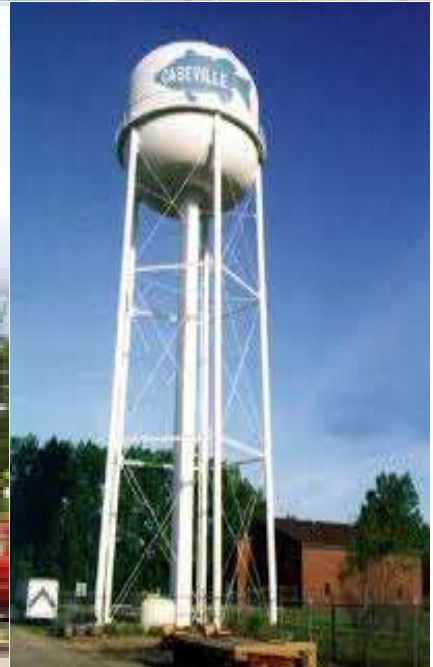


# City of Caseville

## Master Plan



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# Chapter One

## Introduction

### BACKGROUND

Caseville is a waterfront city in Huron County, located on Saginaw Bay, near the tip of Michigan's "thumb" region. The city is situated on M-25 in Huron County's northwest corner and is approximately thirty miles from the county seat of Bad Axe. The city, which is surrounded by Caseville Township, is a small community which offers high-quality residential neighborhoods, recreational facilities, and a traditional downtown. Only a couple hours drive from many large urban areas including Saginaw, Flint, Port Huron, Pontiac, Lansing, and Detroit. Caseville strives to grow as a year-round residential, vacation destination and resort area. These factors have resulted in the Caseville community being one of Huron County's most heavily populated areas. Caseville became a city on March 17, 2010.



### WHAT IS A MASTER PLAN?

A master plan is a guide for the future growth and development in a community. The plan incorporates the desires and needs of the residents, business owners, and developers and provides assistance to city leaders in decisions that will help in creating a livable and sustainable community. Furthermore, the master plan can be utilized to preserve, enhance, and develop qualities of the community that the residents consider important.

Master plans are authorized by the Municipal Planning Act (285 of 1931). This Act describes the basic purposes and requirements of master plans including the need to:

- Promote the public health, safety, and general welfare
- Encourage the use of resources in accordance with their character and adaptability
- Avoid the overcrowding of land by buildings or people

- Lessen congestion on public roads and streets
- Facilitate provisions for a system of transportation, sewage disposal, safe and adequate water supply, recreation, and other public improvements
- Consider the character of each municipality and its suitability for particular uses judged in terms of such factors as the trend in land and population development

## **THE MASTER PLAN PROCESS**

The City of Caseville master plan represents a six-month effort by the planning commission, city officials, residents, and community organizations. Development of the plan involved collection and analysis of data on land use, environmental, transportation, infrastructure, and socioeconomic conditions. The recommendations of the plan are based upon this information and input from the public. The process is more specifically described as follows:

### **Existing Conditions Report**

The first step in the planning process was to obtain a description of the area's physical and social features. The current conditions of the city provide an understanding of what the city's strengths and weaknesses are and serve as a base for future recommendations.

### **Public Participation**

Public participation was conducted by inviting the general public to a Public Hearing designed to identify issues, rank the importance of the planning-related issues, and suggest actions to address each of the issues. In addition, the city sent a community opinion survey to each city utility customer. A summary of the key points raised at the Public Hearing and in the surveys include:

- If you would like to see any changes to the city, what would they be?
- What suggestions do you have for increasing growth of businesses in our community?
- How might the city actively attract new businesses to our community?
- If the city wanted to increase recreational opportunities, what might we add?
- Does the city need to grow more housing opportunities?
- If you believe that more year-round residents are desirable, how could the city encourage people to consider Caseville?
- What three things are not going well for you and your family now?
- Any other thoughts or suggestions for the city?

(A summary of the survey answers is attached at the end of this document)

## **Analysis and Recommendations**

Based on the data collected from the existing conditions report, public participation results, and the experience of staff and consultants, information was then analyzed and recommendations were made for the future of the city. This information was presented for review and comment.

## **Plan Completion and Adoption**

Once consensus was reached amongst city officials, a public hearing was held to present the recommendations of the plan and to solicit public input prior to adoption. Based on public comments, the plan was revised and the document was adopted by the planning commission.

## **THE RELATIONSHIP BETWEEN MASTER PLANNING AND ZONING**

The relationship between the master plan and the zoning map of the zoning ordinance is a critical one. The primary difference between the two being that the master plan is a guide to future land use and the zoning ordinance is today's land use law. The master plan shows the intended use of land at the end of the planning period, which could be as long as twenty years in the future; the zoning ordinance shows land as it is intended to be used today. Accordingly, the two maps will normally not be identical.

One of the principal benefits of having an adopted master plan is the foundation it provides for sound zoning decisions. Just as the plan is the policy guide for land use, zoning is the principal legal enforcement tool. The two should work together to support development decisions and assist in providing protection from potential litigation.

Furthermore, the master plan is a policy document; its adoption does not regulate or change the use of land. Only a change to the zoning ordinance, through a rezoning, can change the uses to which the land may be put, or change the regulations affecting that land.

## **USING THE PLAN**

The planning commission should continuously strive to ensure effective use of this document. Although not always abundantly clear, many decisions can be guided by the recommendations outlined in the plan. The following are methods that will ensure consistent reference to its various components.

### **Encourage Other Decision-Making Bodies to Use the Master Plan**

The master plan should help guide everyday decisions, from the capacity of improved roads to new schools. Working with other parties that can affect land use patterns in the city, such as Caseville Township, the Huron County Road Commission, and the Caseville School District can help the City of Caseville in implementing the master plan.

### **Keep the Plan Current**

An outdated plan that is not referred to on a continuous basis can weaken city decisions. The planning commission should conduct an annual review of the plan to ensure that it is kept current and relevant. Any amendments to the plan can be done at that time to keep it up to date and consistent with changes to city goals as the need arises.

Several goals in the community may have been achieved and new ones may need to be established. Several zoning decisions may have changed the direction of development in a certain part of the city. Where uses have been approved contrary to the plan, the plan should be amended to reflect these changes. By routinely following this procedure, the master plan will continue to be an up-to-date, reliable planning tool. A five-year review was started September 2022 and the document was updated effective January 1, 2023.

# Chapter Two

## Community Profile

### EXISTING LAND USE

A fundamental step in preparing a community master plan is to analyze existing land use patterns. This analysis not only identifies what and where particular uses are, but also provides insight as to where future development might occur and where conflicts may exist or develop.

The Existing Land Use Map presents a current picture of existing land uses in the city. A discussion of the land use corresponding to the map is available in the city office or online at [www.cityofcaseville.com](http://www.cityofcaseville.com).

#### Agriculture

Accounting for just over 3% of the total land use, the only agricultural activity that takes place within the city itself is located along the eastern edge of the community. Surrounding agricultural land is located in Caseville Township. The soils in the area are conducive to growing sugar beet, bean, wheat and corn crops.

#### Single-Family Residential

The majority of the city is comprised of single-family residential uses, which accounts for nearly 35% of the total land use. A significant mix of year-round and seasonal housing exists throughout the city. The condition of housing varies as well. Many of the residential streets are characterized by trees and a traditional, grid-like pattern.





### **Multiple-Family Residential**

A handful of multiple-family residential units make up almost 4% of the city. These units provide affordable housing options for residents. There are five multiple-family developments within the community, one of which is a senior citizens complex.



### **Commercial**

Accounting for just over 40% of the city, the majority of the commercial uses are located along Main Street (M-25) in Caseville's downtown. Downtown Caseville is lined with a variety of commercial and office businesses that serve not only the city, but surrounding townships and communities as well. These uses range from both tourist-based businesses, including marinas and gift shops, to those serving everyday needs, including a pharmacy, grocery store, laundromat and medical offices.

### **Public/Quasi-Public**

Public/Quasi-Public facilities are buildings and land which are available to the public or limited number of persons, or owned by a level of government. These uses include schools, parks, churches, cemeteries, civic and fraternal organizations, and other similar activities. The City of Caseville has several locations which constitute public/quasi-public uses, making up nearly 16% of the land. The Caseville School, Caseville County Park, and cemetery make up a significant amount of this category.



### **Industrial**

A handful of industrial sites are located within the city, accounting for less than 2% of the land area.

## POPULATION, HOUSING, AND THE ECONOMY

The purpose of this section of the master plan is to identify trends in the population, housing and economy of the City of Caseville and to determine future needs.

### Population Trends

According to the U.S. Census Bureau, the City of Caseville experienced a decrease in population from 777 in 2010 to 652 in 2020.

<b>Table 1</b>			
<b>Population Trends</b>			
	<b>2000</b>	<b>2010</b>	<b>2020</b>
<b>Caseville City</b>	888	777	652
<b>Caseville Township</b>	2,723	2,570	1,674
<b>Pigeon Village</b>	1,207	1,208	1,222
<b>Port Austin Village</b>	737	664	622
<b>Huron County</b>	36,079	33,118	31,407
Source: U.S. Census Bureau			

The 2020 census shows a decrease to 652. The average household size is decreasing and the “baby boom” generation is aging. This translates into a lower population figure if the number of housing units in the city remains the same.

### **Seasonal Population**

The above population figures do not account for the portion of the population that occupies the community on a seasonal basis. During peak vacation months, the city's population increases by nearly 50%. The seasonal population of the Caseville area, including the township, grows from just over 3,600 to a peak of nearly 6,000. This seasonal population has had, and will continue to have, considerable impacts on the city.

In addition to evaluating housing units, the vacationing population who frequent the many motels, cabins, and resorts in the community need to be considered. Recreational amenities such as the different state, city and county parks, marinas, yacht clubs, and golf courses, all contribute to a tremendous regional tourism industry.

### Population by Age

The city, similar to the surrounding township, has a significantly lower percent of its population below age 44, and a significantly higher percentage of its population above 45 years old, which is similar to the county and state averages. The "Seniors" age group which consists of persons over the age of 65 accounts for the largest percent of the population, making up nearly 47.8% of the city. The high proportion of persons over the age of 65 reinforces the perception that Caseville is an attractive retirement community.

<b>Table 2</b> <b>(2020 Census Demographic and Housing Estimates)</b>					
<b>Group</b>	<b>Age</b>	<b>2020 Caseville City</b>	<b>2020 Caseville Township</b>	<b>2020 Huron County</b>	<b>2020 State of Michigan</b>
<b>Pre-school</b>	<b>Under 5 yrs</b>	0.4%	.8%	4.7%	5.5%
<b>School Age</b>	<b>5-19</b>	7.0%	16.4%	19.0%	21.4%
<b>Family Forming</b>	<b>20-44</b>	14.6%	16.3%	24.3%	14.2%
<b>Mid-Life</b>	<b>45-64</b>	30.2%	31.8%	30.6%	30.8%
<b>Seniors</b>	<b>65 and over</b>	47.8%	34.7%	23.4%	18.1%

### Housing Units

The City of Caseville had a total of 659 housing units in 2020. This includes 293 year-round units, 212 seasonal units. Of the year-round units 45% were owner occupied.

Housing in the city consists predominantly of single-family homes (79%). Multiple-family units make up another 12.1%, while mobile homes account for 8.9% of housing units. It is expected that single-family units will continue to be the preference, however, as the cost of homes in the area increase and as the population continues to age, the need for a variety of affordable housing options will be in demand.

<b>Table 3</b> <b>Housing Units</b>		
	<b>Number</b>	<b>% of Total</b>
<b>Owner Occupied</b>	293	45%
<b>Renter Occupied</b>	154	23%
<b>Seasonal Units</b>	212	32%
<b>Total Units</b>	659	100%
Source: Assessor		

### Housing Value

The City of Caseville has a diverse range of housing units which is reflected in its housing values. 38.8% of the units are valued between \$50,000 to \$99,999. 11% are valued below \$50,000, 29.5% are valued over \$200,000.

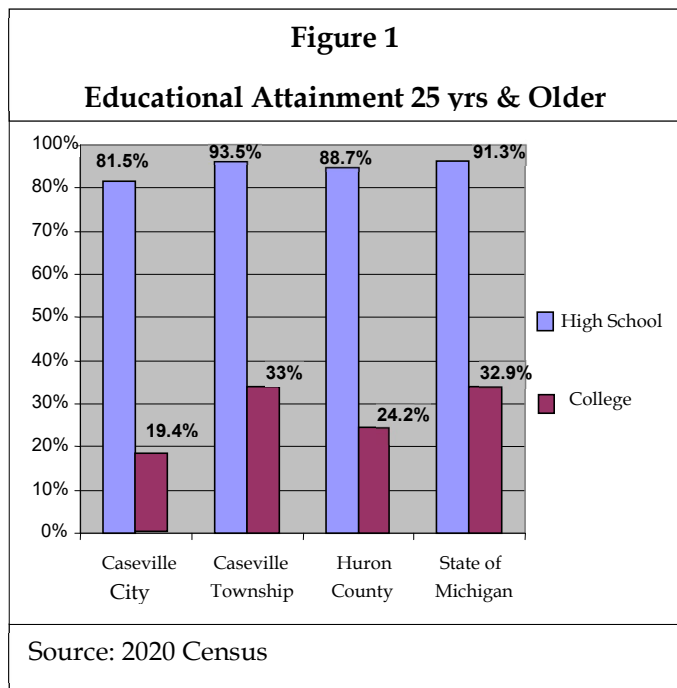
While Caseville is an affordable place to live, the Caseville area has seen an influx of higher priced vacation and retirement homes developed along the waterfront.

Table 4 Housing Value	
	Median Housing Value
Caseville City	\$117,900
Caseville Township	\$159,400
Pigeon Village	\$82,100
Port Austin Village	\$134,900
Huron County	\$109,000
State of Michigan	\$162,600
Source: 2022 American Community Survey Estimates	

### Educational Attainment

The educational attainment for city residents twenty-five years and older in the 2020 estimates were less than county and state averages. A large majority of city residents obtained at least a high school diploma. 19.4% of persons twenty-five years and older have a college degree. This is comparable to the State of Michigan estimates of 32.9% residents who also have college degrees.

The proportion of city residents that have a high school diploma rose from 80.4% in 2010 to 81.5% in 2020. The proportion of city residents that had a college degree almost doubled from 10.5% in 2010 to 19.4% according to 2020.



## Employment

There are two important factors to consider when evaluating the employment characteristics of the City of Caseville. First, it is important to review the employment by industry to identify the types of jobs available within the community. Second, it is useful to know the occupation breakdown of the population in order to establish the experience and employment specialization of city residents.

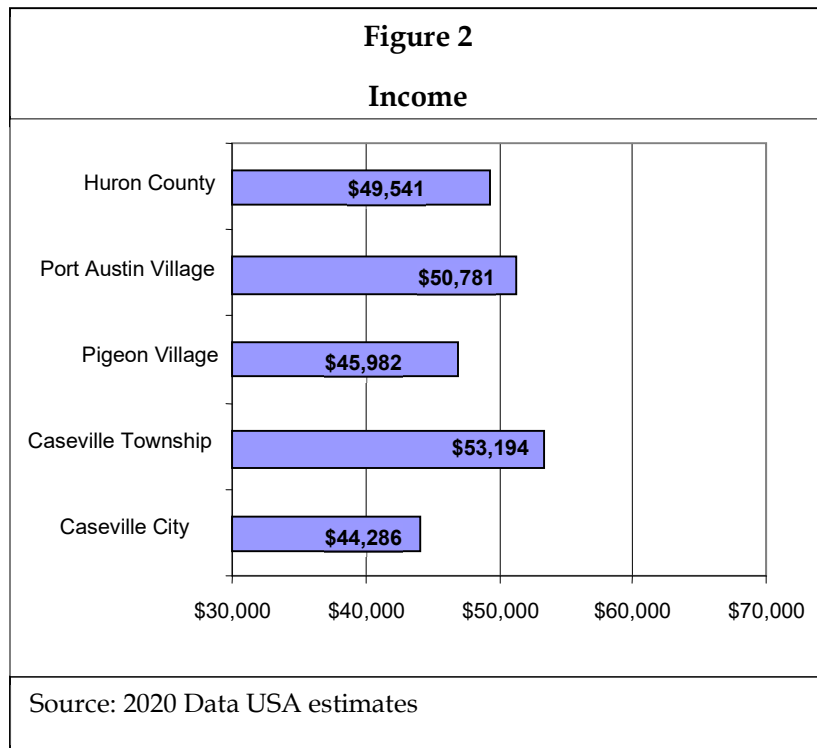
Table 5 provides information relative to the types of employment opportunities that are available in the city. In 2016, there were a total of 310 jobs in the City of Caseville according to ACS estimates, a 4.6% decrease from employment opportunities available in 2000. The leading job class in the city is services, with almost 41% of the jobs in 2016. This typifies the nationwide trend over the last twenty years as the U.S. evolves into a more service-oriented economy. In the past ten years,

<b>Table 5</b> <b>Employment in Caseville City</b>			
<b>Industrial Class</b>	<b>2000</b>	<b>2016</b>	<b>Change</b>
Agriculture/Natural Resources	0	3	+
Construction	23	42	45%
Manufacturing	66	61	-7.5%
Telecommunication, Utilities	17	16	-5.9%
Wholesale Trade	7	0	-
Retail Trade	37	36	-2.7%
Financial, Real Estate	14	5	-64.3%
Services, inc. Education & Health	141	126	-10.6%
Public Administration	20	21	5%
<b>Total Jobs</b>	<b>325</b>	<b>310</b>	<b>-4.6%</b>
Source: 2000 U.S. Census Bureau & 2016 ACS estimates			

Caseville has experienced an increase in employment opportunities in construction, and public administration.

## Income

The City of Caseville experienced a 38% increase in median household income from \$32,000 in 2016 to \$44,286 according to the 2020 est. Huron County experienced an increase during this same time period, with the median household income increasing by 15% from \$43,082 to \$49,541. Despite these increases, the city median income still remains less than the state average, which is \$59,234.



## TRANSPORTATION

### Classification of Roads

The quality of life and economic livelihood of the city is partially dependent upon the transportation system. Streets have two basic roles: providing a conduit for efficient movement of traffic through the city and providing access to abutting land that front on the streets. To help define the role and manage the street network, a classification or hierarchy of streets has been established. The classification system has a three-element hierarchy in the City of Caseville.

**State Trunkline.** M-25 (Port Austin Road/Main Street) is the only state trunk line in the city. State trunklines are intended to carry long distance travelers and to provide quicker, easier access to key destinations within the region such as major commercial and business centers. M-25 provides the only crossing over the Pigeon River in the city.

**County Primary Streets.** Caseville and Kinde Roads are the county's primary routes that run through the city. County primary streets are intended to carry high volumes of traffic efficiently to destinations within the county such as nearby business centers. They also serve as collectors to state trunklines. Driveway cuts and intersections should be limited to maintain safe access and circulation along these streets.

**Local Streets.** The majority of streets in the city are local streets. There are different levels in this category that generally affect the width of the road and whether it is paved or gravel. These streets have limitations on capacity and should remain to accommodate residential traffic. Maintenance of these streets is important for the safety of residents, emergency vehicles, and school buses.

### Circulation Patterns

Over the last five years, the street system in Caseville has been improving. A road millage was passed to improve their condition. M-25 is fully paved and runs through the city. The majority of neighborhood and other surface streets are also fully paved. Some gravel streets do exist within the city as well.

The street patterns of Caseville provide good accessibility to all portions of the city. The largest concern is increased traffic during tourist and festival times. Additional access over the Pigeon River would be instrumental in relieving problems during these peak times.



## **Alternative Modes of Transportation**

Many opportunities for water travel are present in the city because of the Saginaw Bay (Lake Huron) and Pigeon River. The City of Caseville is home to a number of marinas including the Caseville Municipal Harbor, operated by the Caseville Harbor Commission.

The city relies on the Huron Transit Corporation, known as TAT (Thumb Area Transit) for mass transit. TAT, a nonprofit corporation operated by Huron County, was established in 1981 to service its residents. TAT offers public and specialized transit service throughout the county.

Non-motorized transportation facilities in the city include sidewalks along M-25. The existing sidewalks extend from the north city limits through downtown to N. Caseville Road. The city has acknowledged the importance of sidewalks.

## **ENVIRONMENTAL RESOURCES**

The natural features of the City of Caseville such as surface water, wetlands, and woodlands are important resources to the community. Some value their aesthetic and natural resource worth, while some view these features as obstacles to development. From any perspective, sound planning must examine the differences in the natural environment across the city's landscape. This review will help to ensure that land uses are compatible with, preserve and protect natural resources.

### **Surface Water**

Water resources include the Saginaw Bay (Lake Huron) and Pigeon River, and are among the city's most precious natural resources. These features should continue to be a high priority, as they add to the natural beauty of city, and also provide an excellent source of recreation for everyone.



### **Wetlands**

Wetlands are transitional areas between the aquatic ecosystems and the surrounding upland areas, and are vital to the maintenance of high-quality surface and ground waters. Wetlands exist along the shoreline of the city.

These wetlands are vital to the environmental quality of the city and serve a variety of important functions that benefit the community. These include mitigating flooding by detaining surface runoff, controlling soil erosion and sediment loading in rivers and lakes, providing links with groundwater, and improving water quality.

### **Floodplains**

Floodplains are located along the shoreline, the Pigeon River, and other lowland areas. These areas are a combination of flood hazard areas defined by the Flood Insurance Administration, U.S. Department of Housing and Urban Development, and the Advanced Soil Survey performed by the U.S. Department of Agriculture. These areas are important physical limitations in the sense that they are subject to periodic flooding (in this case, 100-year floods). At present, many of these areas are already extensively developed.

## **COMMUNITY FACILITIES AND SERVICES**

### **Schools**

Caseville Community Schools predominantly serve the City of Caseville, Caseville Township, and several surrounding areas. School of choice options are provided. All school facilities are located within the boundaries of the city and house a preschool, elementary, middle, and high school. 226 students were enrolled during the 2021/2022 school year. Projections predict a steady enrollment. The proposed development of student resources, security enhancements, and opportunity for the students would be beneficial to the district.



### **City Government**

The city office is located on M-25, at the southern edge of the downtown area. The building houses offices for both the city and Caseville Township. It contains a boardroom, community room, and police facilities for the city. The City of Caseville employs over fifty full and part-time employees including the Department of Public Works, clerical support staff, and various councils and commissions. Seven employees work at the garage and water treatment plant which are located next to John Divincentis Park.



### **Emergency Services**

The Caseville Police Department employs full and part-time officers who patrol the city. The Huron County Sheriff's Department, provides assistance. Fire department services are provided by the Caseville Area Fire Protection Association (CAFFPA). The volunteer group consists of twenty-two members who provide 24-hour on-call service to the City of Caseville, Caseville Township, Lake Township, and portions of Chandler and McKinley Townships. The association also provides community education and sponsors classes in fire prevention and first aid. The community is well-served in terms of police and fire protection.

### **Public Water Service**

Initial water service to the city began in the 1950's from two wells located in the community park. Many advancements have been made since that time to improve water quality in the community. The wells were abandoned in the mid-1960's due to high brine content and were replaced with three new wells. Two additional wells and a 300,000-gallon water storage tank were built in the late 1970's to help improve water quality. An engineering study, "Report on a Proposed Saginaw Bay Intake, Low Lift Pump Station and Water Treatment Plant for the City of Caseville, Michigan", was prepared in 1985 to evaluate the city's water system and to investigate solutions to the continuing problem of water quality. As a result, a Saginaw Bay intake station and water treatment plant were constructed in the late 1980's and were enlarged in 2007. The plant, which was funded through federal grants, has more than doubled in size since it was first constructed and today provides water service to the city, parts of the township and to the Village of Pigeon. There is adequate capacity for future expansion of the system, with a maximum capacity of 2 million gallons per day. Current usage rarely exceeds 1.5 million gallons per day.

## Sewer Service

The City of Caseville installed a public sewer system in 1991. The system has sufficient capacity for the existing service area as well as potential expansions in the future. On-going maintenance of the system will continue to increase due to greater use and age. The city should continue to devote adequate funds to the ongoing maintenance to help ensure that the system continues to run smoothly.

## Recreation

The City of Caseville has many acres of parkland within its boundaries. A number of different governmental, non-profit, and private businesses play distinct roles in providing balanced, high-quality recreation for the community. Because of the significance recreation has on the quality of life for residents, a separate Parks and Recreation Plan has been developed. The plan inventories and analyzes existing recreation facilities and opportunities and makes recommendations for improvements for the next five years for the Caseville community. The park facilities located within the city are briefly discussed on the following page, but the Community Recreation Plan should be referred to for more detail.



**Caseville County Park:** This newly renovated park features a beach, campsites, swimming, volleyball, two pavilions, playground equipment, and picnic facilities.

**Caseville Harbor:** Located at the mouth of the Pigeon River, the municipal harbor provides docking, launching, fishing and supporting amenities.

**Caseville School:** The Caseville School District provides recreational facilities consisting of various athletic fields, playgrounds, tennis courts (which are funded by the School, City & Township), and indoor meeting rooms for community functions.

**John Divincentis Park:** The city operates this park containing a playground, horseshoe pits, shuffleboard courts, a pavilion, picnic facilities, and a community building.



**Pointe Park (Breakwall):** The city maintains Pointe Park at the mouth of the Pigeon River featuring a boardwalk, which offers access to the waterfront. The park also offers shore fishing opportunities and a pavilion. In 2017-2018 grants of over \$480,000 from the DNR and \$35,000 from Saginaw Bay WIN were received for improvements to fishing opportunities, bathrooms, handicapped accessible canoe/kayak launch and lighting.

**Riverside Park:** The site of the former Riverside Marina. The city purchased this park in 2020 with the assistance of the DNR. Future development is planned to add boat and kayak launches.

**Main St. Park:** Located in the heart of downtown Caseville, the City Square provides about one-half acre of general open space with landscaping and a pavilion for entertainment during festivals. Saturdays, in the summer, this park offers a farmer's market. (Market on Main)

# Chapter Three

## Action Plan

### COMMUNITY VISION

A “community vision” is a citizen-driven statement that defines the values and future image of the city. In order to ensure the vision is realized, it will be important that the community utilizes this statement as a “blueprint”, or basis, for decision making.

To establish a strong and accurate reflection of the community’s vision, the planning commission conducted a survey, by mail with the October water bills. They also conducted a public hearing that facilitated interactive discussion regarding key issues and future desires of the residents. The result is an action plan which is an articulated list of measurable community vision statements and action strategies that are covered in this chapter.

The action plan begins with an overall vision statement for the community. Based on this statement, the plan is organized by category and includes a general vision statement for each section. Under each vision statement is a list of action strategies that will provide more detailed direction to accomplish the vision.

*The City of Caseville will enhance its year-round quality of life through the enhancement of its residential and business areas, the promotion of its waterfront assets, the preservation of key natural resources, and the maximized benefits of its seasonal appeal to tourists.*

### ACTION STRATEGIES

#### Community Character

**The City of Caseville will remain a peaceful small-town community, with its character being defined by its varied residential areas, significant natural features, traditional downtown, and recreational opportunities.**

- Adopting site plan review and other zoning procedures that will ensure that natural features, such as water quality, hydrology, and natural vegetation will be taken into account in the preparation of site and building design.
- Considering the protection of groundwater resources and other environmental features when reviewing development proposals and preparing codes and ordinances.

- Directing development densities to appropriate locations through updated zoning districts and regulations based on the future land use plan.
- Providing appropriate locations for residential and non-residential development which will not negatively impact the city's desire to protect lands with significant natural features.
- Enforcing and maintaining city codes that prevent operations and activities that would be considered a nuisance to residential areas.
- Establishing attractive entryways and signage on both land and water into the city and into various subareas, neighborhoods, including breakwall, beach and harbor.

### **Land Use**

**The city will contain an appropriate mix of residential and non-residential uses while maintaining the natural character of the community.**

- Reviewing site plans, land use, and zoning changes for proposed development projects to ensure that the character of adjacent land uses and key natural features of the city are not adversely affected.
- Utilizing buffer areas to limit the potential for negative effects between land uses, such as commercial and residential uses.
- Directing intensive development to areas in the city where similar uses exist and the character and environmental quality will not be compromised.
- Promoting the development of local businesses that reflect the small-town character of the city to meet the daily needs of city residents, and are of a size that is in scale with their surroundings.
- Providing an appropriate amount and mix of businesses, including industrial, commercial, and office uses that provide employment opportunities and a sound tax base for the city.
- The Zoning Administrator will not issue zoning compliance permits nor shall the Building Administrator issue building permits until evidence that other permits required from other agencies have been received.



- Preventing the accumulation of junk or other waste materials in ways or places that present actual or potential hazards to human health, pets or livestock, or to ground or surface water.
- Preventing the creation of unbuildable lots on vacant land, as part of a lot split, subdivision, site condominium project, or planned unit development.
- The Zoning Administrator and Planning Commission should encourage landowners with significant natural features to utilize Site Plan Review, open space provisions, and Planned Unit Development options so as to minimize negative impacts on identified natural features.
- The Planning Commission should consider coordination with local schools in order to educate children on the relevance and importance of water quality.
- Work with the Soil Erosion & Sedimentation Control Officer, the County Drain Commissioner/Road Commission to promote education about, and the coordination of drain maintenance activities with public and private landowners for the implementation of BMPs to reduce soil erosion and sedimentation of drains and other water bodies.
- The Zoning Administrator will inform landowners of the need for soil erosion and sediment control permits prior to disturbing any soil within 500' of a lake or stream, exposing more than an acre of soil, installing or reconstructing any bridge or culvert, or attempting to clean any drain.

### **Transportation**

**The City of Caseville will offer a safe, well-managed transportation network that accommodates current and future needs of the community.**

- Reducing the number of access points for individual businesses along major streets through the use of access management techniques, such as encouraging the development of shared driveways.
- Exploring opportunities for consolidation and improved circulation in parking areas.
- Exploring opportunities for alternative access points to cross the Pigeon River.

- Screening parking and loading/unloading areas with attractive landscaping and decorative features to enhance their appearance and the overall aesthetics of the city.
- Planning for pathway connections along major streets to link concentrated residential areas to civic areas and shopping to promote a more pedestrian-friendly community.

### **Residential**

**The City of Caseville will promote the retention and development of stable, diverse, and well-maintained residential neighborhoods which enhance the character of the city.**

- Regulating residential development in and around the city's waterfront to maintain water quality, preserve valuable views, and protect natural features.
- Preserving natural features and open space within residential developments through innovative planning and zoning techniques.
- Discouraging the encroachment of incompatible non-residential uses into stable residential neighborhoods.
- Enforcing zoning, building code, and property maintenance regulations to ensure that the condition of housing units does not create a negative influence on the community.
- Encouraging a mixture of housing types to provide opportunities for all segments of the City of Caseville's present and future population at density levels consistent with the plan recommendations and where appropriate services are available.

### **Business Areas**

**The City of Caseville will provide a viable, pleasant, and harmonious business environment that has a diverse variety of businesses that serve the needs of area residents and visitors.**

- Providing assistance to businesses to improve and restore the facades of buildings.
- Encouraging businesses that serve year-round residents in the area, as well as seasonal businesses.



- Institute a sign program that reflects the traditional resort character of the downtown.
- Provide retail and service facilities that are of a limited size and range of uses to ensure compatibility with the character of the city.
- Require new development to be high-quality through comprehensive site plan review.
- The business community, the chamber of commerce, and the downtown development authority should work together to establish a recruitment program to actively solicit new businesses that complement the city.

### **Natural Features**

Natural features including water bodies, wetlands, mature trees, and natural ecosystems will be promoted as an important asset to the quality of life in the community and preserved to the extent possible.

- Encouraging integration of natural features such as woodlands and wetlands into site development as aesthetic and functional features while protecting the quality of the features through the site plan review process.
- Promoting the retention of existing trees and natural features, where feasible, along streets.
- Requiring appropriate building and grading setbacks from natural features to limit the encroachment and impact of development.
- Planning for lower density development in areas which have significantly sensitive features such as near wetlands and along lakes and streams.
- Controlling the impact of development through ordinance regulations.
- Utilizing innovative zoning techniques such as sliding scale zoning, cluster development, planned unit developments, and open space zoning to provide incentives to preserve open space that contains significant natural features.

- New development and redevelopment projects should incorporate Low Impact Development \* approaches. LID approaches include the reduction of hard or impervious surfaces, the use of vegetation to filter runoff from developed or cleared areas and natural swales.
- Protecting ground and surface waters from pollution.
- Educating land owners and developers on the importance of environmental conservation practices, such as Low Impact Development and conservation easements that contribute to preservation of natural systems.
- Searching out and/or devising techniques and programs to protect and improve the natural resources of the City including, but not limited to, incorporating adequate natural feature setbacks into the Zoning Ordinance of buildings and impervious surfaces from watercourses, drains and sensitive natural features.
- Encouraging the use of land and construction of new buildings in ways that protect groundwater from contamination. Ensuring storage and use of hazardous substances will occur only in places with adequate secondary containment, separation from wells and away from drains that discharge into soil.

\*Low impact Development (LID) is a set of approaches to storm water management that are designed more like how nature handles storm water than highly engineered and constructed systems.

# **Chapter Four**

## **Future Development Plan**

The City of Caseville Master Plan includes a future land use map that will be used to guide where land uses are to be developed. The future land use plan will be used as a guide in the decision-making process for future modifications to the city's zoning ordinance, consideration of development proposals, rezoning requests, variance requests, and other planning and development concerns that may arise.

The future land use plan is a representation of how the city will appear when fully developed. It does not imply that all of the changes should occur at once. Development will proceed in a manner and timeframe that is consistent with policies on the environment, infrastructure and other matters. Deviations from the future land use map should be carefully considered to ensure that general consistency is maintained when making decisions on planning and development matters. Decisions that are in direct conflict with the future land use map or could undermine the long-term objectives of the community, should be avoided.

### **FACTORS CONSIDERED**

The future land use map and the master plan were prepared to reflect input received during the public consultation process, discussions with government officials, existing land use patterns and the consideration of proper planning principles. This input and other factors affecting land use patterns were taken into consideration in preparing the future land use map and the plan including:

#### **Existing Land Use**

Extensive changes to the existing land use pattern are not proposed. A significant amount of the city's land has been developed for residential purposes. The locations of most existing commercial and industrial developments are appropriate and will continue to serve as the primary business centers. The community land use patterns have evolved in a relatively orderly manner and will be built upon, with slight modification, rather than altered in a significant fashion.

#### **Existing Zoning**

Existing zoning designations were a factor considered in the future land use plan. However, future changes will be carefully considered to ensure the general development arrangement remains consistent and landowners will retain a reasonable use of their land.

### **Natural Features**

The natural shoreline, woodlots and water features provide highly attractive and marketable property for development. The type of development and allowable densities were determined, in part, by the location and extent of natural features.

### **Existing City Master Plan**

The previous City Master Plan was prepared and adopted by the Planning Commission in 2017. This plan was reviewed and used as a guide for the current version of the Master Plan. The future land use plan contained in the previous plan has been re-evaluated based on current trends and conditions.

### **Infrastructure and Public Facilities/Services**

The density of residential uses and the designation of land for industrial and commercial development are dependent on the availability and capacity of the community's infrastructure. Accessibility to and the capacity of the road network limits the types and intensity of uses that may be served in an area of the city without adversely impacting traffic operations. The proximity to community facilities such as schools and recreational facilities determines the areas that are especially attractive for residential development.

### **Land Use Patterns in the Region**

Land use patterns for surrounding communities and the "Thumb" region were considered to ensure that the new plan would be compatible with those patterns.

### **Desires of the City**

The land use pattern desired by city officials and property owners has been an integral consideration during the development of the future land use plan. The public voiced their concerns through a community opinion survey and during a public hearing.

### **Single-Family Residential**

This district, which is intended for single-family residential development on lot sizes that are currently typical in the community, will continue to be the predominant land use in the city. The existing densities range from small urban lots to waterfront homes on large lots.

This district is intended to recognize and maintain the existing residential areas of the city. Therefore, the densities of future development will vary widely depending on location. Future single-family residential development will be encouraged. New development should reflect the characteristics of the existing surrounding neighborhoods in terms of lot size, building size, building height, setbacks, etc...

### **Multiple-Family Residential**

This district is intended for multiple-family residential development with a density of up to 14 units per acre. However, this density level is conditioned on the ability of the development to meet all appropriate city regulations and integrate the development into surrounding uses.

A future multiple-family residential area is zoned on the northwest corner of Main Street and Caseville Road. There are other areas in the city that could be rezoned multi-family, if needed. These areas were selected based primarily on existing high-density development, close proximity to major thoroughfares and the existence of larger parcels of land that can accommodate this type of development. Multi-family uses are identified on slightly over 35 acres within the city.

### **Community Business**

Community business includes a wide variety of retail and service businesses that serve the needs of area residents. Businesses could range from apparel shops, auto service and restaurants to small commercial plazas. Located primarily along M-25, over 45 acres centered on the traditional downtown were chosen for future community business uses. These were based on road frontage, proximity to existing commercial developments of a similar type and compatibility with adjacent uses.

These areas are intended to promote small-scale business development that caters to city and area residents while enhancing the character of the city. Generally, total square footage of individual businesses should be limited to 10,000 square feet or less with ample frontage on a paved public street.

One of the unique aspects of the Caseville area is the presence of seasonal, tourist-oriented businesses. Caseville will continue to be an attractive destination for vacationing families and visitors and the community will continue to experience an increased demand for more facilities intended to fulfill recreation, leisure, dining and lodging needs.



### **Industrial**

A small portion of land (9 acres) was designated for industrial uses southeast of the Main St./Michigan St. intersection. This is the existing location of Caseville's only industrially-zoned land. Since the amount of industrial land is limited, it is important to require high-quality use. Light industrial uses should continue to be developed to minimize negative impacts on the surrounding area.

### **Public/Semi-Public**

This category is intended to preserve existing public/semi-public facilities within the community, which account for over 16% of the land use. While additional areas are not depicted on the Future Land Use Map, public/semi-public uses can be located in any area that can be supported by existing infrastructure. Public/semi-public uses are important to plan for because as the Caseville community continues to grow and the population increases, the city will play an integral role in providing these facilities.

This district is intended for uses which serve a large segment of the public, including government agencies. Included are schools, churches, cemeteries, and government buildings. These uses are scattered throughout the city and should be listed as special land uses in any zoning district where they are permitted. This is due to the propensity of these uses to expand in response to the growing population, thereby having the potential to impact adjacent residential neighborhoods.

### **Recreation/Open Space**

The city has an abundance of land which offers unique recreation opportunities. Recreation is the second largest future land use category, making up over 17% of the city. Among these uses are the Caseville County Park, Caseville School athletic fields and Caseville Municipal Marina. In the future, the land surrounding the school provides an excellent opportunity for additional recreational opportunities such as athletic fields, nature trails or a community center.



# Chapter Five

## Implementation

In order for the city's master plan to be an effective document for the next five years, steps must be described to guide community leaders towards implementation. This chapter summarizes the policies and the recommendations described in the plan and serves as a quick reference for the Planning Commission and others to monitor progress or serve as a checklist for implementing the plan.

Table 6 on the following pages includes implementation strategies to help the city achieve its vision. Implementation strategies are classified into short term, long term, and ongoing actions.



<b>Table 6</b> <b>Implementation Strategies</b>				
<b>Strategies</b>	<b>Timeframe</b>			<b>Duty</b>
	<b>Short Term</b>	<b>Long Term</b>	<b>On-Going</b>	
Explore opportunities for funding for more boat launches, canoe/kayak launches and additional accessibility to the water.			*	Staff & P.C.
Where appropriate, require site plans, subdivisions, and other development proposals to include transit-friendly designs.			*	Staff & P.C.
Conduct a detailed, technical review of the zoning ordinance to identify amendments that will implement this plan and establish priorities and a timeline for completion.			*	Staff & P.C.
Where appropriate, require site plans, subdivisions, and other development proposals to identify important natural features and the efforts to be undertaken to conserve them.			*	Staff & P.C.
Design and construct attractive entryways into the downtown on M-25 from the north and south. The entryways should consist of a design that reflects the character of the Caseville community, high-quality signage, and landscaping. (New entry signs M-25 & Caseville Rd. 2021)		*		Staff, P.C. & City Council
Explore possible funding opportunities such as a millage and grants for the possible construction of pathway improvements and acquisition of greenways. (Pointe Park 2018)	*			Staff, P.C. & City Council

<b>Table 6</b> <b>Implementation Strategies</b>				
<b>Strategies</b>	<b>Timeframe</b>			<b>Duty</b>
	<b>Short Term</b>	<b>Long Term</b>	<b>On-Going</b>	
Explore funding to update the water plant filtration and S.C.A.D.A. systems.			*	Staff, P.C. & City Council
Explore funding for new sewer system lift stations and main line replacement.			*	Staff, P.C. & City Council
Participate in annual meetings with adjacent communities and Huron County to ensure land uses, programs and other decisions are compatible with the regional vision, to discuss current land development issues, to identify possible joint planning efforts such as corridor plans, and other related matters.			*	Neighboring Municipalities, Huron County, Staff, City Boards, & Commissions
Work with MDEQ, MDNR, and other state agencies on efforts to properly address natural resource and environmental issues in the city.			*	MDEQ, MDNR, Staff, City Boards, & Commissions
Conduct training sessions between city departments, boards and commissions on the recommendations of the master plan and all follow-up implementation strategies and techniques to ensure consistent application and improved understanding.			*	City Boards and Commissions & City Staff

**Table 6  
Implementation Strategies**

<b>Strategies</b>	<b>Timeframe</b>			<b>Duty</b>
	<b>Short Term</b>	<b>Long Term</b>	<b>On-Going</b>	
Update zoning ordinance to include access management provisions that would apply to businesses fronting on M-25, including the possibility of shared drives, linked parking areas, and service drives.	✱			Staff, MDOT, P.C. & City Council
Update zoning ordinance and subdivision ordinance to require sidewalks on at least one side of street within new residential developments.	✱			Staff, P.C. & City Council
Review and update zoning ordinance provisions for buffering, screening and landscaping of commercial and industrial parking and loading areas.	✱			Staff, P.C. & City Council
Review zoning ordinance to ensure that range of uses permitted in residential districts are compatible.	✱			Staff, P.C. & City Council
Conduct annual evaluations of city facilities and services to determine opportunities for improvement such as website services, streamlined application processes, and changes in technology.			✱	Staff, P.C. & City Council

**Table 6  
Implementation Strategies**

Strategies	Timeframe			Duty
	Short Term	Long Term	On-Going	
Explore funding opportunities for electric vehicle charging stations.	✱			Caseville D.D.A., Staff & P. C.
Update the zoning ordinance to include open space clustering standards in accordance with the new state act.	✱			Staff, P.C. & City Council
Work with the D.D.A. to continue beautification efforts in the city.			✱	Staff, P.C., D.D.A. & City Council
Install additional and maintain current bike racks and benches within downtown area to promote its pedestrian-friendly character. (2018 Bike Rack & 2022 3 Benches)	✱			City Council & Caseville D.D.A.
Coordinate with MDOT and HCRC regarding access and street improvement issues when reviewing site plans and planned unit developments.			✱	MDOT, HCRC, Staff, P.C. & City Council
Develop a comprehensive habitat and navigable restoration plan for the Oxbow River area off Main Street. (Last Dredged 2003)			✱	City Council & Surrounding land owners

**Table 6  
Implementation Strategies**

<b>Strategies</b>	<b>Timeframe</b>			<b>Duty</b>
	<b>Short Term</b>	<b>Long Term</b>	<b>On-Going</b>	
Conduct a business study to determine the additional commercial uses needed in the city.			<b>*</b>	P.C., City Council & Chamber of Commerce
Establish a committee of community leaders to develop a recruitment campaign to actively pursue and attract businesses to Caseville.		<b>*</b>		Staff, City Council, Chamber of Commerce & D.D.A.
Provide options in the zoning ordinance for development of Planned Unit Developments (PUD's) that offer a range of housing types and ownership choices. (Including Hotel and other lodging options)	<b>*</b>			Staff, P.C. & City Council
Develop and implement a sign ordinance that promotes high quality advertising in the city business area.	<b>*</b>			Staff, P.C. & City Council
Review and update zoning ordinance to ensure that site plan standards and criteria ensure high quality development.	<b>*</b>			Staff, P.C. & City Council
Work with HCRC to ensure that street projects conserve rural character of the street rights-of-way.			<b>*</b>	HCRC, Staff, P.C. & City Council