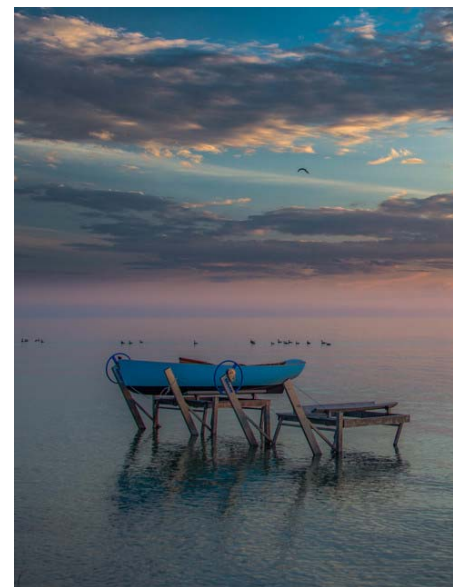




Beaver Island Master Plan Update Joint Planning Commission Meeting

Sept. 19, 2022

Barry Hicks
Lee Maynard



Land Information Access Association



Agenda

- Coastal Sustainability Assessment
- Demographics
- Public Input Results
- 2017 and 2022 Comparison
- NEXT: Goals & Objectives

Coastal Sustainability Assessment

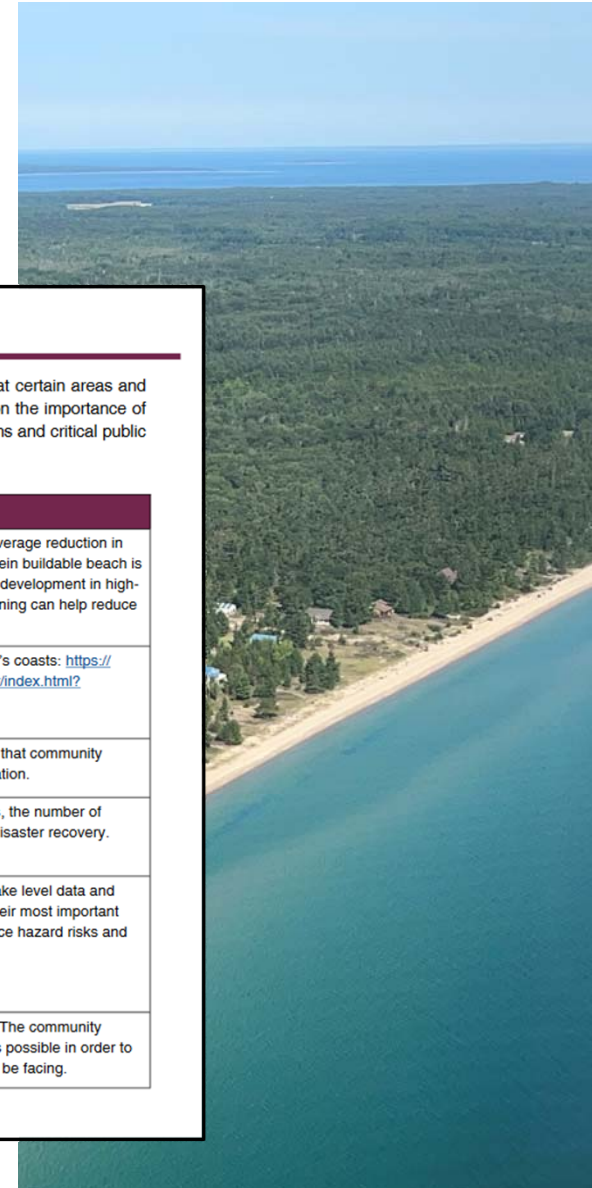
What is a Sustainability Assessment?

Data gathering and mapping

Coastal communities can work towards implementing sustainable policies and best practices once they understand the risks that certain areas and structures are under. Data and mapping that is well-organized and easily presented can help to educate community residents on the importance of planning ahead for potential risks. This is a first step in planning for flood damages to residences, businesses, natural ecosystems and critical public facilities. Planning ahead can help to prevent damages or reduce the negative effects that these damages can cause.

	Benchmark	Self-Assessment	Description
24.1	Does the community use historical mapping of lake levels and lake level projections to inform land use decisions?		The Great Lakes fluctuate in a decadal pattern with an average reduction in shoreline at around 1 foot per year. This fluctuation wherein buildable beach is present for some time and then gone later contributes to development in high-risk areas. Historical data, projections and responsive zoning can help reduce risky development.
24.2	If adjacent to a Great Lake, has the community mapped shoreline erosion using data provide through the Great Lakes Research Center, NOAA and the State of Michigan?		Use the following link to view shoreline data for Michigan's coasts: https://portal1-geo.sabu.mtu.edu/mtuarcgis/apps/webappviewer/index.html?id=d758800bb18e460ab39aa66631051156
24.3	Are flood risk maps and related data updated every five years?		It is important that data on flood risks remain updated so that community planning mitigation efforts are based on accurate information.
24.4	Has the community benchmarked its climate risks and vulnerability to natural disasters so that it can measure improvements over time?		Measurable benchmarks may include: property damages, the number of people and/or structures at risk and public spending on disaster recovery.
24.5	Are maps (or other spatial tools like GIS) used to spatially define the vulnerability of roads, public buildings (schools, hospitals, fire stations, etc.) and public services (wastewater treatment, water distribution, power transmissions, etc.) to coastal hazards?		Using Digital Elevation Models, shoreline erosion data, lake level data and other key sources, communities can assess the risk to their most important assets. Decision makers can use these analyses to reduce hazard risks and improve sustainability.
24.6	Has the extent of past coastal hazards been identified and mapped based on historical records, existing plans and reports or scientific and local knowledge?		Understanding past events can help inform future plans. The community should try to gather information from as many sources as possible in order to create a clearer picture of what risks the community may be facing.

Y—Yes I—Yes, but should improve N—No ?—Don't know NA—Not applicable



Coastal Sustainability Assessment



Zoning regulations: Municipal governments are responsible for protecting public health, safety and natural resources now and for generations to come. Zoning regulations are a useful tool for preserving natural assets and siting developments in low-risk areas. The local government should engage the community to explain the potential risks that natural hazards pose to community assets when development is not regulated. The master planning process is an ideal time for this engagement to occur.

Mapping and data gathering

- Map flood plains and other environmentally sensitive areas

Critical facilities and infrastructure

- Beaver Island Capital Improvement Plan

Disaster preparedness

- 2023 Hazard Mitigation Plan to replace 2016 tri-county Hazard Mitigation Plan

Bluff and ravine protection

- Education and enforcement regarding buffer areas and set-backs

Professional training

- Education by the townships for planning commission members related to planning processes and for engaged community members and residents to further community goals



Demographics



Gender	In Person	Online	Combined	%
Male	28	10	38	24%
Female	37	28	65	40%
Other	0	1	1	1%
No Response			57	35%

Age	In Person	Online	Combined	%
18 or under	1	0	1	1%
19-29	5	3	8	5%
30-39	3	3	6	4%
40-49	4	1	5	3%
50-59	12	9	21	13%
60-69	16	14	30	19%
70 or older	24	10	34	21%
No Response			56	35%

Race	In Person	Online	Combined	%
White	59	32	91	57%
Hispanic	0	0	0	0%
African American	0	1	1	1%
American Indian	2	3	5	3%
Asian	2	0	2	1%
Hawaiian or Pacific Islander	0	0	0	0%
Other or multi-racial	2	0	2	1%
No Response			60	37%

Residency	In Person	Online	Combined	%
Yes > 50%	38	28	66	41%
Yes < 50%	15	8	23	14%
No	11	5	16	10%
No Response			56	35%

Ownership	In Person	Online	Combined	%
Rent	5	2	7	4%
Own	48	35	83	52%
Other	7	0	7	4%
No Response			64	40%

Employment	In Person	Online	Combined	%
Yes	27	20	47	29%
No	36	14	50	31%
No Response			64	40%

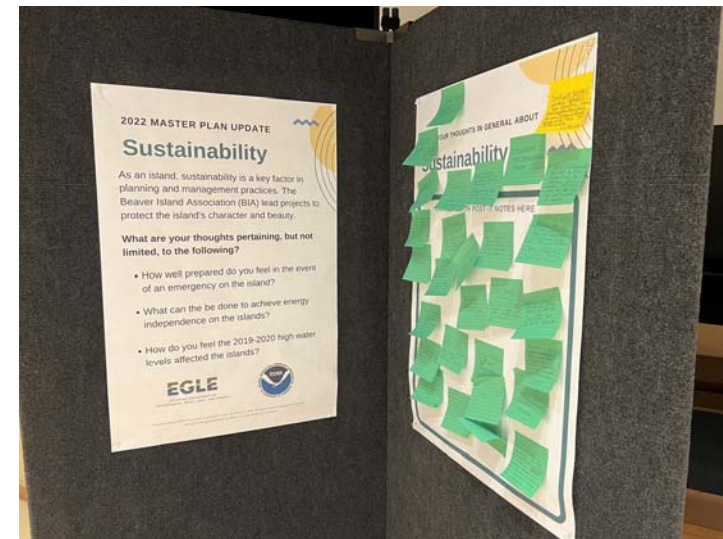
Income	In Person	Online	Combined	%
Less than \$24,999	10	2	12	7%
\$25,000-\$34,999	4	5	9	6%
\$35,000-49,999	5	2	7	4%
\$50,000-\$74,999	6	6	12	7%
\$75,000-\$99,999	5	7	12	7%
\$100,000-149,999	11	4	15	9%
\$150,000-199,999	6	2	8	5%
\$200,000 or more	9	3	12	7%
No Response			74	46%



Recurring Themes

701 comments
shared by
161 participants

- Natural & Cultural Resources Conservation 31%
- Affordable housing 23%
- Broadband internet 17%
- Energy Independence / Alternative energy 17%
 - Solar 7%
 - Wind 5%
- Trails: 16%
 - ATV management 9%
 - Non-motorized infrastructure 5%
- Dark Sky 8%
- Healthcare 8%
- Fire Hazard 7%
- Outer Islands 6%



Action Plan Survey

Methodology

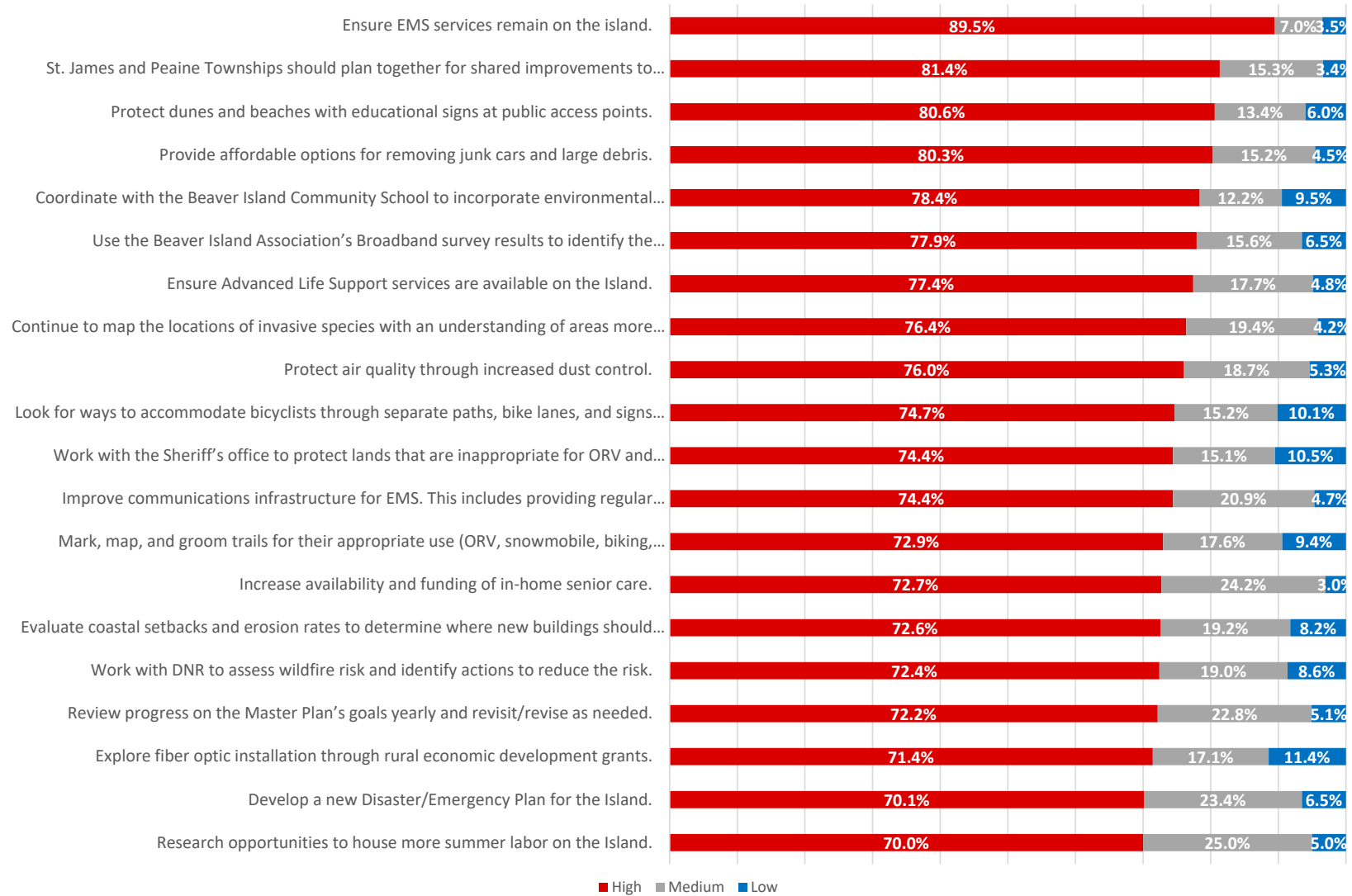
- Included 136 Action Plan items from 2017 Beaver Island Master Plan
- Open House & Online
- Highest number of votes any one Action Plan item received: 118
- Not all items received an equal number of total votes
- Weighted results

more votes = better data



Top 20 Priorities

2022 Beaver Island Master Plan Update Survey Results - Top Priorities



Action Plan Survey Summary

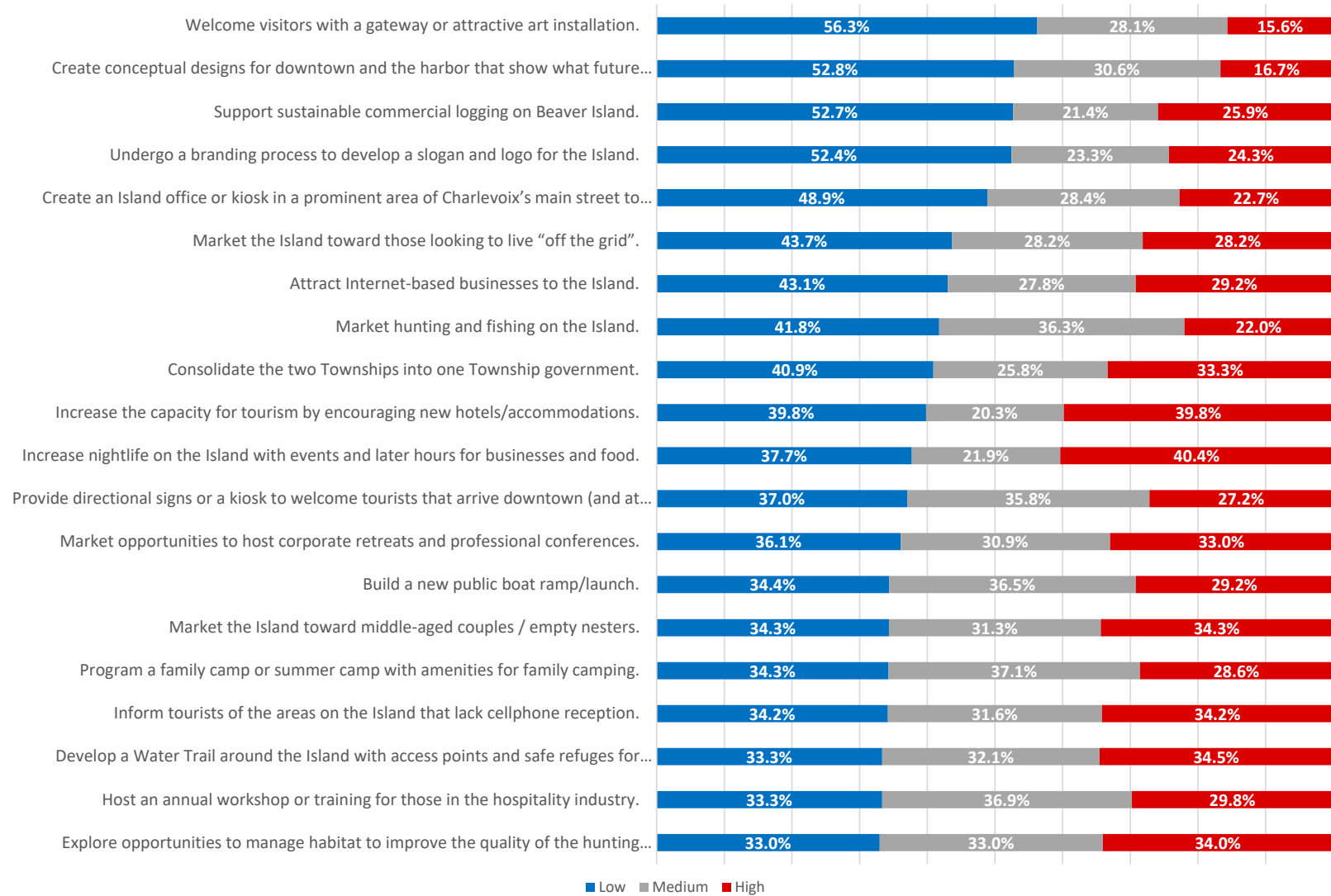
Overall High Priorities

1. Ensure EMS services remain on the island.
2. St. James and Peaine Townships should plan together for shared improvements to infrastructure.
3. Protect dunes and beaches with educational signs at public access points.
4. Provide affordable options for removing junk cars and large debris.
5. Coordinate with the Beaver Island Community School to incorporate environmental education.
6. Use the Beaver Island Association's Broadband survey results to identify the community's needs and prioritize funding.
7. Ensure Advanced Life Support services are available on the Island.
8. Continue to map the locations of invasive species with an understanding of areas more at risk to future infestation.
9. Protect air quality through increased dust control.
10. Look for ways to accommodate bicyclists through separate paths, bike lanes, and signs where appropriate.
11. Work with the Sheriff's office to protect lands that are inappropriate for ORV and snowmobile use.
12. Improve communications infrastructure for EMS. This includes providing regular community updates and infield access.
13. Mark, map, and groom trails for their appropriate use (ORV, snowmobile, biking, walking, etc.).
14. Increase availability and funding of in-home senior care.
15. Evaluate coastal setbacks and erosion rates to determine where new buildings should be set farther back from the water.
16. Work with DNR to assess wildfire risk and identify actions to reduce the risk.
17. Review progress on the Master Plan's goals yearly and revisit/revise as needed.
18. Explore fiber optic installation through rural economic development grants.
19. Develop a new Disaster/Emergency Plan for the Island.
20. Research opportunities to house more summer labor on the Island.



Bottom 20 Priorities

2022 Beaver Island Master Plan Update Survey Results - Bottom 20 Priorities



Action Plan Survey Summary

Overall Low Priorities

1. Welcome visitors with a gateway or attractive art installation.
2. Create conceptual designs for downtown and the harbor that show what future improvements might look like.
3. Support sustainable commercial logging on Beaver Island.
4. Undergo a branding process to develop a slogan and logo for the Island.
5. Create an Island office or kiosk in a prominent area of Charlevoix's main street to better promote Beaver Island.
6. Market the Island toward those looking to live "off the grid".
7. Attract Internet-based businesses to the Island.
8. Market hunting and fishing on the Island.
9. Consolidate the two Townships into one Township government.
10. Increase the capacity for tourism by encouraging new hotels/accommodations.
11. Increase nightlife on the Island with events and later hours for businesses and food.
12. Provide directional signs or a kiosk to welcome tourists that arrive downtown (and at various beaches and throughout the Island)
13. Market opportunities to host corporate retreats and professional conferences.
14. Build a new public boat ramp/launch.
15. Market the Island toward middle-aged couples / empty nesters.
16. Program a family camp or summer camp with amenities for family camping.
17. Inform tourists of the areas on the Island that lack cellphone reception.
18. Develop a Water Trail around the Island with access points and safe refuges for kayakers and paddlers.
19. Host an annual workshop or training for those in the hospitality industry.
20. Explore opportunities to manage habitat to improve the quality of the hunting experience.



2017 Master Plan

2017 Top Priorities

- Build a new public boat ramp and a new fishing pier
- Directional signs
- Fund a seasonal position to maintain trails
- Provide affordable options for removing junk cars and large debris
- Enforce dark-sky protections to protect nocturnal habitat
- Require that new developments protect native species, wildlife, and sensitive landscapes
- Lower the minimum building size through zoning to allow tiny homes
- Allow and incentivize small-scale wind and solar on private property
- Ensure Advanced Life Support and Emergency Medical Services are available
- The two Townships should plan together for improvements to infrastructure with a Joint Capital Improvement Plan
- Consolidate the two Townships into one township government.



2017 Master Plan

2017 Top Priorities

- ~~Build a new public boat ramp and a new fishing pier~~
- ~~Directional signs~~
- **Fund a seasonal position to maintain trails**
- **Provide affordable options for removing junk cars and large debris**
- **Enforce dark-sky protections to protect nocturnal habitat**
- **Require that new developments protect native species, wildlife, and sensitive landscapes**
- Lower the minimum building size through zoning to allow tiny homes
- Allow and incentivize small-scale wind and solar on private property
- **Ensure Advanced Life Support and Emergency Medical Services are available**
- **The two Townships should plan together for improvements to infrastructure with a Joint Capital Improvement Plan**
- **Consolidate the two Townships into one township government.**



2022 Master Plan

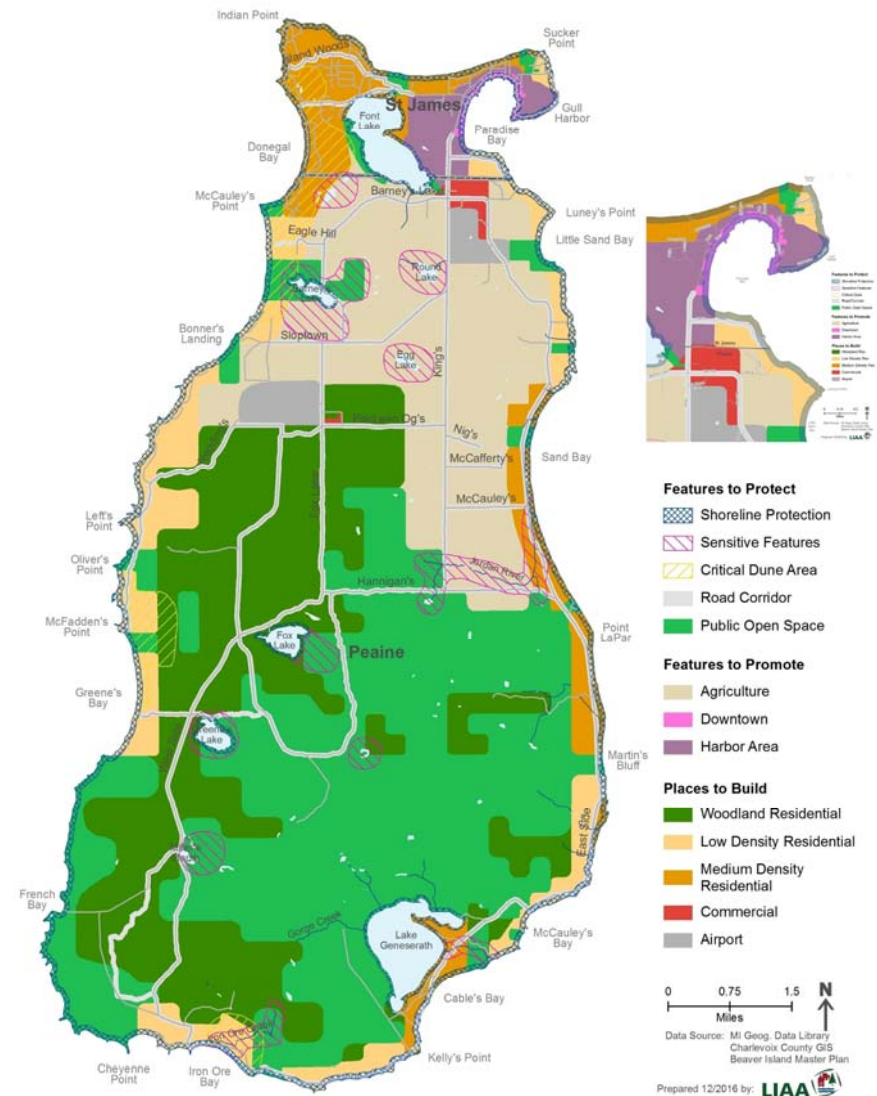
2022 Top Priorities

- Ensure Advanced Life Support and Emergency Medical Services are available
- Both townships should continue to work together to conduct CIP and consider other efforts to increase efficiency
- Improve trail maintenance and conduct planning activities with an emphasis on appropriate activities in appropriate locations
- Provide affordable options for removing junk cars and large debris
- Enforce dark-sky protections to protect nocturnal habitat
- Require that new developments protect native species, wildlife, and sensitive landscapes (such as investigating dune erosion and migration rates to determine appropriate setbacks)
- Establish an Affordable Housing Committee to investigate options for various types of housing and programming
- Allow and incentivize small-scale wind and solar on private property
- Improve internet access
- Environmental education programming in local schools
- Develop an Emergency Mitigation Plan



Land Use

- Keep the Natural/Wooded areas
- Protect critical dune areas from development and high-traffic
- Keep lakes undeveloped
- Worker housing should be close to town
- Affordable Housing should be near the harbor for access to services and transportation
- Green energy could be located near parks or implemented on a smaller scale on individual lots
- “Cultural areas” should be identified and development should be prohibited to protect the areas



2022 Master Plan

Cultural and Natural Resources

- Planning efforts and regulations are needed to maintain natural areas (including outer islands)
- Dark Skies
- Protect and respect historical sites (such as the Stone Circle)

Tourism and Economic Development

- Maintain rural environment – this is what attracts people to the island
- Education materials for visitors to protect public lands
- Workforce housing

Accessibility

- EMS services
- Affordable housing – need to update zoning requirements
- Trail management (motorized/non-motorized infrastructure and connectivity)
- Reliable High-Speed internet



2022 Master Plan

Built Environment

- Differentiate and regulate ORV trails and maintain and improve walkable trails
- Speed on roadways
- Year-round indoor pool/gym

Sustainability

- Livability for families
- Develop energy strategy
- Develop an Emergency Management Plan and provide staffing
- Education about shoreline/lake level fluctuations and regulate construction



Next Steps

Goals & Objectives

- Planning Commissions review Open-House/Online survey data and comments
- Prepare to discuss priorities/goals & objectives at October 17th joint planning commission meeting
- Agreement on top Goals (what?) – thoughts for objectives (how?)

Refine Plan (Draft)

- What else is missing from the current Master Plan?
- LIAA will incorporate data from open-house and update “Action Items” with new goals and objectives based on top-priorities from joint planning commission
- Provide draft of the revised plan to the planning commissioners for consideration/comment

