

Village of Bellaire

MASTER PLAN COMMITTEE

**Dan Bennett, Georgia Jean Burns, Tani Carl, Butch Dewey, William Drollinger,
Fred Harris, Brad Kik, Don Seman and Margie Thomas-Boyd**

Master Plan Committee Meeting Minutes

March 13, 2019

5:30 p.m.

1. **Call to Order:** The meeting was called to order at 5:30 p.m.

2. **Roll Call Attendance:**

Present: Dan Bennett, Georgia Jean Burns, Tani Carl, Bill Drollinger, Brad Kik, and Margie Thomas-Boyd

Absent: Butch Dewey, Fred Harris and Don Seman

Staff Present: Lori Lockett, Zoning Administrator

Also Present: Sarah Lucas on behalf of Networks Northwest

3. **Approval of Minutes:** The minutes of the December 12, 2018 meeting were approved.

Motion by Margie Thomas-Boyd, seconded by Dan Bennett, to approve the minutes of the December 12, 2019 meeting as presented. Motion carried by voice vote.

4. **Unfinished Business:**

a) **Review of Draft Master Plan:** Sara Lucas, formerly of Networks Northwest, introduced herself to the committee. She explained that staff turnover at Networks Northwest has resulted in a delay of the Master Plan preparation. She apologized and assured the committee that she and Katie Miller will be working with us to complete the plan. Questions were asked about the approval process. Ms. Lucas explained that the proposed plan would go from the committee to the planning commission. The planning commission will recommend the plan to the village council for a public hearing. It then goes back to the planning commission for approval. The approval process will take roughly three months. Ms. Lucas led the committee through a page-by-page review of the draft. She noted that formatting and typographical issues would be corrected. There was discussion about the photographs included in the draft. Photographs and maps will be updated. Ms. Lucas asked whether members had photographs that they would like to share. The name of the person providing the photograph will be noted. Chapter 1 provides a summary of what is included in the plan. Some of the language came from the old Master Plan. Bill Drollinger requested that the village map orientation be changed. Certain pages were identified for a different background color. Updates will include the removal of the US-131 Economic Development Initiative, the update of the Antrim County Master Plan, reference to the community hall survey, and the DDA Development Plan. The Goals and Objectives in the Chapter 2 will be reviewed and updated at the April meeting. Chapter 3: Future Land Use & Zoning Plan was reviewed. Ms. Lucas explained that the Existing Land Use Map reflects what is currently on the ground. The Future Land Use Map is intended to be a preferred plan of future development and will not match the current zoning. The Zoning Plan component of the Master Plan will look at the Future Land Use Map and transfer it into language. She added that the Master Plan has to be connected to the Zoning Ordinance. The future land use descriptions were taken from the current plan. Conservation areas are parks and publicly owned recreation land that are generally not intended for development. Each paragraph describes what is there now and what the committee would like to see in the future. There were questions about the title, Conservation/Residential. There was brief discussion that the current zoning ordinance considers a wide range of residential uses. Corrections were made to the Commercial, Industrial & Public Service section. The Zoning Plan has

to be included in the Master Plan. The table shows the future land use categories, compatible zoning provisions and potentially compatible zoning districts. Chapter 4, Implementation addresses redevelopment strategies and other plans, including Capital Improvements and Public Participation Plans. Chapter 5, Existing Conditions and Context provides population, age and household information. The population in northwest Michigan is aging and is a retirement destination. Currently, there is a labor shortage in Michigan. The Village of Bellaire has a significant year round population compared to other parts of northwest Michigan. Keeping the community a vital year-round community helps to attract young people. Housing was discussed. Ms. Lucas indicated that housing availability is a barrier to economic development. According to the data, household income is lower within the village compared to the county. There was brief discussion of youth involvement, high-speed internet and “attract back” strategies. Reference to these strategies will be included in the Master Plan. Information on commuting and transportation costs will be included as will information on community mental health and healthcare. The paragraph pertaining to manufacturing will be removed and replaced with a section on agriculture. Ms. Lucas explained that this area is experiencing a tourism boom. Unfortunately, the jobs are seasonal and do not pay as much. Regionally, there is growth in short-term rentals. Parking has been and continues to be an issue in the village. A section about high tech infrastructure should be included in the plan. Chapter 6: Natural Resources & Land Use will be carried over from the previous plan. Existing Land Use will be categorized and reviewed in conjunction with the zoning map. Chapter 7: Community Services, Facilities & Transportation addresses water and sewage disposal systems, storm water and will include water quality. Civic organizations will be updated to include community organizations and non-profits: Crosshatch, Grass River, Friends of Glacial Hill, Bellaire Youth Initiative, and Bellaire Community in Action. Chapter 8: Quality of Life & Sense of Place will be expanded to include additional information about Glacial Hills, the Chain of Lakes Water Trail, and Paddle Antrim. Local Bed & Breakfast establishments were mentioned for inclusion. Committee members were asked to preview the Goals and Objectives, districts, and descriptions so that they can be reviewed with the Future Land Use Map at the next meeting.

- 5. **New Business:** None presented.
- 6. **Correspondence/Reports:** The next committee meeting is scheduled for April 10, 2019 at 5:30 p.m. The committee will review the updated Master Plan including, Goals and Objectives, and the Future Land Use Map.
- 7. **Adjournment: Meeting adjourned at 7:14 p.m.**

Minutes compiled by:
Lori Luckett, Zoning Administrator & Recording Secretary

Approved: _____

Date: _____