavements, landscaping with native plants, preserving trees, cisterns, renewable energy, etc.)	Ongoing	Staff, PC, DDA
	(5) Adopt environmentally sustainable ordinances, such as stormwater controls, soil erosion and sedimentation control.	Ongoing	Staff, PC, CC
	(6) Preserve native vegetation and trees. Minimize the removal of trees and soil.	Ongoing	Staff,
	<p><b>OBJECTIVE B</b></p> <p>Work with other agencies, organizations, associations, and resource professionals to promote a healthy and natural environment in the city.</p>		
	(1) Develop a landowner technical assistance program that promotes a healthy and diverse natural environment.	Long	DDA, Chamber, Staff, CM, CC, PC
	(2) Identify sites with existing pollution or the potential for pollution and develop measures to rectify the existing issues and prevent future problems.	Short	Staff, EGLE, CM
	(3) Encourage the use of natural landscaping in community parks, around public facilities and on private lands, where appropriate.	Ongoing	PC, Staff, DDA



FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<b>4</b>  <b>Natural, Cultural, and Recreation Resources</b>	<b>OBJECTIVE C</b> Identify and protect desirable open space areas, scenic vistas, wildlife habitat, and environmentally-sensitive areas.		
	(1) Encourage the use of native plants for reforestation projects, wildlife habitat, street and neighborhood trees, landscaping, parks and roadside areas.	Ongoing	PC, Staff, DPW
	(2) Pursue grant funding to assist in protecting natural areas.	Ongoing	Staff
	<b>GOAL 2</b> Protect and preserve the city's cultural resources.		
	<b>OBJECTIVE A</b> Assist in promoting cultural tourism in the City through the support of public and private cultural and civic organizations, including the expansion, improvement and/or development of facilities and activities.		
	(1) Identify and promote the significance of historic neighborhoods, buildings, and places.	Ongoing	DDA, Chamber
	(2) Work with local organizations to tell Onaway's story with the incorporation of cultural resources.	Ongoing	DDA, Chamber
	(3) Pursue grant funding to assist in protecting cultural resources.	Ongoing	Staff
	<b>GOAL 3</b> Maintain and enhance the parks and recreational facilities and activities in Onaway.		
	<b>OBJECTIVE A</b> Maintain a DNR approved Recreation Plan.		
	(1) Implement the goals, objectives, and action strategies in the Recreation Plan.	Ongoing	CC, Staff, PC, DPW, CM
	<b>OBJECTIVE B</b> Work with local groups to implement parks and recreational facilities in the city and region.		
	(1) Work with the Onaway Area Little League, Onaway High School, and the public to improve Edna Loud Recreation Area. Improve the parking lot around the baseball and softball fields, construct a concession building and junior/senior baseball field, install an ice rink and skate park, and convert the existing gravel roads into pedestrian pathways.	Medium	CC, Staff, DPW
	(2) Participate in regional and statewide trail improvement and marketing efforts.	Medium	CM, Staff, Chamber, DDA

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<h1 style="font-size: 48px; margin: 0;">5</h1> <h2 style="font-size: 24px; margin: 0;">Housing</h2>	<b>GOAL 1</b> Allow suitable housing opportunities for all income levels, age groups, ability, household type, and resident type (year-round and seasonal).		
	<b>OBJECTIVE A</b> Encourage the development of a mixture of quality housing within the City.		
	(1) Encourage the development of affordable single-family housing, multiple family housing, tiny houses, garage apartments, guest houses, granny flats, and age-progressive senior and assisted living housing.	Ongoing	Staff, PC, CC
	(2) Conduct a housing study to assist in directing residential growth in the City and downtown area.	Medium	Staff, CM, CC, DDA
	(3) Research, implement, and maintain rental housing programs to ensure high standards are maintained in single- and multi-family rental housing.	Ongoing	Staff, PC, CC
	(4) Match residential densities to the characteristics and available services of proposed sites.	Ongoing	Staff, PC
	(5) Enforce the development standards in the Zoning Ordinance to protect existing properties.	Short	Staff, PC
	<b>OBJECTIVE B</b> Renovate and maintain the existing housing stock and residential neighborhoods to keep them safe and in good repair and appearance.		
	(1) Enforce codes to remove unsanitary or unsafe housing, and blight, including but not limited to junk, debris, and inoperable vehicles.	Ongoing	Staff, DDA
	(2) Research grant programs (Community Development Block Grant Program) to rehabilitate existing low and moderate income housing units.	Ongoing	HC, Staff
	(3) Identify and provide information to residents about the available funding sources for residential improvements.	Ongoing	HC, Staff
	<b>OBJECTIVE C</b> Protect the neighborhood character in residential areas.		
	(1) Require buffers or transition areas between residential and non-residential uses to maintain property values and aesthetics.	Ongoing	Staff, CC, PC
	(2) Encourage clustering residential development in areas where services and utilities are available to preserve open spaces.	Ongoing	Staff, CC, PC
(3) Discourage the infringement of commercial and industrial uses near residential neighborhoods, while allowing for the continuation of existing neighborhood small businesses.	Ongoing	Staff, CC, PC	

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">6</p> <p style="text-align: center; font-weight: bold;">Economic Development</p>	<p><b>GOAL 1</b></p> <p>Provide opportunities to retain existing businesses, establish new commercial uses and redevelop vacant buildings and land, which meet the demonstrated market needs of area residents.</p>		
	<p><b>OBJECTIVE A</b></p> <p>Develop and adopt a comprehensive economic development strategy per the Redevelopment Ready Communities Best Practice criteria.</p>		
	<p>(1) Identify key regional and community economic drivers (both economic challenges and opportunities), including but not limited to a pedestrian friendly environment, support and attraction of small businesses, and an increase in economic opportunities for residents and businesses, etc.</p>	Ongoing	CM, CC, PC, DDA, NLEA, Chamber
	<p>(2) Create a table with goals, actions, timelines and responsible parties to implement the economic development efforts.</p>	Short	CM, PC, CC, DDA
	<p>(3) Coordinate efforts with all stakeholders.</p>	Ongoing	CM, CC, PC, DDA
	<p>(4) Annually review the comprehensive economic development strategy to update the plan, if needed, and to determine the status of each implementation action. Provide updates in the city manager report.</p>	Ongoing	CM, CC, PC, DDA
	<p><b>OBJECTIVE B</b></p> <p>Support efforts to create a vibrant downtown area.</p>		
	<p>(1) Encourage commercial development or redevelopment (retail, personal services, office and professional services) in the downtown business district.</p>	Ongoing	DDA, Staff, CC, PC, CM, NLEA
	<p>(2) Promote the vitality of the downtown area by emphasizing the entertainment and cultural center, restaurants, parks, and shopping.</p>	Ongoing	DDA, Chamber
	<p>(3) Identify the types of commercial development that are not in downtown.</p>	Short	DDA, NLEA
<p>(4) Permit different types of housing development types in the downtown area (e.g. stacked flats, co-housing, home occupations, etc.)</p>	Short	PC, CC, DDA	

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">6</p> <p style="text-align: center; font-weight: bold;">Economic Development</p>	<p><b>OBJECTIVE C</b> Retain existing businesses for the economic well-being in Onaway.</p>		
	(1) Research, promote, and/or implement programs that retain existing businesses.	Ongoing	Chamber, DDA, Staff, NLEA
	(2) Research and promote business façade improvement programs.	Medium	Staff, Chamber, DDA
	(3) Develop partnerships between community organizations, regional community colleges, and Michigan Works to provide education and training programs that continue to meet the needs of the City's current employers and future businesses.	Ongoing	Chamber, DDA, MW, NLEA
	(4) Identify and promote programs that provide training to existing business owners in the provision of quality services, business management, and other issues.	Ongoing	Chamber, MW, NLEA
	<p><b>OBJECTIVE D</b> Support commercial and industrial development and attraction efforts.</p>		
	(1) Participate in local and regional entrepreneurial and business attraction efforts.	Ongoing	Chamber, MW, CM
	(2) Market entrepreneurial training programs to assist residents in starting and maintaining their own small businesses.	Ongoing	Chamber, Staff, MW
	(3) Diversify business opportunities through the use of community development programs.	Ongoing	Chamber, CM, Staff, NLEA
	(4) Evaluate tax incentives and abatement programs to attract commercial developments.	Ongoing	CM, CC, Staff
	(5) Research and utilize programs that assist with start-up loans, façade improvements, and renovations.	Ongoing	Staff, DDA, Chamber
	(6) Identify and address city regulations perceived as burdensome by potential investors and employers. Streamline the site development approval processes.	Short	Staff, CC, PC
	(7) Provide the necessary services, utilities, facilities, and programs to attract commercial and industrial developments.	Long	CM, DPW, NLEA
(8) Develop relationships between the city and existing commercial and industrial businesses.	Ongoing	CM, Staff, DDA	

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">6</p> <p style="text-align: center; font-weight: bold;">Economic Development</p>	<p><b>OBJECTIVE E</b> Support county and regional economic development initiatives to establish new industries that diversify the local economy and ensure the retention and competitiveness of existing industry.</p>		
	(1) Provide appropriate locations for clean, light industrial and research-type developments.	Ongoing	Staff, PC, CC
	(2) Encourage the location of industrial industries in the existing renaissance zones.	Ongoing	Staff, PC, CC
	(3) Utilize tax incentive and tax abatement programs to encourage industrial development, where appropriate.	Ongoing	Staff
	(4) Attract high tech, and research and development businesses to the City.	Ongoing	CM, Chamber, NLEA
	(5) Improve marketing efforts, including internet-based marketing efforts, to attract new industrial development to the City.	Ongoing	Chamber, CM, Staff, NLEA
	(6) Participate in the <i>Pure Michigan</i> Business to Business Connect program.	Ongoing	CC, CM
	(7) Participate in Michigan Works! Northeast Consortium to encourage industry to purchase local goods and services and share workforce skills.	Ongoing	Staff, CC, PC
	<p><b>OBJECTIVE F</b> Redevelop sites in the city.</p>		
	(1) Identify priority sites for redevelopment with the assistance of stakeholders.	Ongoing	CM, Staff, DDA
	(2) Prepare information in a marketable document to assist developers in finding opportunities that match the city's vision for the redevelopment sites, including but limited to the address, owner, value, infrastructure, environmental conditions, traffic studies, etc.	Ongoing	CM, Staff, DDA
	(3) Identify financial or other incentives for each site.	Ongoing	CM, Staff, DDA
	(4) Actively market priority redevelopment sites via the city's website and its economic development partners.	Ongoing	Staff, CM, DDA, NLEA, Chamber

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIME FRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">6</p> <p style="text-align: center; font-weight: bold;">Economic Development</p>	<b>GOAL 2</b> Market and brand the city to promote its assets and unique attributes.		
	<b>OBJECTIVE A</b> Develop a marketing strategy.		
	(1) Research and implement effective tourism attraction techniques.	Short	DDA, Chamber
	(2) Identify opportunities in the city, outline strategies to attract businesses, consumers, and real estate development, include marketing strategies from the economic development strategy, and marketing strategies for redevelopment sites. Develop a marketing message. Determine the target audience and develop a city brand (what makes it unique).	Ongoing	CM, DDA, NLEA, PC, CC, Staff
	(3) Coordinate marketing efforts with other local, regional, and state partners.	Ongoing	CM, DDA, NLEA, Chamber
	(4) Continually update the information on the city's website.	Ongoing	Staff
	(5) Determine the feasibility of implementing the "Winter Cities" concept in the city.	Short	Staff, CM
	<b>OBJECTIVE B</b> Implement placemaking programs and a public relations campaign emphasizing Onaway's park system, heritage, historic character, access, and unique activities.		
	(1) Pursue placemaking funding opportunities.	Ongoing	CM, Staff, DDA, Chamber
	(2) Encourage year-round community events.	Ongoing	CM, Staff, DDA, Chamber
	(3) Regularly attend trainings and share ideas with other communities about cost effective placemaking projects.	Ongoing	CC, CM, Staff, DDA, Chamber
	(4) Promote the placemaking efforts in Onaway.	Ongoing	DDA, Chamber

# Chapter 7

## FUTURE LAND USE

### INTRODUCTION

The Master Plan presents a future land use plan that will enable the city to accommodate growth, while protecting its natural resources and community characteristics. The Future Land Use Plan represents a union of the research and strategies that were developed throughout the planning process to plan for the types and intensity of development, and general land use arrangement that may occur over the next twenty years (Figure 7-1). It should be noted the desired future land use plan may be adjusted in the future based on changing conditions within the community, while maintaining compatibility with the goals and objectives of the Master Plan.

### FUTURE LAND USE CATEGORIES

The City of Onaway has identified ten future land use categories that are listed below and depicted in Figure 7-1. The future land use categories correspond to the zoning districts in the City of Onaway Zoning Ordinance.

#### **Low Density Residential**

The Low Density Residential category is intended to preserve rural residential areas within the city. The primary uses in these areas are single-family dwellings, two-family dwellings, and adult foster care homes. Other compatible uses that are allowed with a special permit include but are not limited to churches, funeral homes, bed and breakfast establishments, and plant nurseries.

#### **Medium Density Residential**

This category is designed to accommodate residential developments on small lots located near the city's population centers. The principal uses are single-family dwellings and adult foster care homes. Other compatible uses that are allowed with a special permit include but are not limited to churches, funeral homes, and bed and breakfast establishments.

#### **Multi-Family Residential**

The Multi-Family Residential designation is intended to provide a location for a mixture of housing types and densities in the city. This category includes apartments, and two-family dwelling units. These areas are located on Shaw Street between Glaser Streets and 7th Street, Lynn Street and Fairview Street.

#### **Restricted Residential**

The Restricted Residential category is located in the northeast corner of the city around 7<sup>th</sup> and Tower Streets. This category recognizes the importance of the city's natural resources and exists

to preserve the area's culture, forests, water, and land. Primary uses include single-family dwellings.

### **Manufactured Housing**

The manufactured housing area is located in the southwestern corner of the city to accommodate accessibility and the physical and economic considerations for manufactured housing park development designs that include the designs for manufactured housings and manufactured housing sites. The primary use of this category is for manufactured housing developments licensed by the State of Michigan.

### **Office Residential**

The Office Residential designation is intended to accommodate office uses within residential areas. Typical uses include single-family dwellings, adult foster care homes, and offices and office buildings. Commercial retail establishments and similar establishments that require short term parking are prohibited. The Office Residential area is located north of Fardon Street in a medium density residential district.

Office developments should be consistent in design (building setback, building form, massing, etc.) with existing residential development and neighboring districts. Office uses should be low impact with standard business hours that are compatible with residential uses. Signage, lighting, and parking regulations should be incorporated to ensure these elements blend into the residential aspects of the neighborhood. In addition, adequate buffers should be provided to screen office uses from residential uses.

### **Professional Commercial**

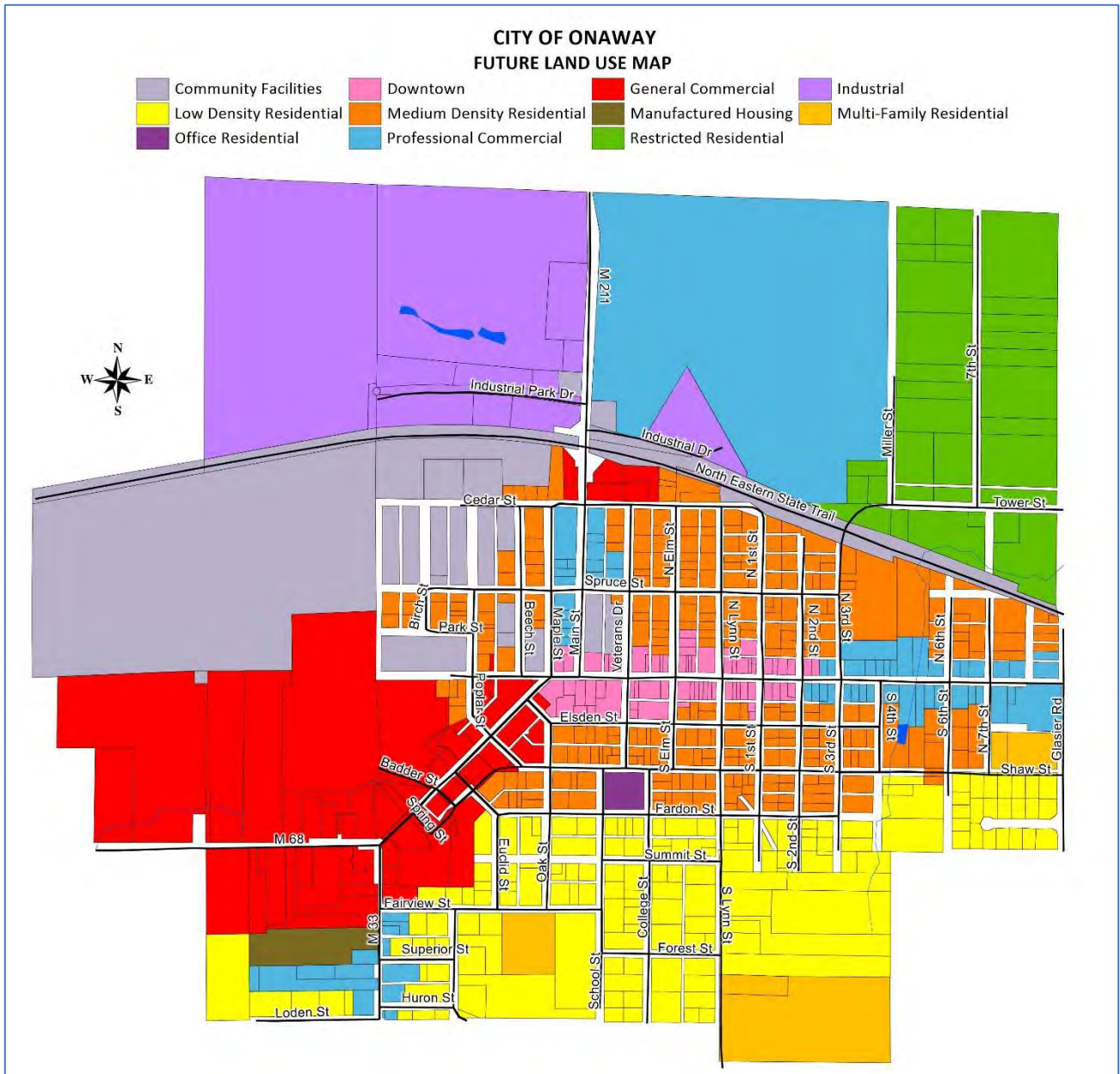
The Professional Commercial district is designated to recognize the desirable quality of locating commercial businesses near residential areas to maintain the city's local economy and entrepreneurship. The category also provides for the mixing of compatible residential and business development with residential uses located on the second floor of commercial buildings. Typical uses include offices and office buildings, financial institutions, restaurants and delicatessens, bed and breakfast, clothing/shoe stores, bookstores, electronics stores, video/music stores, auto parts stores, barber shops/hair salons, florists/gift shops, hardware stores, bakeries, apartments located above office space, and general retail.

### **General Commercial**

This category is dependent on high traffic volumes and is intended for the widest and most intensive variety of retail and service businesses. These areas are located around M-33 and Washington Street. Typical uses include retail businesses, adult foster care, nursing homes, personal service establishments, restaurants, bars and lounges, office and office buildings, financial institutions, public and quasi-public buildings, commercial recreation facilities, schools, studios, and laundromats.



Figure 7-1 City of Onaway Future Land Use Map



### **Central Downtown Business District**

Onaway's traditional downtown is located on State Street/M-68 from Maple Street to 1<sup>st</sup> Street. Historic development patterns of the downtown are typical with buildings having zero setback from sidewalks and vehicle parking on-street, shared off street lots and parking behind stores. The intention is to retain and enhance the traditional downtown appearance and character. The community supports a "pedestrian friendly" downtown with street trees where appropriate, benches, wayfinding signage, and well-maintained sidewalks and paths. Allowing residential uses within existing commercial buildings will help to increase the population in the community core. Even though a state highway serves as the downtown's "Main Street" there are two existing traffic calming features that slow speeds as cars enter the downtown. First, the corner at Washington and State Streets slows traffic entering the downtown from the west. Traffic entering the downtown from the east first enters a traditional residential neighborhood with street trees, sidewalks, and grass lawns, all of which provide visual cues that tend to cause drivers to slow down. Onaway will develop downtown design guidelines to encourage creative designs and planning techniques, and evaluate use of a downtown overlay zoning district to retain the traditional downtown development patterns.

### **Industrial**

The industrial area is located in the northwest region of the city. This category is intended to accommodate and attract manufacturing, processing, warehousing, and other industrial uses. Typical uses include warehousing with trucking facilities, pre-fabrication shops, service and storage centers, vocational schools, light industrial uses, lumber yards, building material suppliers, bottling works, food packaging and freezer plants, research and experimental laboratories, machine, plastic, and wood shops, gas and oil processing facilities, and tool and die shops.

### **Community Facilities**

This category is intended to permit activities that are designed to serve the population in an efficient manner. All city-owned properties and the North Eastern State Trail are included in this district. Typical uses include parks, colleges and trade schools, hospitals, pharmacies, opticians, laboratories and offices, schools, governmental facilities, nurseries for children, auditoriums, libraries, museums, and animal shelters.

## **PRIORITY REDEVELOPMENT AREAS**

The City of Onaway intends to participate in the MEDC Redevelopment Ready Communities Program. As part of this program, the city will identify and prioritize redevelopment sites. These priority sites will be reviewed annually and may change throughout the year as circumstances in the community change and as new information becomes available. The inclusion of these sites of redevelopment in this Master Plan is not meant to preclude alternate areas of redevelopment in the city if the opportunity for redevelopment becomes available. Onaway will work with Presque Isle County EDC and Target Alpena to support and market the sites for redevelopment.

The following areas are possible redevelopment sites and are shown on Figure 7-2). Priority Areas 1-6 are located in the Central Downtown Business District and are part of the General Commercial zoning district. Onaway's traditional downtown is located on State Street from Maple Street to 1<sup>st</sup> Street. Historic development patterns of the downtown are typical with buildings having zero setback from sidewalks and vehicle parking on-street, shared off street lots and parking behind stores. The intention is to retain and enhance the traditional downtown appearance and character.

Priority Area 7 is a nine acre undeveloped lot located on M-68. It is located in a section of the General Commercial District that has frontage on Washington Ave. /M-33 and M-68. Development patterns are typical for highway commercial corridors with larger parcels, onsite parking lots, outdoor sales, and setbacks designed to accommodate customers driving motor vehicles.

Priority Redevelopment Areas 1-7 are located in the General Commercial District zoning district. As per the zoning ordinance, the community will encourage uses such as retail stores and related activities, office buildings and service establishments which occupy the prime frontages in the Downtown. The business will serve a consumer population beyond the corporate boundaries of the City of Onaway. Development will be designed to promote convenient pedestrian shopping and the stability of retail development.

Priority Areas 8 and 9 are currently undeveloped vacant lands. Both are identified as industrial in the Future Land Use Plan and are zoned Manufacturing (M-1). The Manufacturing (M-1) District is designed to provide sites for manufacturing and wholesale storage, and as a distribution area to retail stores and industrial users.

1. Owner: Iron One LLC.

Property Address: 20749 State St Onaway, MI 49765

Description: The property is located in the Central Business District and is zoned General Commercial. The property is privately owned. The parcel is approximately 31,000 sq. ft., has a structure and parking lot.





2. Owner: Iron One LLC

Property Address: 20692 State St Onaway, MI 49765

Description: The property is located in the Central Business District and is zoned General Commercial. The property is privately owned. An old structure was demolished a few years ago and the site is ready for construction of a new building. The parcel is approximately 19,000 sq. ft. and is vacant.



3. Owner: Richard Huminski

Property Address: 20648 State St Onaway, MI 49765

Description: The property is located in the Central Business District The property has a structure and is zoned General Commercial.



4. Owner: Presque Isle County

Property Address: 20598 State St Onaway, MI 49765

Description: The property is located in the Central Business District and is zoned General Commercial. The property has a house. It is anticipated the structure will be removed and the site made available for redevelopment of a commercial building.



5. Owner: Kevin Charles Janeczek

Property Address: 20493 State St Oway, MI 49765

Description: The property is located in the Central Business District and is zoned General Commercial. The property has a structure.



6. Owner: Ronald A & Tracina Buczkowski

Property Address: 20479 State St Oway, MI 49765

Description: The property is located in the Central Business District and is zoned General Commercial. The property is vacant.



7. Owner: Diane L Suiter

Property Address: 21150 M-68 Hwy Onaway, MI 49765

Description: The property is vacant and is zoned General Commercial.



8. Owner: Presque Isle Elec & Gas Co-Op

Property Address:

Description: The property is vacant and is zoned Manufacturing.



9. Owner: City of Onaway

Property Address:

Description: The property is undeveloped (forested and lowland forests) and is zoned Manufacturing.

## ZONING PLAN

The Michigan Planning Enabling Act (PA 33 of 2008) requires the Master Plan contain a zoning plan which includes an explanation about how the future land use categories on the Future Land Use Map relate to the zoning districts. The city has chosen to utilize future land use categories that correlate to their zoning districts, but will consider Zoning Ordinance amendments to allow for growth and development without negatively impacting the city’s quality of life (Table 7-1).

After adoption of the Master Plan, the city should review the Zoning Ordinance for compatibility with the Master Plan’s goals, objectives, and future land uses. The city should review all current zoning districts to ensure a full range of compatible and desired uses are provided for in each district. The Zoning Ordinance should also be reviewed for specific development standards for each district (including architectural and buffering standards), approval procedures, review standards, and general provisions. The city evaluate use of a downtown overlay zoning district to retain the traditional downtown development patterns. In general, the Zoning Ordinance should provide enough flexibility to allow the desired development pattern to occur

<b>Table 7-1 City of Onaway Zoning Districts and Future Land Use Categories</b>	
<b>Zoning District</b>	<b>Future Land Use Category</b>
Low Density Residential	Low Density Residential
Medium Density Residential	Medium Density Residential
Restricted Residential	Restricted Residential
Multiple Family Residential	Multiple Family Residential
Mobile Home	Manufactured housing
General Commercial	General Commercial
Professional Commercial	Professional Commercial
Office Residential	Office Residential
Community Facilities	Community Facilities
Manufacturing	Industrial
Light Manufacturing	Industrial



# Chapter 8

## ADOPTION AND IMPLEMENTATION

### ADOPTION

#### **Plan Coordination and Review**

As required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended), notification of intent to develop the City of Onaway Master Plan was sent to all adjacent communities and other relevant entities to request cooperation and comment.

After the draft plan was completed by the Planning Commission with assistance from NEMCOG, a draft was transmitted to the City Commission for approval to distribute the plan for review and comment. The draft plan was transmitted to entities notified at the initiation of the plan development. After the required comment period, a public hearing notice and notice of plan adoption of the final plan was transmitted to all required entities.

#### **Public Hearing**

A public hearing on the proposed master plan for the City of Onaway, as required by the Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) was held on October 27, 2021. Section 43 of the Act requires that 15 days notice of the public hearing be given in a publication of general circulation in the municipality. A notice for the public hearing was published in Presque Isle County Advance and Onaway Outlook on September 23, 2021.

#### **Adoption**

The City of Onaway Planning Commission formally adopted the Master Plan on October 27, 2021. The City Council adopted the Master Plan on November 8, 2021.

### PLAN IMPLEMENTATION

The master plan was developed to provide a vision of the community's future. It will serve as a tool for decision making on future development proposals. The plan will also act as a guide for future public investment and service decisions, such as the local budget, grant applications, road maintenance and development, community group activities, tax incentive decisions, and administration of utilities and services.

The Planning Commission and City Commission will annually review the Master Plan's objectives and strategies, and identify and prioritize three to four working strategies per year. These identified priority items will be the focus of the City's activity throughout that particular year.

This prioritization process will allow the City to work on a proactive basis to better accomplish the goals identified in the master plan.

The Michigan Planning Enabling Act of 2008 (P.A. 33 of 2008 as amended) recommends all master plans be reviewed and updated, as necessary every five years. The Planning Commission will review the Master Plan on a five-year schedule and develop updates, as necessary. Implementation of this plan occurs through ordinance regulations and allocation of money through budgeting for specific project(s).

### **Zoning Plan**

Section 33 of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, calls for a plan to include a zoning plan for the control of height, area, bulk, location and use of buildings and premises in the city. The zoning plan identifies the current zoning districts and their purposes, as well as how the land use categories on the future land use map relate to the districts on the zoning map. The Zoning Ordinance is the authority to implement the master plan and regulate the private use of land. The zoning plan for the city is incorporated into Chapter 7: Future Land Use.

According to the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, comprehensive planning is the foundation of a zoning ordinance. Section 203 (1) of the Act states:

*"The Zoning Ordinance shall be based upon a plan designed to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to insure that uses of land shall be situated in appropriate locations and relationships to avoid the overcrowding of population, to provide adequate light and air, to lessen congestion on the public roads and streets, to reduce hazards to life and property, to facilitate adequate provision for a system of transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties. The zoning ordinance shall be made with reasonable consideration to the character of each district, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building, and population development."*

### **Capital Improvement Plan**

Many communities develop a capital improvement plan to prioritize and budget for capital improvement projects (e.g. infrastructure improvements, park improvements, etc.). A Capital Improvements Program (CIP) typically looks six years into the future to establish a schedule for all anticipated capital improvement projects in the community. A CIP includes cost estimates and sources for financing each project. It can therefore serve as a budgetary and policy document to aid in the implementation of the master plan.

**Tax Increment Financing**

The Downtown Development Authority (DDA) in the City of Onaway uses tax increment financing to implement projects in the downtown area. These projects include property acquisitions, developing streetscape improvements, installing utilities, maintaining and replacing existing infrastructure (e.g. sidewalks, lamp posts, banners, trash receptacles, etc.), assisting businesses with façade improvements, public parking construction, and similar activities.

**Grants**

The Master Plan will be used as a guide for future public investment and service decisions, such as the local budget, grant applications, and administration of utilities and services. Grants can include such assistance as foundation or trust funds, Michigan Economic Development Corporation grants, designated Brownfield grants, U.S. Economic Development Administration projects, Michigan Department of Natural Resources and Michigan Department of Transportation grants, and a variety of other grants depending on the specific part of the Master Plan being facilitated or implemented. Many of these grants require either specific inclusion in a community's plan and/or documentation of public participation regarding the issue.

**Recreation Plan**

The City of Onaway actively updates its DNR approved Recreation Plan every five years. The plan's goals and objectives will guide the implementation of recreation-related capital improvement projects and facilitate grant applications to fund identified projects.

Proceedings of the Onaway Planning Commission

A meeting of the Onaway Planning Commission was conducted July 27, 2021 at Onaway City Hall.

Present: Commissioners Roger Marsh, Andy Bischer, and Chairman Bernie Schmeltzer.

Absent: Ryan Howell and Dave Kolasa

Also Present: Mike Vogler and City Manager Kelli Stockwell

Chairman Schmeltzer called the meeting to order at 5:00 p.m. and the pledge was recited.

A Motion was made by Marsh, second by Bischer, to approve the agenda as presented. MOTION CARRIED.

A Motion was made by Marsh, second by Bischer to approve the Planning Commission minutes of June 22, 2021 as presented, MOTION CARRIED.

**PUBLIC COMMENT**

None

**Master Plan Review**

The Planning Commission reviewed and discussed the Draft Master Plan. It was noted the Index pages had to be corrected and a name was misspelled.

Motion by Marsh, Second by Bischer for the Onaway Planning Commission, in accordance with Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), will transmit the draft City of Onaway Master Plan to the City Commission and request their approval to distribute the plan for community and agency review and comment, MOTION CARRIED.

**Master Plan - Set Public Hearing**

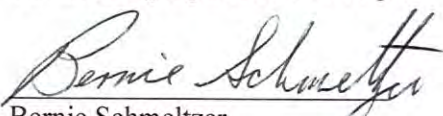
Motion by Bischer, second by Marsh for the Onaway City Planning Commission to set the public hearing for the City of Onaway Master Plan for October 27, 2021 at 7:00 p.m, at the Onaway City Hall, and notice of the hearing will be published in the Presque Isle Advance Newspaper in accordance with Section 43(1) of the Act., MOTION CARRIED

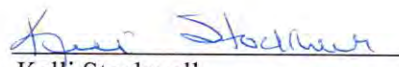
**Ellenberger Rezoning Request – Set Public Hearing**

Upon Motion by Marsh, second by Bischer the Onaway Planning Commission scheduled a public hearing on August 19, 2021, 6:00pm, to consider the request from Ray Ellenberger to amend the zoning to allow self-storage buildings be added to the permitted uses for properties in the Professional Commercial Zoning District. MOTION CARRIED.

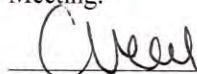
**ADJOURNMENT**

The meeting adjourned at 5:19 p.m.

  
Bernie Schmeltzer  
Chairperson

  
Kelli Stockwell  
City Manager

I hereby certify that the above is a true and correct copy of the minutes for the July 27, 2021 Planning Commission Meeting.

  
Crystal Veal, City Clerk

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**July 28, 2021**

Onaway City Commission:

The City of Onaway Planning Commission hereby transmits the draft City of Onaway Master Plan for your review. This plan has been drafted by the City of Onaway Planning Commission with the assistance of the Northeast Michigan Council of Governments.

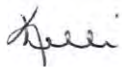
The next step in the Master Plan process is to distribute the plan to adjacent communities and requesting agencies for their review and comment. The Planning Commission passed a motion on July 27, 2021 to send the draft plan to the Onaway City Council for approval of distribution to adjacent communities for review and comment.

If the City Commission concurs that the plan is ready to be distributed for review and comment, a motion should be made as follows:

MOTION:

*Motion: The Onaway City Council in accordance with Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), approves the draft City of Onaway Master Plan for distribution to communities and agencies for review and comment.*

Sincerely,

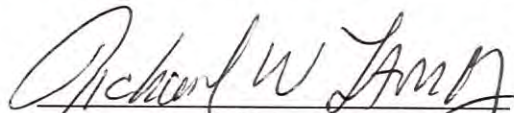


Kelli Stockwell  
City Manager  
City of Onaway

**AFFIDAVIT OF PUBLISHER**

STATE OF MICHIGAN            )  
  )ss.  
COUNTY OF PRESQUE ISLE    )

Richard W. Lamb, being duly sworn, testifies that he is publisher of the Presque Isle County Advance and the Onaway Outlook, a newspaper published at 104 S. Third Street, Rogers City, Michigan and circulated in the above county and that he is familiar with the facts and that the notice, a copy of which is attached, was published in said newspaper September 23, 2021 prior to the time fixed for the hearing thereof.

  
Richard W. Lamb, Publisher

Shari A. Fleming  
September 2021.  
Shari A. Fleming, Notary Public for Presque Isle County,  
Acting in Presque Isle County

Subscribed and sworn to me this 23rd day of

My commission expires: August 7, 2024

**PUBLIC HEARING NOTICE**  
**CITY OF ONAWAY 2021 MASTER PLAN**  
The City of Onaway Planning Commission will hold a public hearing to accept comments on its 2021 Master Plan on **October 27, 2021, beginning at 7:00 pm in the City Hall at 20774 State Street, Onaway, MI 49765.** The draft Master Plan is available on-line at [www.onawaymi.com](http://www.onawaymi.com). A printed copy can be viewed at the Onaway City office during regular hours. For additional information, contact Kelli Stockwell at (989) 733-8313. Written comments may be submitted in advance of the public hearing to:  
City of Onaway Planning Commission,  
20774 State Street, P.O. Box 761,  
Onaway, MI 49765  
or emailed to: [onawaych@src-milp.com](mailto:onawaych@src-milp.com)

**Resolution of Adoption  
City of Onaway Planning Commission**

**CITY OF ONAWAY 2021 MASTER PLAN**

WHEREAS: The City of Onaway Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the City, and;

WHEREAS: The City of Onaway Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Presque Isle County Planning Commission of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Presque Isle County Planning Commission for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on October 27, 2021, before the Planning Commission, with notice of the hearing being published in the Presque Isle Advance Newspaper on September 23, 2021 in accordance with Section 43(1) of the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the City of Onaway Planning Commission as the City of Onaway Master Plan on this 27<sup>th</sup> day of October, 2021.

Motion: Commissioner Marsh      Second: Commissioner Bischer

Ayes: marsh, Bischer, Kolasa, Howell and Schmeltzer

Nays: none

Absent: none

**Certification**

I hereby certify that the above is a true and correct copy of the resolution adopted at the October 27, 2021, meeting of the City of Onaway Planning Commission.

Cornie Schmeltzer Chair

Kell Skelton, Secretary

Proceedings of the Onaway Planning Commission

A meeting of the Onaway Planning Commission was conducted October 27, 2021 at Onaway City Hall.

Present: Commissioners Roger Marsh, Andy Bischer, Ryan Howell, Dave Kolasa and Chairman Bernie Schmeltzer.

Absent: None

Also Present: City Manager Kelli Stockwell

Chairman Schmeltzer called the meeting to order at 7:00 p.m. and the pledge was recited.

A Motion was made by Marsh, second by Kolasa, to approve the agenda as presented. MOTION CARRIED.

A Motion was made by Marsh, second by Bischer to approve the Planning Commission minutes of August 19, 2021 as presented, MOTION CARRIED.

**PUBLIC COMMENT**

None

**Public Hearing –2021 Master Plan Adoption**

Chairman Schmeltzer opened the Public Haring at 7:01pm and explained in accordance with the Michigan Planning Enabling Act, the City of Onaway is holding a public hearing on its 2021 Master Plan. No written or verbal comments were received.

Chairman Schmeltzer closed the public comment.

No changes were made to the 2021 City of Onaway Master Plan.

Motion by Kolasa, second by Marsh for Chairman Schmeltzer to close the Public Hearing at 7:03pm.

Motion by Marsh, second by Bischer to approve the following Resolution to adopt the City of Onaway 2021 Master Plan and request a Resolution of Concurrence from the Onaway City Commission, MOTION CARRIED.

**Resolution of Adoption  
City of Onaway Planning Commission**

**CITY OF ONAWAY 2021 MASTER PLAN**

WHEREAS: The City of Onaway Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the City, and;

WHEREAS: The City of Onaway Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Presque Isle County Planning Commission of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities and the Presque Isle County Planning Commission for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on October 27, 2021, before the Planning Commission, with notice of the hearing being published in the Presque Isle Advance Newspaper on September 23, 2021 in accordance with Section 43(1) of the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the City of Onaway Planning Commission as the City of Onaway Master Plan on this 27<sup>th</sup> day of October, 2021.

Motion: Marsh

Second: Bischer

Ayes: Marsh, Bischer, Howell, Kolasa and Schmeltzer



Nays: None

Absent: None

**Certification**

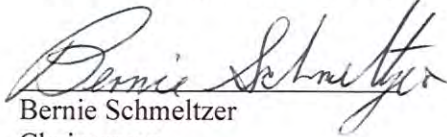
I hereby certify that the above is a true and correct copy of the resolution adopted at the October 27, 2021, meeting of the City of Onaway Planning Commission.

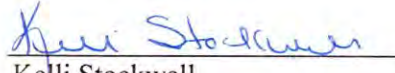
\_\_\_\_\_, Chair

\_\_\_\_\_, Secretary

**ADJOURNMENT**

The meeting adjourned at 7:05 p.m.

  
Bernie Schmelzter  
Chairperson

  
Kelli Stockwell  
City Manager

**RESOLUTION OF CONCURRENCE**  
**City of Onaway Council**  
**City of Onaway 2021 Master Plan**

WHEREAS: The City of Onaway Planning Commission is required by Section 31 of P.A. 33 of 2008, as amended to make and approve a master plan as a guide for the development within the City, and;

WHEREAS: The City of Onaway Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities and the Presque Isle County Planning Commission of the intent to develop a plan and, in accordance with Section 41 (2) of the Act, distributed the final draft to adjacent communities and the Presque Isle County Planning Commission for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on October 27, 2021, before the Planning Commission, with notice of the hearing being published in the Presque Isle Advance Newspaper on September 23, 2021 in accordance with Section 43(1) of the Act;

WHEREAS: The plan was adopted by the Planning Commission on October 27, 2021;

NOW THEREFORE BE IT RESOLVED THAT,

The Onaway City Council does hereby concur with the action of the Planning Commission and adopts the Master Plan by means of passing this resolution on the 8th day of November, 2021.

Motion: Commissioner Benson    Second: Commissioner Bischer

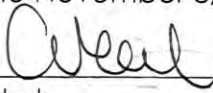
Ayes: Commissioners Benson, Bischer, R. Horrocks, J. Horrocks and Mayor Abshagen

Nays: None

Absent: None

**Certification**

I hereby certify that the above is a true and correct copy of the resolution adopted at the November 8, 2021 meeting of the Onaway City Council.

  
\_\_\_\_\_  
Clerk

43(1) of the Act;

NOW THEREFORE BE IT RESOLVED THAT,

The content of this document, together with all maps attached to and contained herein are hereby adopted by the City of Onaway Planning Commission as the City of Onaway Master Plan on this 27<sup>th</sup> day of October, 2021.

Motion: Marsh

Second: Bischer

Ayes: Marsh, Bischer, Howell, Kolasa and Schmeltzer

## Proceedings of the Onaway City Commission

A scheduled meeting of the Onaway City Commission was conducted August 2, 2021 in the council chambers at City Hall.

Present: Mayor Chuck Abshagen, Commissioners Jerome Bischer Jr, Ron Horrocks, Jessie Horrocks, and Mike Benson.

Absent: None

Also, Present: Kelli Stockwell City Manager, Crystal Veal City Clerk, Rich Nash, and Pete Jakey.

Mayor Abshagen called the meeting to order at 5:30p.m. and the Pledges were recited.

A motion was made by J. Horrocks, second by Benson to approve the agenda. MOTION CARRIED

A motion was made by Benson, second by R. Horrocks to approve the minutes of the July 19, 2021 meeting. MOTION CARRIED.

### PUBLIC COMMENT

None.

### COMMISSION REPORTS

Commissioner Bischer reported that he had attended the EDC meeting with Kelli last week. He has been appointed to the EDC Board as a representative for this side of the county. The EDC asked if their website PICEDC.ORG could go as a link on the city website.

Commissioner R. Horrocks asked Kelli if she had heard anything back from Teamsters, Mike Vogler had filed a response to them, but we have not heard anything yet. He also asked about the Ellenberger property on 211, Kelli said it is going to the planning commission.

Commissioner J. Horrocks thanked Pete Jakey for the nice article in the local paper on the vandalism. She called and talked to Tom Moran after the last meeting, he has already taken the soldier head out and cleaned it up. He said he will probably end up taking all the art pieces out.

Commissioner Benson talked to Tom Moran today to see if the city could purchase a couple of his artwork pieces to put at the trailhead, he responded that he will not donate or sell the city any of his artwork.

Mayor Abshagen has thought about cameras in the city, every year there are flower pots tipped over and flowers ripped out and thrown into the street. It will be an expense that will need to be budgeted but he feels it would be beneficial. Commissioner R. Horrocks mentioned that maybe Kelli could research the covid funds and see if the city could possibly use that as security to purchase some cameras. Commissioner Benson thought the city could reach out to businesses that already have a security system and see if the city would be able to add a camera to their system, may be a lot less cost.

### MASTER PLAN DISTRIBUTION

A motion was made by Benson, second by J. Horrocks for the Onaway City Commission in accordance with the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), approves the Draft City of Onaway Master Plan for distribution to communities and agencies for review and comment. MOTION CARRIED.

### EDC WEB SITE APPROVAL

At the last EDC meeting they had asked Kelli to place a link to their website on the City of Onaway's website. The chairman from EDC would like an official motion from the City Commissioners to add the link. Al Stiller from the EDC board asked how the EDC can help the City of Onaway. Commissioner R. Horrocks stated, they have done nothing for Onaway or this side of the County in the past, why would that change now? Commissioner J. Horrocks expressed the same as Commissioner R. Horrocks, the board has never promoted this side of the county, look what happened to our airport. Commissioner R. Horrocks said his question to the EDC board would be, "What will you do to help us get our airport back?" Commissioner Bischer explained that we need to start somewhere, we can't change what has happened in the past and what happened with the airport, but we can start small and make changes moving forward.

A motion was made by Bischer second by Benson to allow the EDC website's link to be posted on the City of Onaway's website. Commissioner Bischer, Benson, and Mayor Abshagen Ayes, Commissioner R. Horrocks, and J. Horrocks Nays. MOTION CARRIED.

### MANAGERS REPORT

Kelli sent Debbie Artrip a letter for being in violation of a city ordinance, Debbie emailed Kelli stating she received the letter and she will be done letting campers come in, she has people confirmed already

for August that she will not cancel on but after that she won't book anymore. Kelli asked the Commission how they would like her to proceed as this past weekend she had a couple more campers there. Commissioner J. Horrocks went to see Debbie and her setup, she said the campers are tucked in nicely and you have to look for them to see them, she feels that the complaints the city has been getting from Debbie's neighbor is harassment, and false accusations. She stated, there are so many flowers along the fence someone would have to take a machete to get through them all to even get to the fence to pee through it or feed the neighbors dogs. Kelli and Mayor Abshagen have both been receiving multiple calls, not just from one neighbor about the campers being there and generators running all weekend while they are there. Kelli has a ticket ready to go out for the violation if that is how the Commission would like to proceed, Mayor Abshagen said the city has ordinances set in place for a reason and we need to follow the ordinances, the Commissioners all agreed.

A motion was made by R. Horrocks, second by Benson to have Kelli issue a ticket for violation of ordinance article 3, 3.16. MOTION CARRIED.

Tim Horrocks is going to meet with Kelli to discuss options for PICCA building, when it rains hard it washes out bad, so Kelli is hoping Tim has some suggestions on how to fix it.

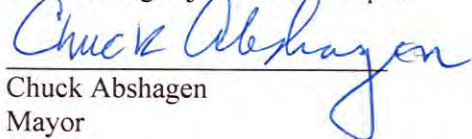
The white house on State Street is scheduled to be torn down, hopefully looking like sometime in August.


**INVOICE APPROVAL**

A Motion was made by Benson second by Bischer to approve invoices in the amount of \$65,865.34. MOTION CARRIED.


**ADJOURNMENT**

The meeting adjourned at 6:30p.m.

  
\_\_\_\_\_  
Chuck Abshagen  
Mayor

  
\_\_\_\_\_  
Crystal Veal  
City Clerk

I certify that the above is a true copy of the Onaway City Commission Minutes of the August 2, 2021, meeting of the Onaway City Commission.

  
\_\_\_\_\_  
Crystal Veal, City Clerk