

# TAWAS CITY



## Master Plan



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**Tawas City**  
Iosco County, Michigan  
550 W Lake St (PO Box 568)  
Tawas City, MI 48764-0568

# 2019



# City of Tawas City Master Plan

## **Mayor and City Council**

Ken Cook, Mayor  
Jon Studley  
Brian McMurray  
Kane Kelly  
Michael Russo  
Theresa Hurst  
Jackie Masich

Annge Horning, City Manager

## **Planning Commission**

Mary Doak, Chair  
Jill VanDriessche, Vice-Chair  
Tracy Stevelinck  
Butch Short  
Ken Cook  
Jeff Bower  
Brian McMurray, Council  
Representative

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## OVERVIEW

### Introduction, Purpose, Scope

## Introduction

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The City of Tawas City Master Plan for future land use has guided and can continue to guide the development of the City of Tawas City into a pleasant and desirable community. In order to continue providing a quality lifestyle for both residents and business enterprises, updating this Master Plan covers the issues that affect land use in the City, including: leisure and recreation, living areas, work places, businesses and services, and public services. The current information in this plan will allow the community and public officials to see trends in the local economy and population that will enable them to make well-informed decisions and create sound public policies.

## Purpose

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This Master Plan is intended to serve as a roadmap for the ultimate development of the City and to serve as a guide for land use decisions. The plan allows the City to predict the ultimate size or capacity of public improvements, such as utilities infrastructure, park lands, and public services. In addition, it provides the public with an understanding of desired future land use relationships and gives direction to City officials in making zoning decisions.

## Scope

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This Master Plan was conceived with meticulous review of and regard for land uses in adjacent areas. The Master Plan, however, is limited to the City boundaries out of practical inability to affect land use decisions outside of the municipality. State of Michigan legislation (MCL 125.3845) contains a provision that the City Planning Commission must review this plan every five 5 years. The City Planning Commission must decide to amend this plan or adopt a new one at that time.

CHAPTER 1

Existing Conditions

## Existing Land Use Analysis

This analysis is based on field observation and data analysis using Geographic Information System (GIS) software. This Land Use Analysis will help to create an inventory of existing uses within the City of Tawas City. This analysis will be useful in making future determinations on the need for various land uses. Table 1.1 provides a breakdown of existing land use within the City.

Table 1.1 Existing Land Uses			
Land Use	Acres	Percent of Developed Land	Percent of All Land
<b>Residential</b>			
Single Family Residential	224.3	43.0%	20.8%
Multiple Family Residential	21.6	4.1%	2.0%
Manufactured Housing	15.3	2.9%	1.4%
<b>Business</b>			
Commercial	79.5	15.2%	7.4%
Office	17.5	3.4%	1.6%
<i>Medical Office</i>	9.7	1.9%	<1%
Industrial	35.8	6.9%	3.3%
<b>Institutional/Governmental/Recreation/Utility</b>			
Recreational	45.5	8.7%	4.2%
<i>Parks &amp; Athletic Fields</i>	40.3	7.7%	3.7%
<i>Marina</i>	5.2	<1%	<1%
Institutional	75.5	14.5%	7.0%
<i>Hospital</i>	9.0	1.7%	<1%
<i>Churches</i>	11.5	2.2%	1.1%
<i>Cemetery</i>	40.7	7.8%	3.8%
<i>Tawas Library</i>	1.0	<1%	<1%
<i>Former Tawas Elementary</i>	7.9	1.5%	<1%
<i>Other Institutional</i>	5.4		
Governmental (city hall, fire department, county building)	3.8	<1%	<1%
Utility	3.3	<1%	<1%
<b>Total</b>			
Rights-of-Way	183.7	-----	17.0%
Developed	522.0	100%	48.3%
Undeveloped	374.3	-----	34.7%
<b>TOTAL LAND</b>	<b>1,080</b>		



# Residential

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The residential properties within the community comprise about 50% of all developed land and 24.2% of all land within the City. Single-family residential is the largest land use in the City, encompassing 43% of the total developed land and about 20.8% of the total land in the City.

The City of Tawas City contains 21.6 acres of multiple-family properties, which represent approximately 4.1% of the total developed land. Of the 21.6 acres of multiple-family residential properties, approximately 11 acres are made up of senior living facilities. This indicates that the City has a higher amount of senior citizen housing in relationship to non-senior multiple-family housing, and the City may find it has a need for more conventional multiple-family units in the future.

Manufactured housing properties make up approximately 2.9% of the total developed land in the City. This 15-acre area provides affordable housing options for the community.

## Types of Structures

According to the 2012-2016 American Community Survey Estimates, there were 991 total units of housing in the City of Tawas City. Of these units, 538 (54.2%) were owner-occupied, 212 (21.4%) were renter-occupied. The remaining 241 units (24.3%) were comprised of housing units that were unoccupied.

These statistics indicate that the City of Tawas City has a good balance of owner- and renter-occupied housing. There were 12 units of vacant housing for rent at the time the 2010 Census data was compiled, which make up 11.8% of vacant property. This number is a 10.5% increase over the 2000 Census figures, which may signify the City has more than sufficient rental property to satisfy the community's needs at this time. The American Community Survey 2012-2016 Estimates data does not include "for rent" status of vacant housing.

## Housing Tenure

From 1990 to 2000, the total number of housing units increased slightly from 941 housing units to 969 units and increased again in 2010 to 977 units. Although this number increased, there was also a 21.5% increase in the supply of vacant properties from 209 units in 2000 to 254 units in 2010. From 1990 to 2000, there was only an 8.9% increase in the supply of vacant properties from 192 units to 209 units. The 2016 data shows a drop in vacant properties to 241 units. Those properties that showed an increase in this category in 2010 included houses that were for sale and those that were rented or sold, but not occupied. An increase in seasonal and recreation housing supply occurred between 2000 and 2010 from 130 units to 152 units. This increase in seasonal property clarifies the increase of new housing units without the commensurate increase in population.

## Unit Values

Another important aspect of housing is its affordability. The median home value for the City was \$81,000 in 2016. This is slightly lower (5%) than the median home value for Iosco County at \$85,500. The median home price was significantly lower than the median home price for the State at \$127,800. Having an affordable housing market provides many options for Tawas City residents, including older residents who may be looking to retire to a smaller home to take advantage of the many outdoor recreational opportunities in the City. In addition, an affordable housing stock allows the City the opportunity to attract younger residents with school-age children who may also want to enjoy the benefits of a waterfront community.

## Age of Housing Stock

The age of the housing units in the City is one factor that can be used in evaluating the quality of the buildings. A large percentage of houses in the City of Tawas City were built in the 1950s, 1970s and 1980s. This is a major factor of why the majority of the housing in the City is good condition and contributes to stable neighborhoods. However, the lack of homes built since 2000 factors into the low median home value.

## Single-Family Residential

Single-family residential properties encompass 224 acres of land use within the City of Tawas City. The majority of the housing in the City is located in the center of the community. The major residential district for the community is bound by M-55 (Hemlock Street) to the north, US-23 (Lake Street) to the east and the City's boundaries to the west and south. The overwhelming majority of the single-family residential properties within the City were rated as being in good condition. This is attributed to the large amount of owner reinvestment in the properties and the addition of new residents to the area, including many who are retirees who have invested time and money into rehabilitating and maintaining their housing. One area of concern, however, encompasses properties surrounding the scrap yard located on Ninth Avenue near Fourth Street.

## Multiple-Family Residential

Most of the multiple-family properties within the City are concentrated in the Medilodge and Lakeview Manor senior living facilities. The City also has an attached multiple-family apartment complex that is surrounded by single-family residential properties and fits well within the surrounding neighborhood. The City has very few converted single-family residential properties that serve as rental properties. Other multiple-family residential developments in the City are condominium developments located along the shore of Lake Huron.

	Number	%
Built 2014 or later	3	0.3%
Built 2010 to 2013	3	0.3%
Built 2000 to 2009	99	10.0%
Built 1990 to 1999	62	6.3%
Built 1980 to 1989	143	14.4%
Built 1970 to 1979	195	19.7%
Built 1960 to 1969	82	8.3%
Built 1950 to 1959	172	17.4%
Built 1940 to 1949	88	8.9%
Built 1939 or earlier	144	14.5%

2012-2016 American Community Survey

## Manufactured Housing

The Tawas River Trailer Park contains 65 manufactured home sites which provide an affordable housing option for residents within the City. This manufactured housing community sits on a 15-acre site and is about 2.9% of all developed land in the City.

## Commercial

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Commercial land use totals 79.5 acres within the City of Tawas City. This represents about 15.2% of all developed land, the majority of which is along the US-23 corridor. The commercial development in the City has been impacted over the years by tourism which helps explain the development of motels and rental cottages located within the City. Commercial lodging facilities contribute approximately 20 acres to the overall supply of commercial property.

The largest retailer in the area is Wal-Mart, which contributes about 15 acres to the total of commercial properties. The remainder of the properties is made up of various retail and service businesses that cater to both local residents and visitors.

## Commercial Areas Analysis

The City of Tawas City does not have an over-abundance of commercial land, with approximately 9% as noted above. Originally, development took place primarily at the entrance to the City at its southeastern border along the US-23 corridor, which is an older, established, commercial area comprised of a mixture of retail, office and personal service uses.

Wal-Mart is located in the northwestern portion of the City between East Lake Street, Oak Street, Cedar Street, and Roundhouse Avenue. This area is now considered the major shopping district because Wal-Mart provides the majority of the retail sales within the City.

Tourism has brought the development of motels and rental cottages. These lodging facilities contribute approximately 20 acres to the overall supply of commercial property. The remainder of commercial property is made up of various retail and service businesses that cater to both local residents and visitors.

Along M-55, the City appears to be experiencing a change in use orientation with medical offices and hospital facilities located near US-23 and M-55, as well as larger vacant lots more suited for a general commercial designation where US-23 exits the northern boundary of the City. The City of East Tawas, located at the eastern boundary of the City of Tawas City has a more traditional downtown, centered on Newman Street, less than one mile from the Wal-Mart store.

Existing commercial areas are somewhat automobile-oriented, but recent changes have added features which make the community more pedestrian-friendly. For example, new sidewalks, streetlights, and a greenbelt have been added between Whittemore Street and Oak Street.

## Offices/Medical Offices

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Office uses occupy a total of 17.5 acres of land in the City of Tawas City. This is just over 3.4% of the developed land within the City. Most of the office uses in the City are located near St. Joseph Health System's medical campus, and in the traditional downtown area along US-23. Medical offices comprise 9.7 acres of land (1.9% of developed land.)

## Industrial

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Land in the industrial use category totals 35.8 acres, or 6.9% of the developed land within the City of Tawas City. The majority of the industrial uses for the City are located near Ninth Avenue within three general areas on Industrial Avenue, Sixth Street, and Cedar Street.

## Governmental, Institutional/Recreation/Utility

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The remaining land uses fall into various categories under the heading Governmental, Institutional/Recreation/Utility. This is the second largest land use category in the City at 128.1 acres. Taken separately, institutional uses (hospital, churches, cemetery, library, and school) totals 75.5 acres or 14.5% of the developed land. Recreation (parks and athletic fields) make up the second largest land use in this category with 40.3 acres of land being used for parks, athletic fields, and open-spaces. Governmental uses (City Hall, Iosco County Building, Fire Department) totals 3.8 acres (or less than 1% of the total developed land).

The largest single use in this category is the City-owned Memory Gardens Cemetery, which contributes to approximately 41 acres, or 7.8% of all developed land in the City. Community churches contributed 12 acres, or 2.2% of all developed land. Utilities total 3.3 acres of total land.

## Community Facilities, Services and Organizations Analysis

The quality and quantity of public services and facilities measure a resident's standard of living within a community. Public facilities, services, and organizations are those that are owned, operated, or maintained by the City of Tawas City or a quasi-public organization. A thorough inventory of such facilities and services helps to identify opportunities to provide new facilities and services and expand upon those already in place.

## Regional Water

Huron Shore Regional Utility Authority (HSRUA) was established in 1992 as a joint venture between the municipalities of the City of East Tawas, City of Tawas City, Charter Township of Oscoda, Charter Township of AuSable, Township of Alabaster, Township of Baldwin, and the Township of Greenbush to acquire, own, improve, enlarge, extend, and operate a regional water supply and distribution system and sewage disposal systems. HSRUA is under the supervision and control of a Board consisting of one representative from each of the constituent municipalities. HSRUA currently provides treated water to the municipalities of the City of East Tawas, City of Tawas City, Charter Township of Oscoda, Charter Township of AuSable and Township of Baldwin. The source of the water is an intake structure located in Lake Huron near Tawas Point. This source provides high quality raw water that is then processed to reduce, remove, or destroy contaminants in the source water.

At present, water can be treated from Lake Huron at a rate of more than 5.4 million gallons per day. There are two water towers in the Tawas area, each with a capacity of 500,000 gallons. Additional storage is available for peak demand periods in a 32-foot ground storage tank in East Tawas. There are three elevated tanks with 1,250,000 gallons of total storage capacity and distribution mains are located within Oscoda and AuSable Townships. On the former Wurtsmith Air Force Base, there are two elevated tanks (one of which is utilized by Huron Shore Regional Water Authority), each with 300,000 gallon storage capacity, and distribution mains. The Tawas Utilities Authority operates a wastewater treatment and collection system serving Tawas City, East Tawas, and a portion of Baldwin Township, including the Industrial Park. The secondary activated sludge treatment process facility has a capacity of 2.4 million gallons per day.

## Protection and Emergency Dispatch Services

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The population and government units of Iosco County depend upon eight separate volunteer fire departments, interconnected by a Mutual Aid Agreement that includes membership from neighboring Ogemaw County. Iosco County established an Enhanced 911 (E911) Authority that became operational in April of 1996. The Authority is made up of representatives from the Michigan State Police, Iosco County Sheriff's Department, City of East Tawas, City of Tawas City, Oscoda Township, Fire Service (appointed by the Fire Chiefs Association), Township Government (appointed by the Township Association), Iosco County Emergency Medical Service, and Iosco County Board of Commissioners. The E911 facility is located northeast of East Tawas on US-23 in Baldwin Centre in Baldwin Township in the former County Annex Building. Dispatching services utilize state-of-the-art computer systems to receive emergency calls and direct fire, police, and ambulance units to an emergency scene.

## Police Protection

Tawas City receives primary police protection along with East Tawas from the mutually funded Tawas Police Authority. The Authority has five full-time sworn officers which include three Patrolmen, one Sergeant and one Chief who also performs some patrol duties in addition to administrative tasks. The

County Sheriff's Department is located in Tawas City and currently employs the Sheriff, Undersheriff, one Captain, one Sergeant who has road and administrative duties, one Deputy who handles complaints and works traffic, two part-time Deputies working on a grant, two part-time non-certified recreation officers working ORV, snowmobile and marine grants, one full-time Animal Control Officer, five full-time and one part-time clerk/dispatchers, and twelve Corrections Officers (plus one part-time). The County Sheriff's Department has the task of operating the County Jail. The Michigan State Police provides secondary police protection to the area from a post located in West Branch. Staffing levels fluctuate at the West Branch Post. The West Branch Post currently has 31 troopers assigned. The West Branch Post is responsible for a four-county area including Iosco, Arenac, Gladwin, and Ogemaw Counties.

## Public Education

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The City of Tawas City and the surrounding areas are homes to the schools and offices of the Tawas Area School District, which serves the Cities of Tawas City and East Tawas and the Townships of Alabaster, AuSable, Baldwin, Grant, Tawas, Sherman, Wilber, and Whitney. The school district serves approximately 1,244 K-12 students from these municipalities. The website of the Tawas Area School District is [www.tawas.net](http://www.tawas.net).

### **Clara Bolen Elementary School (Current Enrollment: 440 Students)**

This pre-kindergarten through 4<sup>th</sup> grade school, located in Tawas Township, offers children of the district a multi-disciplined curriculum based around the fundamentals of early childhood education. The school exposes children to strong core course material such as math and reading but also life skills such as computer skills, music programs and physical fitness. In addition, the 4<sup>th</sup> grade classes cover strong curriculums that include reading, language arts, science, math, and social studies. The school also serves the needs of students who require special education classes. Many after-school activities are available including Boy and Girl Scouts and 4-H.

### **Tawas Area High/School Middle School (Current Enrollment: 397 Middle School Students and 428 High School Students)**

Tawas Area High School/Middle School serves fifth grade through twelfth grade students. In 2016, the high school was expanded to relocate the Middle School to the high school campus. Teachers specialize in curriculum that includes reading, language arts, science, math, and social studies at all grade levels. The Middle School offers a comprehensive middle school academic program as well. The school provides quality music programs, athletics, and after-school activities, and offers student activities that include a student council. The school hosts a number of yearly events that include a talent show, student-teacher basketball game, and Student Achievement Awards program.



Tawas Area High School offers students the opportunity to take part in course work that will diversify their high school educations and prepare them for productive and successful futures. The curriculum of the school includes courses in mathematics, science, social studies, English, and physical education, as well as elective course work in a variety of studies including computer aided drafting, fine arts classes, computer network training, and a variety of life skills and trades education classes. The school offers students activities that include a student council, drama, band, choir, dance, Youth Advisory Council Spanish club, Iosco PRIDE, Robotics and Rachel's Challenge. A variety of sports opportunities and performance opportunities exist for those students who are active in the music and physical education programs. The high school offers a wide variety of State Class B sports for students to participate in, as well as a comprehensive music program whose participants take great pride in performing at State festivals and competitions. Dual enrollment and online courses are available to students to take classes and receive college credit through local colleges and universities.

## Recreation

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### Parks

The City of Tawas City operates 11 parks within the city limits. Information on Tawas City parks can be found within the current Tawas City Recreation Plan. Parks within Tawas City include the following:

1. Gateway Park
2. Shoreline Park (formerly known as Tawas City Park)
3. Town Square Park
4. Union Square Park
5. Independent Park
6. Sawyer Thornton Park
7. Tawas City Sports Complex
8. Elms Neighborhood Park
9. Anchor Park
10. Tawas Nature Preserve
11. City Hall Boardwalk and Veteran's Park

### Tawas City Library

Located at 208 North Street, this quaint, city-owned library offers visitors many volumes and a variety of current periodicals, in addition to use of computers with free Internet services. Other forms of media are available, including ebooks, audio books and videos. The library works with The Friends of the Tawas City Library to host library events and do fund raising for the library. The library has been renovated in recent years including lighting, carpet, paint, and restrooms.

## Health Care Facilities

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### District Health Department

The City of Tawas City is fortunate to have a regional health department located within its city limits. The District Health Department No. 2 office serves the Counties of Iosco, Alcona, Ogemaw, and Oscoda and provides a wide variety of services including home care services, immunizations, nutrition education, and health education. The health department also includes an environmental section, which is responsible for performing food establishment inspections, and water, well and septic inspections, as well as issuing permits for those services.

### St. Joseph Health System

St. Joseph Health System, a member of Ascension Health, is a non-profit healthcare system that is governed by a local board of trustees represented by residents, medical staff and sister sponsorships and has been providing medical care since 1953. The 49 bed facility serves the counties of Alcona, Arenac, Iosco, Ogemaw, and Oscoda with a population of approximately 87,000 residents. Its Catholic Health Ministry is dedicated to spiritually centered, holistic care which sustains and improves the health of individuals and communities. A strong tourism community, SJHS provides primary, secondary and referral for tertiary care to more than 100,000 patients annually, including 15,000 emergency department visits. Specialty and ancillary services are offered, through the St. Joseph Health System, in the communities of Tawas City, Oscoda, Hale, Au Gres, and West Branch. Patients needing specialized services which are not available in the Tawas area can be transferred by ambulance or helicopter directly to larger institutions in Saginaw, Flint, Midland, Detroit, Ann Arbor, and Bay City.

## Vacant Land/Rights-of-Way

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Rights-of-way, including alleys, local streets, and highways total 184 acres. The City of Tawas City has a total of 374.3 acres of undeveloped or vacant land remaining within the City, which makes up approximately 34.7% of all land within the City. This includes both platted land that is still vacant and unplatted land that has yet to be developed. Table 1.1 illustrates the land the City of Tawas City has available to meet its demands for future growth.

# Demographics

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## Introduction

Population and demographic changes are among the most important factors to consider in expressing growth and its likely impact on land uses in a community. Therefore, it is helpful to understand the City's population and demographic characteristics as part of the foundation for drawing conclusions about the City's likely future.

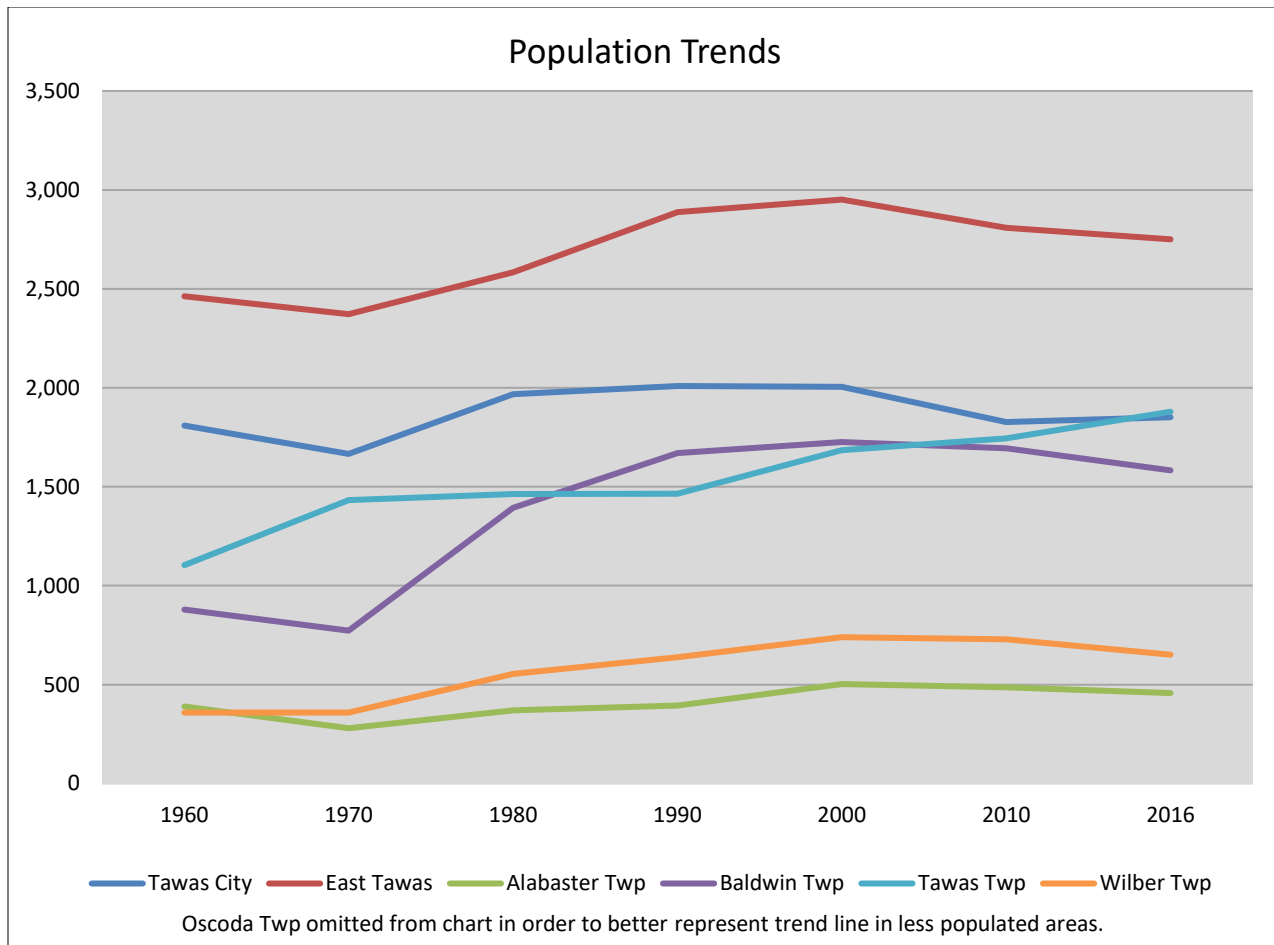
Using analyzed data gathered from the 2010 US Census, this section focuses on the demographics of the City of Tawas City and the surrounding areas. This information is useful in identifying trends and patterns that will affect the future planning policies within the City of Tawas City. A thorough review of historical trends in population and age distribution, as well as information on housing and income for the City and the surrounding municipalities is incorporated. Each section of this chapter not only defines the statistics in a table format, but also gives some potential consequences for the City of Tawas City.

## Population Trends

To begin, it is appropriate to determine the overall growth the City has experienced in the recent past. The 2010 US Census reported that the City of Tawas City had a population of 1,827 persons, which is a decrease of 8.9% from the 2000 US Census. The City of East Tawas' population also decreased at a rate of 4.8%, from 2,951 in 2000 to 1,808 in 2010. The surrounding townships have experienced similar small decreases in population growth over the same time period, and overall Iosco County lost 5.3% of its population from 2000 to 2010. Combined with the nearly 10% loss from 1990 to 2000, there has been a large decrease in population county-wide. A portion of this is attributed to the closing of Wurtsmith Air Force Base in June of 1993, which, at its peak, contributed about 6,000 persons to Iosco County's population. Table 1.2 shows the population trends for the City of Tawas City and the surrounding municipalities from 1960 to 2010. The 2016 American Community Survey 5-Year Estimates show that the City of Tawas City gained 1.4% of population since 2010 with Iosco County overall showing a slight loss of 2.0%.

Table 1.3 Population Trends for Iosco County							
Community	1960	1970	1980	1990	2000	2010	2016*
		% gain/(loss)	% gain/(loss)	% gain/(loss)	% gain/(loss)	% gain/(loss)	% gain/(loss)
	1,810	1,666	1,967	2,009	2,005	1,827	1,852
City of Tawas City		(8.0%)	18.1%	2.1%	(0.2%)	(8.9%)	1.4%
	2,462	2,372	2,584	2,887	2,951	2,808	2,750
City of East Tawas		(3.7%)	8.9%	11.7%	2.2%	(4.8%)	(2.1%)
	390	280	371	394	503	487	457
Alabaster Township		(28.2%)	32.5%	6.2%	27.7%	(3.2%)	(6.2%)
	1,659	1,876	2,198	2,312	2,230	2,047	1,851
AuSable Township		13.1%	17.2%	5.2%	(3.5%)	(8.2%)	(9.6%)
	880	773	1,393	1,670	1,726	1,694	1,583
Baldwin Township		(12.2%)	80.2%	19.9%	3.4%	(1.9%)	(6.6%)
	4,202	11,758	11,386	11,958	7,248	6,997	6,862
Oscoda Township		179.8%	(3.2%)	5.0%	(39.4%)	(3.5%)	(1.9%)
	1,104	1,433	1,463	1,465	1,684	1,744	1,879
Tawas Township		29.8%	2.1%	0.1%	14.9%	3.6%	7.7%
	359	359	554	638	740	729	651
Wilber Township		0.0%	54.3%	15.2%	16.0%	(1.5%)	(10.7%)
	16,505	24,905	28,349	30,209	27,339	25,887	25,373
County of Iosco		50.9%	13.8%	6.6%	(9.5%)	(5.3%)	(2.0%)
	7,823,194	8,875,083	9,262,078	9,295,297	9,938,444	9,883,640	9,909,600
State of Michigan		13.4%	4.4%	0.4%	6.9%	(0.6%)	0.3%

\*2012-2016 American Community Survey 5-Year Estimates



## Population Projections

Population projections are a valuable tool when making planning decisions for the community. Population projections allow the City to anticipate the future needs of the community, including demand for public services, facilities, and parks and recreation needs. Since 1994 The University of Michigan Institute for Research on Labor, Employment, and the Economy has produced long-term economic and demographic forecasts for MDOT, the MPOs and the State Regional Planning Organizations. The most recent forecasts through 2045 were released in January of 2017. The report *The Economic and Demographic Outlook for Michigan Through 2045* summarizes the forecasts, the methodologies, and the overall results of the analysis for the State of Michigan.

## Population Age Distribution

Another opportunity to measure change involves comparing the age distribution of a community over time. This assists in determining the type of housing demands and recreational facilities that may be needed. For example, if a large population were younger, the City may benefit from additional park and playground facilities. Similarly, the rate of increase in a senior population may have implications for more senior living opportunities, such as condominiums and public services.

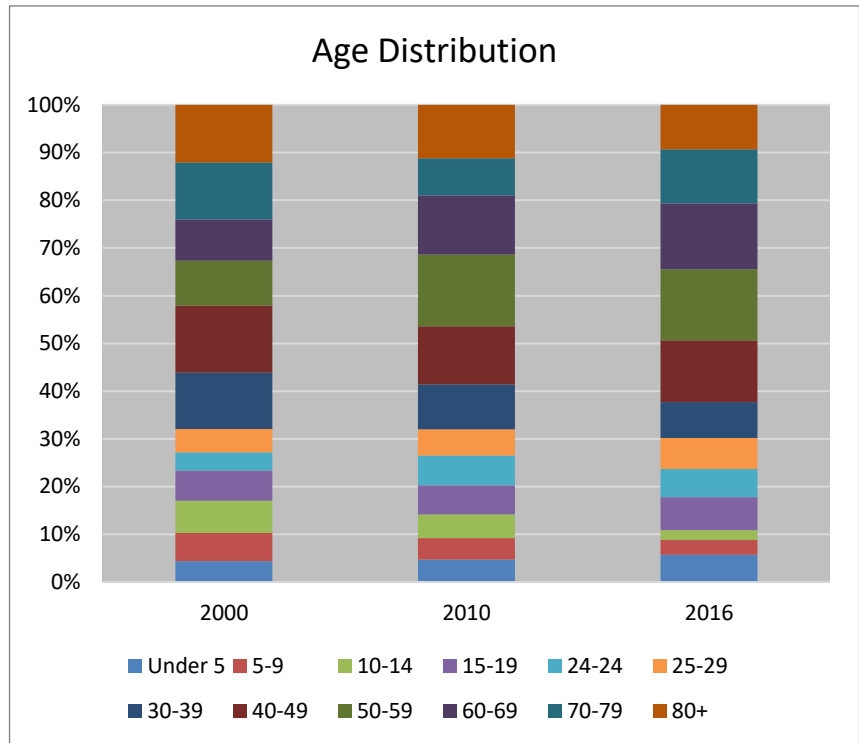
The population of the City of Tawas City is aging at a gradual rate. This is comparable to many of the communities within the region. This aging trend is the result of the “Baby Boomer” generation (commonly defined as people born between 1946 and 1964) beginning to reach retirement age. The loss of younger and family-aged adults is due in large part to the closing of Wurtsmith Air Force Base in 1993 and younger-aged residents locating closer to schools and employment centers throughout the State.

Table 1.5 Population Age Distribution						
Age	2000		2010		2016	
	Number	%	Number	%	Number	%
Under 5	88	4.4	86	4.7	106	5.7
5 to 9 years	118	5.9	83	4.5	57	3.1
10 to 14 years	136	6.8	91	5.0	39	2.1
15 to 19 years	127	6.3	111	6.1	129	6.9
20 to 24 years	76	3.8	114	6.2	110	5.9
25 to 29 years	98	4.9	100	5.5	121	6.5
30 to 39 years	236	11.8	171	9.4	138	7.5
40 to 49 years	283	14.1	223	12.2	239	12.9
50 to 59 years	188	9.4	274	15.0	276	14.9
60 to 69 years	174	8.7	227	12.4	256	13.8
70 to 79 years	239	11.9	142	7.8	209	11.3
80 and over	242	12.1	205	11.2	172	9.3
TOTAL	2,005		1,827		1,852	

*2000 and 2010 Census and 2016 American Community Survey 5-Year Estimates*



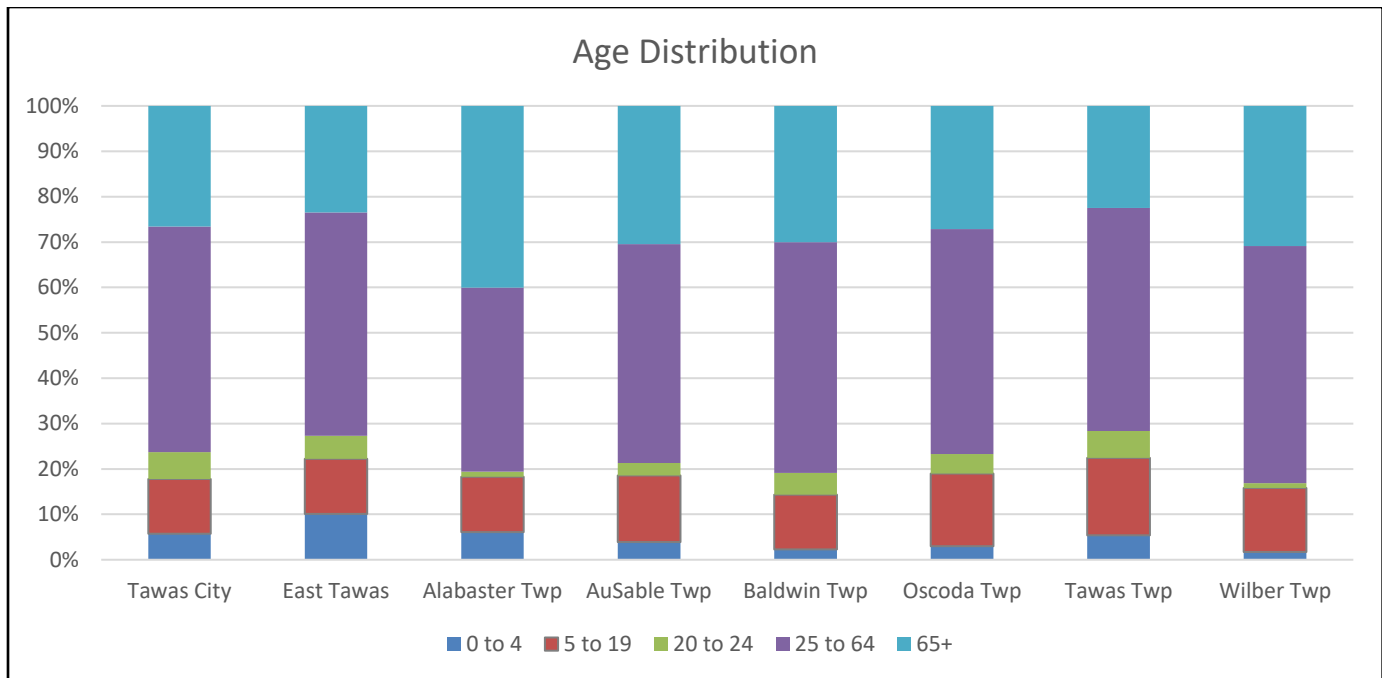
The trend of aging at a gradual rate is evident in Tawas City and can also be observed in East Tawas and other communities as illustrated in Table 1.5, Regional Age Distribution. The median age in Tawas City is 49.5 as compared to 39.5 in the State of Michigan and 37.7 in the U.S.



**Table 1.6 Regional Age Distribution - % of Total Population**

Age Group	City of Tawas City	City of East Tawas	Alabaster Township	AuSable Township	Baldwin Township	Oscoda Township	Tawas Township	Wilber Township	County of Iosco
<b>0-4</b>	5.7	10.1	6.1	3.9	2.3	3.0	5.4	1.7	4.3
<b>5-19</b>	12.1	12.1	12.2	14.6	12.0	16.0	17.1	14.1	14.2
<b>20-24</b>	5.9	5.1	1.1	2.8	4.8	4.3	5.9	1.1	4.6
<b>25-64</b>	49.7	49.2	40.5	48.1	50.9	49.6	49.2	52.2	48.9
<b>65+</b>	26.6	23.5	40.0	30.4	30.0	27.2	22.5	30.9	28.0

2012-2016 American Community Survey 5-Year Estimates



## Age Distribution Planning Implications

Residents in the City of Tawas City are aging at a gradual rate, but the aging population of the City will have very little impact on City services in the future. The City currently has senior housing and a state-of-the-art health care facility. Older adults today are much more active and independent than those of earlier generations. Many retirement-age adults do not require the same facilities and services that retirees in the past had utilized. The City has the opportunity to not only provide improvements to the community that will benefit older adults, but younger age groups that are looking for communities that offer quality schools and recreation facilities. In addition, the large increase in adults in the 40-49 year category, an age group normally associated with disposable income, has the potential to help attract additional retail to the region.

## Educational Attainment

	Tawas City	Iosco County	State of Michigan
Population 25 years and over	1,413	19,508	6,682,881
Less than 9 <sup>th</sup> grade education	3.0%	2.4%	3.1%
9 <sup>th</sup> – 12 <sup>th</sup> grade, no diploma	5.6%	9.2%	7.0%
High school graduate	41.9%	39.6%	29.6%
Some college, no degree	24.1%	24.4%	23.8%
Associate degree	10.5%	8.3%	9.1%
Bachelor's degree	7.9%	10.0%	16.7%
Graduate or professional degree	7.1%	6.3%	10.7%
Percent high school graduate or higher	91.4%	88.4%	89.9%
Percent bachelor's degree or higher	14.9%	16.3%	27.4%

2012-2016 American Community Survey 5-Year Estimates

Population with a bachelor's degree or higher is lower than the State as a whole but is similar to Iosco County. A slightly higher percentage of people hold associate degrees in Tawas City than the State of Michigan population. The percentage of people with a high school education but no diploma is lower in Tawas City than in Iosco County or the State.

## Income and Employment

The median household income is one measure of average household income. It divides the household income distribution into two equal parts: one-half of the households fall below the median household income, and one-half above it. This reflects the sum of money earned in one calendar year and includes not only wage income, but earnings from pension, social security benefits, disability, and other public aid programs. The median household income in the City of Tawas City tends to be lower than that of the State and the U.S., and only slightly lower than Iosco County as a whole. The median income for the City of Tawas City in 2016 was \$37,321. This was comparable to that of Iosco County at \$38,900, and below that of the State of Michigan, which was \$50,803 and \$55,322 for the U.S. These figures show that City of Tawas City residents make a wage that is slightly lower than persons living

Income	Number	Percent
Less than \$10,000	13	3.1%
\$10,000 to \$14,999	33	8.0%
\$15,000 to \$24,999	29	7.0%
\$25,000 to \$34,999	57	13.8%
\$35,000 to \$49,999	80	19.4%
\$50,000 to \$74,999	98	23.7%
\$75,000 to \$99,999	70	16.9%
\$100,000 to \$149,999	18	4.4%
\$150,000 to \$199,999	15	3.6%
\$200,000 or more	0	0.0%
Total Households	674	100.0%
Median Income Levels		
City of Tawas City	\$37,321	
Iosco County	\$38,900	
State of Michigan	\$50,803	
United States	\$55,322	

US Census Bureau 2012-2016 American Community Survey 5-Year Estimates

in Iosco County. Tawas City is classified as a “low- and moderate-income community (LMI).” The U.S. Department of Housing and Urban Development defines the term “low- and moderate-income” as families and individuals whose incomes are no more than 80% of the median income of the area involved. A community is classified as an LMI community if 51% of households have incomes at or below the 80% threshold. Tawas City currently has an LMI value of 55.9%.

In Tawas City, approximately 11% of families live below the poverty level, however this is similar to Iosco County and the State. In fact, Tawas City mirrors the State in selected poverty characteristics.

<b>Table 1.9 Poverty Rates</b>			
	<b>Tawas City</b>	<b>Iosco County</b>	<b>Michigan</b>
Families	10.9%	11.7%	11.5%
Families with female head of household	33.7%	37.3%	32.9%
Families with female head of household with children under 18	47.5%	52.3%	44.3%
Individuals 65 years and over	9.8%	7.6%	8.1%

*Source: 2012-2016 American Community Survey 5-Year Estimates, U.S. Census Bureau*

The employment of City residents has changed very little over the past two decades. Changes in employment sectors can be attributed to loss of local businesses and regional employers. An example is the closure of Wurtsmith Air Force Base in 1993. Many residents are employed by health and education services. These industry groups are stable employment sectors that generally unaffected by poor economic conditions. Retail trade and manufacturing are almost equal in the number of residents employed by these industries.

**Table 1.10 Employment by Industry**

Industry	1990		2000		2010		2016*	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
agriculture, forestry, fishing and hunting and mining	16	2.3%	9	1.2%	0	0.0%	10	1.3
construction	27	3.8%	58	7.8%	29	4.8%	40	5.1
manufacturing	125	16.8%	124	16.7%	115	19.0%	132	16.8
wholesale trade	25	3.3%	22	3.0%	0	0.0%	7	0.9
retail trade	168	22.6%	130	17.5%	60	9.9%	99	12.6
transportation and warehousing and utilities	37	4.9%	30	4.0%	36	5.9%	38	4.8
information	6	1.0%	8	1.1%	17	2.8%	10	1.3
finance, insurance, real estate, and rental and leasing	30	4.0%	31	4.2%	35	5.8%	51	6.5
professional, scientific, management, administrative, and waste management	42	5.8%	33	4.4%	17	2.8%	54	6.9
education, health and social services	165	22.2%	196	26.4%	163	26.9%	201	25.5
arts, entertainment, recreation, accommodation and food service	17	2.2%	50	6.7%	58	9.6%	92	11.7
other services (except public administration)	36	4.8%	28	3.8%	48	7.9%	32	4.1
public administration	47	6.3%	23	3.1%	28	4.6%	21	2.7
<b>TOTAL</b>	<b>741</b>	<b>100%</b>	<b>742</b>	<b>100%</b>	<b>606</b>	<b>100%</b>	<b>787</b>	<b>100%</b>

*US Census Bureau 2012-2016 American Community Survey 5-Year Estimates*

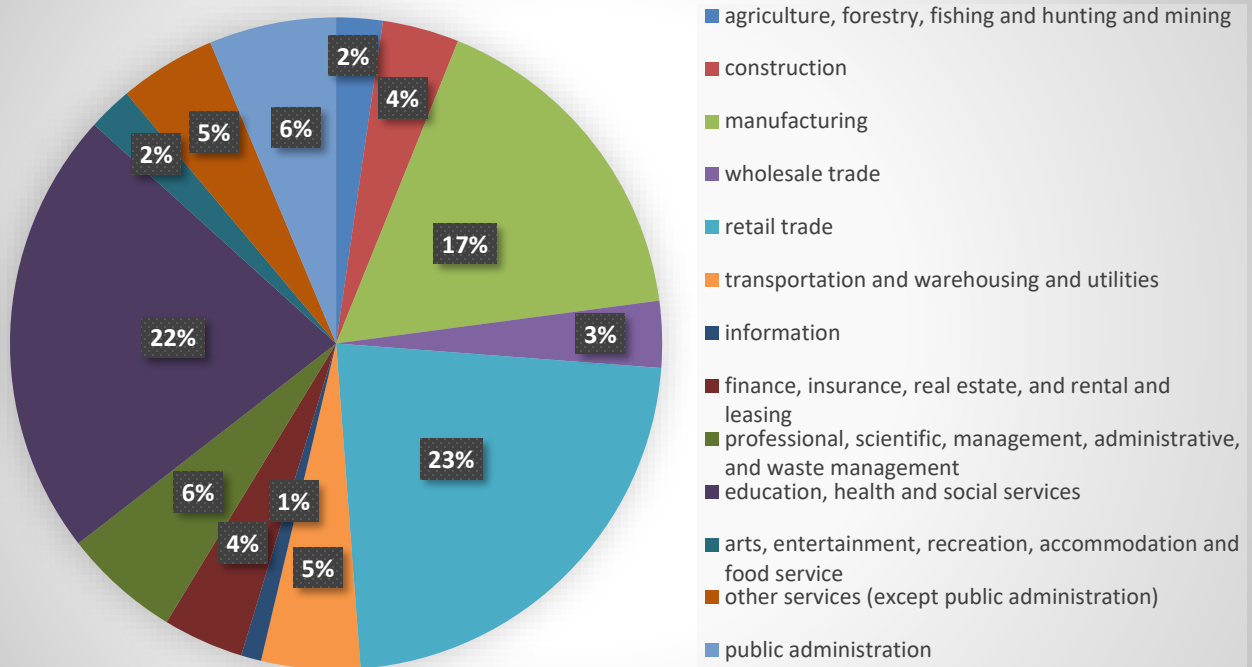
\*

**Table 1.11 Employment & Wages for Iosco County (2016)**

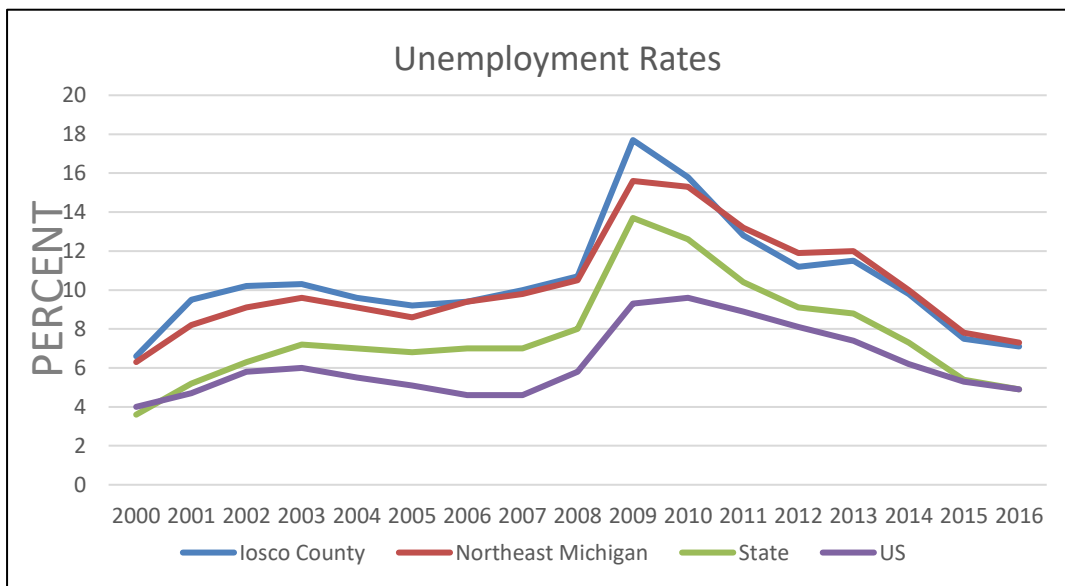
<b>Industry</b>	<b>Number of Establishments</b>	<b>Avg Employment</b>	<b>Avg Weekly Wages</b>
Agriculture, Forestry, Fishing & Hunting	9	67	427
Utilities	3	22	2474
Construction	71	290	789
Manufacturing	32	878	740
Wholesale Trade	14	100	659
Retail Trade	88	1059	465
Transportation and Warehousing	15	706	1201
Information	9	84	655
Finance and Insurance	23	215	953
Real Estate and Rental and Leasing	11	24	550
Professional and Technical Services	28	118	927
Administrative and Waste Services	23	397	491
Educational Services	4	21	398
Health Care and Social Assistance	44	842	734
Arts, Entertainment, and Recreation	14	109	288
Accommodation and Food Services	75	876	255
Other Services (except Public Administration)	58	197	369
Federal Government	10	110	984
State Government	4	46	1260
Local Government	29	1303	650
<i>Michigan DTMB Quarterly Census of Employment &amp; Wages</i>			



## Employment by Industry



Unemployment in Iosco County has been significantly higher since 2000 than for Michigan or the US, however it has been comparable to Northeast Michigan in general. Since 2011, Iosco County unemployment rates have dipped below the regional rate.



The following Table 1.12 was generated using the US Census Bureau's tool "On the Map." It provides an analysis of Tawas City workers and jobs within Tawas City.

<b>Table 1.12 Job Inflow/Outflow in Tawas City (2015)</b>		
	<b>COUNT</b>	<b>SHARE</b>
Employed in Tawas City	1,774	100.0%
Living in the Selection Area	627	35.3%
Net Job Inflow (+) or Outflow (-)	1,147	-
<b>In-Area Labor Force Efficiency</b>		
Living in Tawas City	627	100.0%
Living and Employed in Tawas City	127	20.3%
Living in Tawas City but Employed Outside	500	79.7%
<b>In-Area Employment Efficiency</b>		
Employed in Tawas City	1,774	100.0%
Employed and Living in Tawas City	127	7.2%
Employed in Tawas City but Living Outside	1,647	92.8%
<b>Outflow Job Characteristics</b>		
External Jobs Filled by Residents	500	100.0%
Workers Aged 29 or younger	131	26.2%
Workers Aged 30 to 54	244	48.8%
Workers Aged 55 or older	125	25.0%
Workers Earning \$1,250 per month or less	160	32.0%
Workers Earning \$1,251 to \$3,333 per month	212	42.4%
Workers Earning More than \$3,333 per month	128	25.6%
Workers in the "Goods Producing" Industry Class	105	21.0%
Workers in the "Trade, Transportation, and Utilities" Industry Class	130	26.0%
Workers in the "All Other Services" Industry Class	265	53.0%
<b>Inflow Job Characteristics</b>		
Internal Jobs Filled by Outside Workers	1,647	100.0%
Workers Aged 29 or younger	381	23.1%
Workers Aged 30 to 54	884	53.7%
Workers Aged 55 or older	382	23.2%
Workers Earning \$1,250 per month or less	475	28.8%
Workers Earning \$1,251 to \$3,333 per month	732	44.4%
Workers Earning More than \$3,333 per month	440	26.7%
Workers in the "Goods Producing" Industry Class	44	2.7%
Workers in the "Trade, Transportation, and Utilities" Industry Class	181	11.0%
Workers in the "All Other Services" Industry Class	1,422	86.3%

<b>Interior Flow Job Characteristics</b>		
Internal Jobs Filled by Residents	127	100.0%
Workers Aged 29 or younger	30	23.6%
Workers Aged 30 to 54	65	51.2%
Workers Aged 55 or older	32	25.2%
Workers Earning \$1,250 per month or less	38	29.9%
Workers Earning \$1,251 to \$3,333 per month	55	43.3%
Workers Earning More than \$3,333 per month	34	26.8%
Workers in the "Goods Producing" Industry Class	3	2.4%
Workers in the "Trade, Transportation, and Utilities" Industry Class	15	11.8%
Workers in the "All Other Services" Industry Class	109	85.8%
<i>US Census Bureau On the Map</i>		

## Natural and Environmental Features

The City of Tawas City is enviably located along the shore of Lake Huron and incorporates Tawas Bay and the Tawas River into its inventory of natural features. Parks and beaches garnered the most number of votes during a 2007 visioning session as what residents were most proud of in Tawas City. Also mentioned were the view the Lake Huron shoreline provides, as well as the Tawas City dock and Tawas Bay and the Tawas River. The 2017 resident survey indicated that 58% of respondents visited a park in Tawas City 10 or more times the past year. Furthermore, 95% of respondents had visited at least one park in the past year.

The 2007 visioning session indicated that development of waterfront parks, keeping the waterfront open and lakefront property added to the park system were all good community trends. On the negative side, gas stations, underutilized retail buildings, condominium development and poor building construction on the waterfront were revealed issues. The decreased use of the Tawas River waterfront was also noted.

### Designated Wildlife Area

The City of Tawas City has a designated wildlife area along its shoreline. The Michigan Department of Natural Resources has long recognized areas that are the best examples of Michigan's native landscapes, ecosystems, natural communities, or scenic qualities. These natural areas are identified by features such as: size, uniqueness, pristine nature, aesthetic or scenic qualities and outstanding opportunities for solitude or a primitive and unconfined type of recreation.

Legal dedication of these areas requires them to also contain ecological, geological, or other features of scientific, scenic, or natural historic value. It is noted that many of these areas also consist of endangered or threatened species populations.

These areas exist on both public and private lands and may be designated and legally dedicated by State or Federal statute, administratively recognized by public agencies, or recognized by conservation organizations, private corporations, and individuals, helping to protect, preserve and restore representative, viable examples of Tawas City's natural heritage.

## Natural and Environmental Features Planning Implications

High-quality recreational opportunities and community facilities are quality of life indicators and such facilities characterize the City of Tawas City. The natural and cultural features of the City of Tawas City make it an attractive place to live and play. The health and leisure benefits of the City's facilities extend beyond the City. In addition to recreational facilities, public schools provide local spaces for interaction, learning, and community building, and safety services provide a compulsory advantage for the community.

## Transportation Systems

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### Introduction

A transportation network links activities within a community to those in surrounding municipalities, and the larger region as a whole. Transportation plays a critical role in determining the nature and intensities of land uses that occur throughout a community. The City of Tawas City is fortunate as a community to have a strong foundation for a very functional transportation system. M-55 connects Tawas City to Interstate I-75 and its western neighbors, while US-23 provides access to Interstate I-75 and communities to the north and south. Transportation systems include not only streets and automobile transportation, but also pedestrian traffic that is comprised of walkers and bike riders. The traditional grid street pattern lends itself to strong neighborhoods and helps to mitigate traffic concerns that are often associated with suburban residential neighborhoods. The City of Tawas City's lakefront path system provides a valued pedestrian connection between parks, neighborhoods, and commercial areas along Lake Street. Bus service is also available through the Iosco County Transit Corporation. This program provides transportation to residents of communities that are located in the coastal region from the Tawas City area to north of Oscoda.

### Street Classifications

One approach to gaining a better understanding of transportation networks is to classify the roads that make up these networks into groups based on the role of the function that they play. One such classification structure is that devised by the Federal Highway Administration, referred to as the National Functional Classification (NFC) classes. Those relevant to the City of Tawas City are as follows:

## Local Streets

Local streets are designed to provide access to residential properties and are planned to provide for short trips at low traffic speeds. The majority of streets within the City of Tawas City can be classified as local streets. The relationship of the local streets to the existing land uses of the City is consistent with sound planning principals. Institutional uses such as community churches are located within the local street network. Those parks in the City that are used primarily by local residents are also located off the local streets.

## Collector Streets

These are streets that collect vehicles from the local streets and distribute them either to local destinations or major thoroughfares. These collector streets carry heavier traffic volumes at higher speeds and are often wider than local streets. Fifth Avenue between North Street and M-55 is a collector street for the City, as well as Harris Avenue. These two streets function to help move local traffic out to major thoroughfares.

## Major Thoroughfares

The City of Tawas City is located at a vital junction of two of Iosco County's major transportation corridors: US-23 and M-55. US-23 is located off of I-75 and is the major north/south coastal route for the eastern coast of Lake Huron from Standish to Mackinaw City. M-55 provides east/west travel across Iosco County and provides a link to I-75. Major thoroughfares carry not only local traffic but also out-of-town traffic through the City en route to other destinations. These major thoroughfares are slowed through the City and provide opportunities to locate not only commercial and office land uses, but also regional destinations such as Tawas St. Joseph Hospital.



## Pedestrian Path Network

The City of Tawas City has developed a pedestrian pathway along Lake Street that connects the community's core with two of the City's regional parks: Shoreline Park and Gateway Park. Iosco County provides bicycle trails and the State provides snowmobile trails, both of which pass through the City. The City would like to build upon this foundation by creating a pedestrian pathway plan that will outline the goals for making the City a more walkable and pedestrian-friendly environment.

The City of Tawas City, sometime in the future, would like to develop a pedestrian trail that would traverse the entire City. This trail would be based on the future availability of the Lake State Railway Company railway line that passes through the community. The trail would connect in the future with the County network and with the City's Dead Creek Trail System as well as serving an economic function by linking much of the City's core with the surrounding neighborhoods. In 2016, two cross walks were constructed by Shoreline Park to cross in front of the Court House on Lake St.

## River Walk

The City of Tawas City has developed a river walk along the Tawas River from the United States Post Office toward Whittemore Street. This river walk provides residents and visitors alike with both an active and passive recreational facility and an opportunity to enjoy the city from a whole new point-of-view. The future plan for the river walk is to have it connect to a rails-to-trails pathway, further strengthening the connectivity between crucial and needed non-motorized transportation routes.

## Programs for Path Development

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### Safe Routes to School Program

The federal Safe Routes to School (SR2S) program was signed into law in August 2005 and was managed by the Michigan Department of Transportation. This federal program had designated dollars through SAFETEA-LU funds that were used to help fund planning, development and implementation projects that make walking and bicycling to school safer for children. In July 2012, Congress passed a new transportation bill titled Moving Ahead for Progress in the 21<sup>st</sup> Century (MAP-21). Safe Routes to School was combined with the Transportation Enhancements and Recreational Trails programs to form a new program called Transportation Alternatives. Safe Routes to School activities are now eligible for funding under this new program. Further information on this program is found at [www.saferoutesmichigan.org](http://www.saferoutesmichigan.org).

## **Iron Belle Trail**

Tawas City is located along the planned route for the Iron Belle Trail, a trail system which will eventually connect Belle Isle in Detroit to Ironwood in the Upper Peninsula. The bicycle route option for the Iron Belle Trail traverses northeast Michigan. The pathway along US 23 in Tawas City is a designated section of the Iron Belle Trail which connects to the bicycle pathway in Alabaster Township.

## **Rails-to-Trails Conservancy Program**

The Rails-to-Trails Conservancy (RTC) is a national organization that helps communities develop creative solutions and financing opportunities for the development of trail systems that utilize abandoned railroad corridors. These trails can serve various functions in communities including wildlife conservation corridors, linking isolated parks, and creating greenways through developed areas as well as linking populations of children to local schools. While Lake State Railway Company has not indicated that they're planning to abandon the railroad that runs through Tawas City, there is strong community support for converting the railroad to a trail if it ever does become available.

## **Transportation Systems Planning Implications**

As the area continues to grow and the US-23 exit off of 1-75 continues to be the main route for vacationers heading to the City of Tawas City and other destinations, the City's roads will continue to see increased traffic. A primary challenge of accessibility and interconnectedness with the community is the natural barrier of Lake Huron, which limits the possibility of alternative routes for travelers heading east.

The City should also look at expanding its sidewalks to allow more students a safer route to school while looking to provide greater emphasis on traffic calming along US-23 and M-55.



## CHAPTER 2

# Community Goals, Objectives & Action Items

## Community Goals, Objectives & Action Items

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### Planning Process

Community input is an important component within the master planning process. The Master Plan gains a wider base of acceptance from the residents and business owners, and it helps validate long-range planning recommendations. During the development of this Master Plan, community input was gathered by a number of methods.

In February of 2017, as part of the Recreation Plan update, the City mailed questionnaires to taxpayers in Tawas City along with Assessment Change Notices. The City received a 17% return rate with 193 responses. In addition to questions about recreation in the community, the City also asked broader questions about the community including such topics as undeveloped property, the library, sidewalk replacement/repair program, street improvement plan, zoning, historic buildings, mixed uses, and rental housing.

Many detailed questions specifically focused on recreation and park improvement. These issues have been addressed in the Tawas City Recreation Plan, so this Master Plan will not go into detail on the issue of parks and recreation. Survey respondents' demographics is as follows: 84% of the survey respondents were residents of Tawas City. 44% have been residents for 20 years or more, 25% for 11-19 years, and 31% for less than 10 years. 60% were from households of two persons and 27% were from households of one person. 51% of respondents were age 65 and older, 28% were 50-64, 13% were 40-49, 4% were 30-39, 3% were 18-29, and one respondent was under the age of 18. Following is a brief summary of the survey results (full survey results can be viewed in the Appendix).

**Undeveloped Property.** One of the issues asked in the survey concerned 120 acres of undeveloped property. Respondents were asked to share their thoughts on potential development of the property. Many respondents felt the area would be best used for residential development (single-family, attached housing, senior housing, and affordable housing) while many other respondents felt that a campground or RV park would be most appropriate. A lesser number of respondents felt that an industrial or commercial/recreational use would be best (commercial uses suggested included retail shops, zoo, community center, restaurants, firing range, paintball, fitness area, go-carts, etc.).

**Sidewalks/Drainage Ditches.** Another issue addressed in the survey was the program for sidewalk replacement/repair and drainage ditch alteration where the City covers 50% of the cost. Respondents were asked to indicate areas of the City that they felt were in need of repair, replacement or installation of sidewalks or alterations of drainage ditches. 56 responses were given and the City will keep those responses on file.

**Street Improvements.** Respondents were asked if they would support a millage to fund street improvements in order to complete the street improvement plan on a faster schedule. 58% indicate that they would not support a millage.

**Zoning.** Respondents were asked several questions related to zoning. 55% believe that the City adequately enforces the Zoning Ordinance while 21% disagree. 30% feel that the City needs to enforce its ordinances more strictly while 31% disagree. 44% feel that the City is responsive to zoning questions while 51% are undecided. 37% feel the City processes zoning applications in a timely manner while 62% are undecided.

**Storage of RVs.** 44% feel that the City should regulate the storage of recreational vehicles on private property but 37% feel that the City should not.

**Residential as Secondary Use in Business District.** 50% feel that the City should encourage the conversion of uses within business districts to allow residential as a secondary use while 39% are undecided.

**Conversion of motel/hotel rooms to long term rentals.** 28% feel that the City should encourage conversion of hotel/motel rooms to long-term rental units while 43% disagree.

**Rental Housing Regulation.** 60% feel that the City should regulate the maintenance (interior and exterior) of rental housing units while 23% disagree.

**Historic Buildings.** A vast majority (81%) of respondents feel that the City should encourage preservation of historic buildings.

Respondents were also asked to provide additional general comments and a wide variety of suggestions were submitted. Many suggestions were recreation-related which have been addressed in the Recreation Plan. Non-recreation related topics included (but are not limited to) the following items:

- Curbside Recycling.
- Control of geese in parks.
- Blight ordinance enforcement.
- Drainage ditches.
- Street lights in residential areas.
- Boats/trailers stored in residential yards.
- Additional shops along side streets needed.
- Dog park.
- New restaurants.
- Nautical theme.
- Sign ordinance upgrade.
- Street repairs.
- Black fly control.
- Curbing needed.
- Mowing.
- Replacing street lights with lamp posts.
- Salvage yard.
- Removal of abandoned property.
- Sewage treatment facility discharge.
- Tax dollars spend on tourist facilities.

During the previous Master Plan, a Visioning Workshop was conducted and residents and City officials compiled detailed lists of the strengths and weaknesses of the City of Tawas City. Residents responded that the location of the City along Lake Huron is unique and offers extensive recreational opportunities. Other residents identified the St. Joseph Health System as a valuable asset in the community. The Workshop also identified weaknesses in the community, including the loss of historic architecture, vacant buildings, and recent job losses. Trends for the future were identified, including new residential growth, park improvements, and retail changes along the US-23 corridor. Together these comments and visions help provide a framework for the development of general themes of that version of the Master Plan.

During the development of the 2013 Master Plan update, the Tawas City Planning Commission held a joint meeting with the East Tawas Planning Commission on July 17, 2012. This joint meeting provided an opportunity for both communities to comment on common issues and concerns regarding the two communities. Planning Commissioners and City staff attended this meeting and provided ideas on issues such as mutual cooperation and shared services. They discussed common issues involving land use policies for residential and nonresidential developments, transportation/traffic, waterfront development, and downtown areas. As a result of this meeting, we were able to gather ideas and opinions regarding growth and development. This information was useful in refining themes and objectives for the updates of both the Tawas City Master Plan and the East Tawas Master Plan.

The joint Planning Commission meeting identified specific areas in both communities that could benefit from joint planning initiatives. This includes the US-23 corridor (Bay Street/Lake Street) as well as areas that share a joint common boundary. Specific areas near Cedar Street, Westover Street, and Pine Street would benefit from a common vision for industrial and/or commercial development.

Both the cities have considered land use trends and opportunities for redevelopment within their communities. The importance of the downtown areas is recognized, and options for mixed-use development, senior housing, and vibrant commercial areas are identified as important components. Both communities recognize the importance of economic development and the utilization of vacant or transitional properties. It is acknowledged that there are opportunities to promote a synergistic effect with existing land use complexes such as the hospital campus, County buildings, Wal-Mart area, and waterfront properties.

The Planning Commissioners discussed land use options for both communities and participated in a mapping exercise in which each participant located areas within the cities for potential development or redevelopment. New ideas for residential uses including condominiums, apartments, senior high-rise, etc. were identified. New potential areas for commercial and industrial development were also reviewed. A summary of these suggested uses, comments, and input has been incorporated in the updated themes and objectives within this chapter.

During the 2018 Master Plan update, the City of Tawas City received ongoing community input at regularly-scheduled Planning Commission meetings and during the required Master Plan public hearing. The draft Master Plan was also forwarded to surrounding communities for public comment.

Taken together, the previous Master Plan workshop, Planning Commission meetings, and community survey in 2017 provided ample opportunities for citizen input. This input has been incorporated into the following goals and objectives which will provide long-range guidance and planning for the City of Tawas City. Implementation strategies follow the goals and objectives.

## Focus Area 1 – Economic Development

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### A Northern Michigan Community

The City of Tawas City is located near the convergence of the Tawas Bay and the Huron National Forest. This setting gives the City of Tawas City the distinction of being an “Up North” community while being located only a few hours from the Detroit Metropolitan Area. The City of Tawas City is therefore one of the premiere destinations for outdoor recreation on the east coast of the State of Michigan. It is this recreational foundation that will be the core of economic development for the City of Tawas City.

#### Overall Goal

Develop and promote the growth of a diverse economic base as well as the tourism economy to serve the employment and commercial needs of residents and visitors.

### Objectives to Address Economic Development

1. Promote the area as a year-round recreational adventure location.
2. Provide for more connectivity between the different recreational uses.
3. Use recreation to promote spin-off developments.
4. Identify synergistic opportunities within The Yards Commercial Condos complex (Wal-Mart area) and the hospital area for future growth, including restaurants, medical offices, and a sports complex.
5. Promote the City’s commercial corridors as hubs for government, County offices, court facilities, and support retail and restaurants.
6. Improve the retail mix and variety of shops within the commercial corridors.
7. Coordinate development with the City of East Tawas for new commercial or industrial development near Cedar Street and Westover Street.
8. Consider allowing a mix of commercial and industrial uses and reduce impediments for redevelopment opportunities.

9. Support the development of all types of mixed land uses in appropriate areas.
10. Support reasonable land use and development regulations and the development of infrastructure and facilities necessary to support economic development in a planned and managed way.
11. Continue periodic review and updating of the City's Zoning Ordinance as necessary to correct errors and modify districts and/or standards based on changes in land use or development/zoning practices.
12. Continue and maintain appropriate relationships with potential economic development partners: County, townships, Chamber, Develop losco, private investors as well as State and federal agencies.
13. Investigate the impact of and alternative regulations for home-based businesses and cottage industries.
14. Utilize tax incentive and tax abatement programs to encourage commercial and industrial development as appropriate.
15. Encourage the expansion of the infrastructure required to make the City attractive to commercial, industrial, and home-based business.
16. Work to attract an appropriate development to the 120-acre vacant parcel.
17. Support the efforts of the DDA to develop commercial corridors in the City.
18. Ensure an efficient development review process.
19. Address parking needs by allowing alternative locations for parking lots.

## Focus Area 2 – Commercial Corridors

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### Commercial Core Revitalization

The City of Tawas City was platted in 1855 and, with the development of Michigan's natural resource industry, became a major stop on what is today the Lake State Railway line. The commercial core Tawas City is symbolic of that small "frontier" town that is steeped in the rich history of the State. Residents of the City would like to preserve the historic "small town" feel of community while at the same time provide opportunities for new development that are consistent with the historic feel of the community. The redevelopment of the commercial core will involve the commitment of the City through policy, funding, and land use changes. The City of Tawas City has the ability to begin reconstructing a walkable commercial core with the development of the "500 block" and City Hall. This area should be developed as a pedestrian-friendly that will attract not only city residents, but summer tourists using the waterfront recreation features the City has to offer.

### US 23 Corridor

US-23 is the major transportation route that connects the City of Tawas City to other coastal communities throughout the County and the State. Over the years, deficiency in proper zoning policy has created haphazard land development that has led to a variety of issues. Many of the uses occupying space along the corridor have created problems associated with access management and conflicting land uses impacting local property values and loss of valuable lake frontage to marginal uses. The City should encourage coordinated redevelopment of the regional travel corridor to give a visibly pleasing appearance to first-time visitors and longtime residents.

#### Overall Goal (US 23)

Encourage coordinated redevelopment of US 23 as the commercial core of the City and a regional travel corridor to create a sense of place.

### Objectives to Address Improvement and Development of the US-23 Corridor

1. Encourage pedestrian-oriented, mixed-use developments and infill developments including ground-level retail and upper-floor office or residential uses.
2. Work to purchase vacant and underutilized properties to create areas within the corridor that are development ready.
3. Create incentives for the consumption of underutilized properties by providing relationships to facilitate public and private partnerships.
4. Provide uniform access management strategies.
5. Promote US 23 as the heart of commercial development for the City.

6. Require sidewalks and pedestrian connections to all new developments, and work to connect all existing developments along the corridor with sidewalks.
7. Enhance entranceway areas to the City with improved signage, landscaping, and lighting.
8. Develop appropriate streetscape amenities along the corridor, including landscaping, lighting, signage, and pedestrian plazas.
9. Return building façades to their historical character to achieve a collective identity for the commercial core.
10. Create a sense of place along US 23 through the use of design standards.
11. Allow for Planned Unit Developments to encourage mixed uses and to allow flexibility to design a coordinated development pattern.
12. Research funding opportunities for façade improvements, signage and exterior building elements, and architectural improvements or modifications.
13. Promote the development of new restaurants along Lake Street.
14. Continue to accommodate pedestrian connectivity in the commercial core with safe crosswalks across Lake Street as well as attractive sidewalks connecting the commercial core, park areas, County offices, and waterfront.
15. Promote non-motorized access and complete streets along Lake Street with pathway connections to Alabaster Township, East Tawas to Tawas Point, and surrounding communities.
16. Redevelop the Tawas River waterfront and consider opportunities for commercial and residential uses along the river in conjunction with a linked trail system.
17. Continue public investment in streetscape improvements.

### **M-55 Corridor**

The M-55 corridor is a less pedestrian-oriented travel corridor that enters Tawas City from the west. Highway-related commercial uses are generally found along this corridor.

#### Overall Goal (M-55)

Establish vehicular-oriented commercial areas on M-55 for professional offices, banks, auto-related uses, and fast food restaurants.



## Objectives to Address Improvement and Development of the M-55 Corridor

1. Recognize that the M-55 corridor will continue to develop as a more vehicular-oriented commercial district.
2. Establish a vehicle commercial area along M-55 while encouraging balanced commercial and office development.
3. Enhance entranceway areas to the City with improved signage, landscaping, and lighting.
4. Create a visually appealing corridor along M-55 through the use of corridor design standards.

## Focus Area 3 – Recreation, Open Space, & Natural Resources

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### Gateway to Michigan’s East Coast

Living close to the Michigan outdoors is a top priority for many residents of Tawas City. Many would like to improve the current parks system and look for new opportunities to provide new parks and open space areas. Residents would like to utilize the Lake Huron waterfront through sound development of mixed-use buildings and the creation of new waterfront parks. Incorporating the Tawas River into plans for the revitalization of the commercial core is a major goal of many residents. Residents hope that future residential growth will be balanced with the development of the waterfront and allow for quality developments that work to preserve views and access to the Lake Huron shoreline.

#### Overall Goal

Provide and maintain recreational amenities, open space, and natural resources within the City to enhance the overall quality of life.

### Objectives to Address Recreation, Open Space, & Natural Resources

1. Maintain a five-year Parks and Recreation Plan that meets the criteria established by the Michigan Department of Natural Resources.
2. Work to obtain grants from both State and Federal sources to revitalize the pier.
3. Improve local parks by providing new ADA-compliant playground equipment and facilities that meet the needs of the local community.
4. Continue to collaborate with Tawas Area School District, the City of East Tawas, and surrounding communities to provide new and updated recreational opportunities.

5. Build upon the existing City pedestrian pathway system to increase connections between local neighborhoods, the commercial core, and the City of East Tawas.
6. Provide public access to the Tawas River, Tawas Bay and Lake Huron with upgraded and expanded public boat launch facilities. Provide better access and views of Lake Huron by preserving open space areas through expansion, preservation, and new park creation.
7. Redevelop the Tawas River waterfront with a linked trail system.
8. Explore development of a rails-to-trails development in the event that the existing railroad ceases operations.
9. Extend the bike path along M-55 toward Tawas River Trailer Park (Nunn Road) and Tawas Area High School/Middle School.
10. Provide a mechanism to encourage connectivity within and between means of waterfront access and park areas.
11. Continue to enhance the City's waterfront resources to strengthen recreational and tourism opportunities.
12. Conserve, protect and maintain quality natural resources for the enjoyment of residents and visitors and for future generations.
13. Include impact on natural resources in the site plan review process.
14. Utilize the Safe routes to School Program, where possible.
15. Investigate contracting with the Michigan Natural Features Inventory (through Michigan State University Extension) to conduct a thorough inventory of natural features within Tawas City to provide a foundation for natural resource management within the city limits.

## Focus Area 4 – Public Services, Facilities, and Amenities

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### Creating a Better Future

The City of Tawas City provides residents a quality of life that is based on good services including police and fire protection and waste management. The St. Joseph Health System provides the City and the region with quality health care and the facilities to administer advanced procedures and testing. The City of Tawas City will need to continue to expand upon the existing services that it provides and to create and enhance those that will help the City become a community of choice for those wishing to live near the Sunrise Coast. The City of Tawas City has already adopted a revised

Zoning Ordinance that will help provide the City with better buildings, landscaping, and more restrictive blight enforcement.

Overall Goal

Continue to plan for the maintenance, replacement and expansion of community facilities, infrastructure and services that accommodate the needs of residents, businesses, and visitors in the City while being fiscally responsible.

**Objectives to Address Public Services, Facilities, and Amenities**

1. Continue to provide quality police and fire protection service to residents.
2. Continue to improve and plan expansion of water and sewage facilities, if needed.
3. Provide for adequate streets, and the maintenance thereof, that ensure safety while facilitating orderly growth.
4. Provide an updated parks system for both residents and tourists that is linked by a pedestrian pathway network.
5. Continue support for the Tawas Area School System.
6. Continue blight enforcement strategies that will provide for clean and well-maintained neighborhoods and commercial areas.
7. Enhance city gateway areas and critical junctions within the City with visual identifiers including coordinated signage and landscaping that expresses the character of the community.
8. Incorporate Complete Streets design concepts into the city's planning efforts and into the zoning ordinance to ensure all forms of transportation are adequately provided for.
9. Focus efforts on elements central to a "walkable community" such as sidewalks, crosswalks, trail extensions, visual elements, destination points and corridor improvements.
10. Enhance streetscapes to include/allow for pedestrian-friendly features such as trees, street furniture, trash receptacles, pedestrian-scaled lighting, and public art.
11. Promote and implement community beautification efforts.
12. Implement continuous communication improvement processes with citizens and customers.

13. Provide opportunities for citizen participation on city boards, commissions, and committees and encourage related training opportunities.
14. Adopt and maintain a Capital Improvements Plan.
15. Coordinate and collaborate with other units of government, where feasible, for provision of services, planning, and development projects.
16. Encourage City officials to maintain continued excellence in fiscal responsibility.
17. Continue to implement a coordinated wayfinding signage program.
18. Implement and maintain the practices outline by the MEDC Redevelopment Ready Communities Program.

## Focus Area 5 – Residential Areas

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### Up North Living

The City of Tawas City has residential areas that provide attractive neighborhoods for area residents. In recent years, new waterfront residential and senior housing has added housing options for area residents. It is important that the City provide the necessary services to help maintain quality residential areas as well as a range of housing styles. Objectives for the improvement of residential areas are listed as follows:

#### Overall Goal

Provide for a wide variety of quality residential housing options for all ages and income levels in safe and attractive, walkable neighborhoods.

### Objectives to Enhance Residential Areas

1. Discourage infringement of commercial land uses on residential neighborhoods.
2. Establish programs that will provide street trees in residential areas.
3. Continue the sidewalk repair/replacement and drainage ditch alteration program.
4. Strictly enforce nuisance ordinances and property maintenance codes in order to maintain property values.

5. Promote the development of a range of housing options, including waterfront residential, apartments, condominiums, senior housing, and new attached and detached single-family residences.
6. Ensure adequate park facilities within residential neighborhoods remain.
7. Consider the affordable housing needs of young families and senior citizens.
8. Encourage preservation and restoration of dwellings having historic significance.
9. Encourage housing options in mixed use developments, where appropriate.
10. Investigate and evaluate a rental inspection program for both short-term and long-term rentals to ensure safe housing opportunities.
11. Identify funding sources available for residential improvements and make property owners aware of such rehabilitation programs.
12. Ensure buffers or transition areas between residential and non-residential uses are used to maintain property values and aesthetics.

## Action Items

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The following table contains strategies for implementing the goals and objectives found in the five focus areas listed above. It is important to note that, while responsible parties are listed, the City will make every effort to collaborate with partner organizations, other local units of government, and members of the public in order to ensure that the correct mix of stakeholders are involved in each item.

### 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.

# MASTER PLAN IMPLEMENTATION STRATEGIES

FOCUS AREA	ACTION	TIMEFRAME	RESPONSIBLE PARTY
<p style="text-align: center; font-size: 2em; font-weight: bold;">1</p> <p style="text-align: center; font-weight: bold;">Economic Development</p>	<p>Goal: Develop and promote the growth of a diverse economic base as well as the tourism economy to serve the employment and commercial needs of residents and visitors.</p>		
	1. Consider new zoning standards that would allow a mix of commercial and industrial uses and reduce impediments for redevelopment opportunities.	SHORT	Planning Commission
	2. Review and update the zoning ordinance to correct errors and modify standards based on current development trends.	SHORT	Planning Commission
	3. Investigate alternative zoning language for the development of home-based businesses and cottage industries.	SHORT	Planning Commission
	4. Identify priority redevelopment areas.	SHORT	Planning Commission City Council
	5. Actively market development opportunities available in the City.	MEDIUM	City Administration
	6. Review the current development review and approval process and provide one-page guides for each type of review.	SHORT	Planning Commission City Administration
	7. Investigate amending zoning ordinance to allow parking lots in residential areas adjacent to commercial areas.	SHORT	Planning Commission
<p style="text-align: center; font-size: 2em; font-weight: bold;">2</p> <p style="text-align: center; font-weight: bold;">Commercial Corridors</p>	<p>Goal 1: Encourage coordinated redevelopment of US 23 as the commercial core of the City and a regional travel corridor to create a sense of place.</p>		
	<p>Goal 2: Establish vehicular-oriented commercial areas on M-55 for professional offices, banks, auto-related uses, and fast food restaurants.</p>		
	1. Incorporate Complete Streets strategies into local ordinances.	MEDIUM	City Council
	2. Revise zoning standards along US 23 to allow for mixed-use developments and infill developments including ground-floor retail and upper-floor office or residential.	SHORT	Planning Commission DDA
	3. Incorporate “connectivity” into site plan provisions.	SHORT	Planning Commission
	4. Create uniform access management standards along US 23 and M-55.	MEDIUM	Planning Commission
	5. Revise zoning to require sidewalks and standards for pedestrian connections to all new developments, and work to connect all existing developments along the corridor with sidewalks.	MEDIUM	Planning Commission

	6.	Develop new architectural standards for buildings along US 23 that return building façades to their historical character to achieve a collective identity for the downtown.	LONG	Planning Commission DDA
	7.	Adopt zoning standards to allow for commercial/residential uses along the Tawas River.	SHORT	Planning Commission
	8.	Install signage, landscaping, and lighting at entranceway areas of the City where there currently are none.	LONG	City Council City Administration
	9.	Draft and implement appropriate general design standards along US 23.	LONG	Planning Commission DDA
	10.	Research funding opportunities for façade improvements, signage and exterior building elements, and architectural improvements or modifications.	LONG	City Administration DDA
<b>3</b> Recreation, Open Space & Natural Resources	<b>Goal: Provide and maintain recreational amenities, open space and natural resources within the City to enhance the overall quality of life.</b>			
	1.	Implement the Tawas City Recreation Plan, as appropriate.	SHORT	Planning Commission City Council
	2.	Apply for grants to expand the linked trail system as opportunities become available.	SHORT	City Council City Administration
<b>4</b> Public Services, Facilities, & Amenities	<b>Goal: Continue to plan for the maintenance, replacement and expansion of community facilities, infrastructure and services that accommodate the needs of residents, businesses, and visitors in the City while being fiscally responsible.</b>			
	1.	Adopt and maintain a Capital Improvements Plan.	MEDIUM	City Council
	2.	Incorporate Complete Streets standards into public development projects.	MEDIUM	Planning Commission
	3.	Continue blight enforcement strategies and procedures.	SHORT	City Administration
	4.	Install wayfinding signs, where needed.	LONG	City Administration
<b>5</b> Residential Areas	<b>Goal: Provide for a wide variety of quality residential housing options for all ages and income levels in safe and attractive, walkable neighborhoods.</b>			
	1.	In the Zoning Ordinance, allow a broader range of housing styles in residential neighborhoods.	SHORT	Planning Commission
	2.	Allow for mixed use developments within local zoning.	SHORT	Planning Commission
	3.	Research and evaluate existing rental inspection programs implemented in other communities.	MEDIUM	City Administration
	4.	Develop a one-sheet flyer promoting resources for residential rehabilitation programs.	MEDIUM	City Administration



## CHAPTER 3

# Future Land Use Plan Redevelopment Areas

## Future Land Use Plan/Redevelopment Areas

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The Future Land Use Plan represents a union of all the research and strategies that have been developed throughout the planning process. Following a set of goals and objectives defined by the Planning Commission, business leaders and stakeholders, the City of Tawas City's Community Master Plan presents a future land use plan that will enable

the City to accommodate the expected growth, while still protecting the resources and characteristics that make this community so unique. It should be noted that 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 this Master Plan.

## Residential Areas

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As is typical in many communities, residential land uses account for the largest land use category in the Community Master Plan. This land use has been broken into four distinct sub-categories. Each sub-category of residential land use is differentiated by its location, permitted density, and relationship to other land uses.

### Single-Family Residential

Areas designated as single-family residential are intended primarily for use by single housing units, each located on its own lot or land area. Within this category, other related and compatible uses should be encouraged which serve the residents of the area without hampering the single-family environment.

### Residential Planned Unit Development

The intent of this area is to promote single- or multiple-family developments that include parks and open spaces that would complement the area.

### Multiple-Family Residential

Multiple-family residential areas are intended primarily for a range of residential uses that would be allowed at a higher density than single-family areas. In addition, areas designated as multiple-family would allow two or more housing units to be located on a single land area. Related uses would also be situated in multiple-family areas.

## Manufactured Housing

The manufactured housing category accommodates the need to provide space within the City for manufactured housing within a park setting. The manufactured housing community is located along the Tawas River at M-55 and Nunn Road and includes approximate 55 units.

## Mixed Use Areas

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### Mixed Use/Planned Unit Development

The Future Land Use Map indicates several areas for special treatment in the future. The area is designated on the plan as a mixed-use development in the southwest, central, and northwest portions of the City. The intent of this concept is to provide general guidance for a truly mixed-use development along with the standards that will be developed in the Zoning Ordinance to encourage and permit types of land use patterns in this area. The goal is to encourage development by permitting more of a variety of uses than would be permitted under conventional zoning. Uses allowed within this mixed use category are not limited and could include a mix of commercial, light industrial, office, residential, and parks.

Tawas City operates under a 425 agreement with Tawas Township under Public Act 425 of 1984 (Intergovernmental Conditional Transfer of Property by Contract) and maintains zoning control of a 10-acre parcel on the west boundary of the city. Mixed use PUD is planned for this parcel. The 50-year agreement expires in 2042.

### Waterfront

The waterfront future land use category extends between Tawas Bay and US 23 from Mathews Street to Bay Street (bisected by Gateway Park). The waterfront area is intended to accommodate parks, detached, and attached residential development, and limited tourist-oriented commercial uses. The city is encouraging commercial uses that utilize and/or depend upon their proximity to the water, but other tourist-oriented commercial uses may be considered.

### Riverfront

The riverfront future land use category extends between US 23 and the railroad tracks from Mathews Street to 9<sup>th</sup> Street. The riverfront area is intended to accommodate a mix of uses including residential, office, parks, and commercial.

## Business Areas

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In order to differentiate the types of commercial development recommended in the Plan, this land use is broken into six sub-categories: Office, Neighborhood Commercial, Community Core, General Business, Medical Campus and Industrial.

### Office

The areas designated as Office are intended to provide for the professional and medical office needs of a market area which encompasses the City of Tawas City and, to a limited extent, an area beyond the City boundaries. The offices should appeal to a wider market for several reasons: first, by locating offices along or near the medical complexes on Hemlock Street (M-55), access to the entire area is enhanced; second, offices by nature often house businesses that offer very specialized services for which there is limited competition or at least, a market niche; third, as the City and regions develop new areas, offices that serve or relate to the new residential and industrial uses may also develop. In many instances the office uses will serve as transitional uses providing a buffer to single-family homes from areas of high traffic or higher intensity land uses.

### Neighborhood Commercial

The Neighborhood Commercial designation applies to areas intended to support retail, lodging, and personal service establishments catering to the day-to-day needs of residents in the immediately surrounding residential areas. The entrance into the City from the south on US-23 is the area designated for this use.

### Community Core

The Community Core designation is applied to those areas in the City that have both good regional access (US-23) and easy access to several existing neighborhoods. In addition, this area is intended to cater to the seasonal visitors who vacation in the area. The designation is intended to accommodate a wide range of commercial land uses including retail stores, offices, and restaurants.

### General Business

Areas designated as General Business include a wide range of business types. The areas planned in the northwest part of the City for the most part recognize the regional pull of shoppers that Wal-Mart brings. The commercial area at the intersection of M-55 and US-23 is intended for large commercial enterprises that would be developed in an orderly manner from the southwest toward the north. The portrayal of these areas on the Future Land Use Map is intended to establish logical places for new commercial uses to be located and to provide an indication that certain existing business land uses should continue.

## Medical Campus

The Medical Campus designation is intended to allow for the flexible expansion of the hospital and its associated uses in a planned and coordinated manner. This is essential to allow existing and future uses to respond and adapt to changes in technology, medical professions, and society as a whole. Each use proposed within the boundary should be reviewed in the context of the entire area. Pedestrian and vehicular interconnection should be encouraged and barrier free design of outdoor spaces should be mandated. The primary use in the Medical Campus concept is the hospital along with the related uses located within the hospital building itself. These might include pharmacies, bookstores, florists, card shops, cafeterias, and similar uses that serve the needs of those using the facilities, visiting, or employed in the immediate area. In addition, related independent uses would be allowed which could include medical offices, residential facilities for the elderly, child and adult care facilities, buildings, and facilities for emergency vehicles (including ambulances, heliports, and other vehicles), medical research and educational facilities, libraries, parks and other recreation facilities, banks, medical supply businesses, and other uses.

## Industrial

The Industrial designation is for that area located in the northeast corner along the City's border with East Tawas and along the railroad tracks around Fifth, Sixth and Ninth Streets. The Industrial category is intended to accommodate and attract new manufacturing, processing, warehousing, and other industrial uses.

## Community Facilities

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Schools, churches, parks and open spaces, and public and quasi-public facilities are regarded as community land uses, and therefore are spread throughout the City in order to provide services to a wide range of residents.

## Parks and Open Spaces

The Parks and Open Spaces category includes all land planned for active and passive public recreation use. The Parks and Recreation Plan should be referenced for information on the development of the City's parks system. These areas accommodate existing public parks, publicly owned open spaces, and natural areas. Open spaces within residential developments are classified under the appropriate residential land use category.

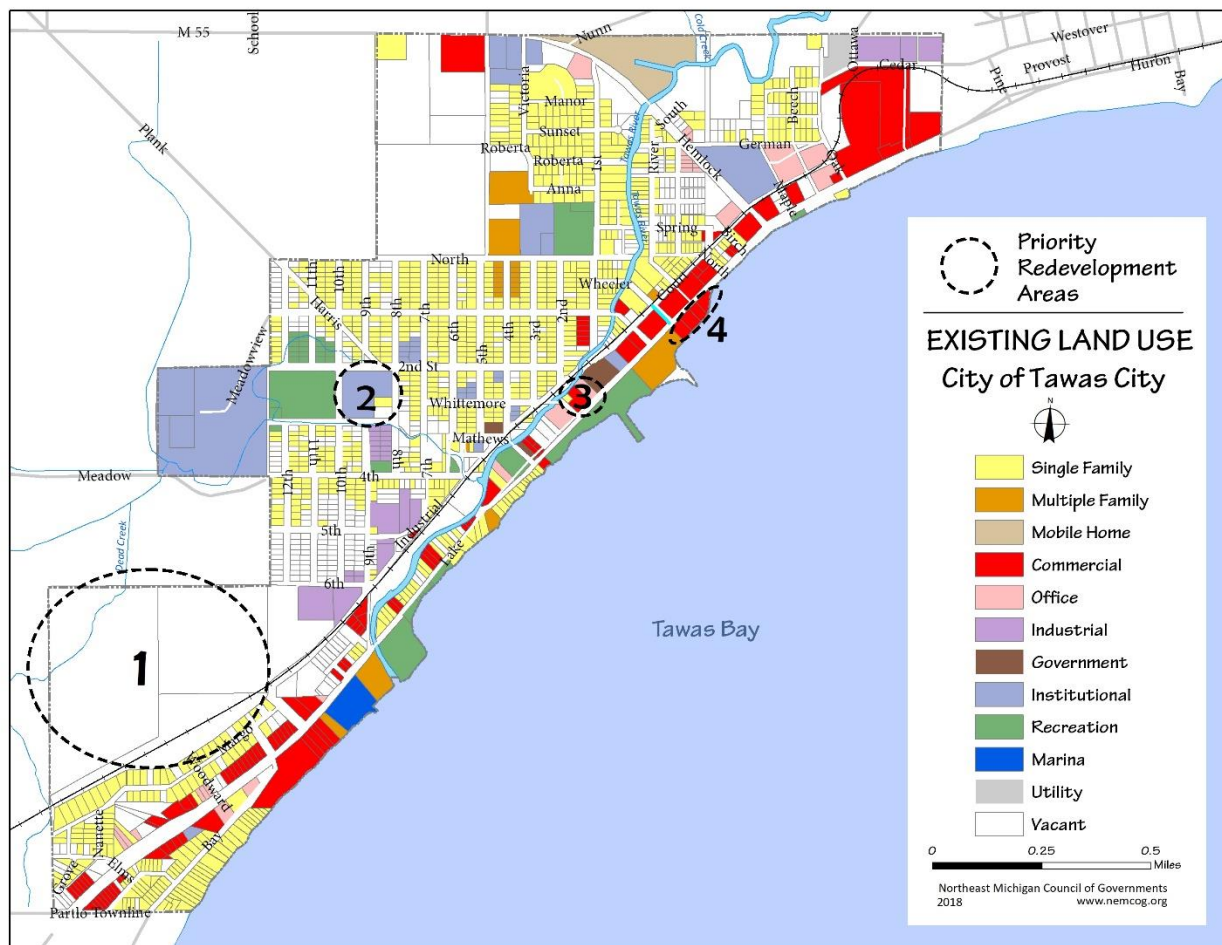
## Public and Quasi-Public

This category includes public facilities, cemeteries, schools, municipal facilities, and private institutions and clubs. Portrayal on the map implies a willingness to continue a use.

# Priority Redevelopment Areas

Tawas City intends to participate in the MEDC Redevelopment Ready Communities program. As part of this program, the city will identify and prioritize redevelopment sites. For the purposes of this plan, the City is designating general areas of desired redevelopment in addition to some specific redevelopment sites. These areas and the priority sites, once specific sites are designated and prioritized, 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 general areas 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. The following general areas are possible redevelopment sites (also included below overlain on the Existing Land Use Map).

1. 120-acre vacant parcel in the southwest portion of the City.
2. Former school site along 2<sup>nd</sup> Street.
3. Tawas River sites (across from Shoreline Park).
4. Lake Street (south side) between Wheeler and North Streets.



# Zoning Plan

## Zoning Plan

### Zoning Recommendations

The Michigan Planning Enabling Act (PA 33 of 2008) requires that the Master Plan contain a zoning plan which includes an explanation of how the land use categories on the Future Land Use Map relate to the zoning districts. A chart is provided below which includes a listing of the land use plan categories and the equivalent zoning districts. After adoption of this Master Plan, the City should review the Zoning Ordinance for compatibility with the goals, objectives, and future land uses listed within the Master Plan. The City should review all current zoning districts to ensure that a full range 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. In general, the Zoning Ordinance should provide enough flexibility to allow the desired development pattern to occur.

#### Single Family

Land uses planned within single family residential can be accommodated with the current RA, RA-1 and RA-2 districts.

#### Multiple Family

Land uses planned within multiple family residential can be accommodated with the current RC and RC-1 districts.

#### Manufactured Housing

Land uses planned within manufactured housing category can be accommodated with the current RA-2 district which allows manufactured housing communities. Manufactured housing which is outside of a manufactured housing community is accommodated in all districts which allow single family residential.

#### Mixed Use/Planned Unit Development or Residential Planned Unit Development

Land uses planned within the mixed use PUD or residential PUD can be accommodated in the Planned Unit Development District. Standards and procedures within the PUD district should be reviewed to

Land Use Plan/Zoning Equivalency	
Future Land Use Categories	Current Equivalent Zoning
Single Family Residential	RA One-Family Residential RA-1 One-Family Residential RA-2 Residential
Multiple Family Residential	RC Multiple Family RC-1 Multiple Family
Manufactured Housing	RA-2 Residential
Residential Planned Unit Development	PUD Planned Unit Development
Mixed Use/Planned Unit Development	PUD Planned Unit Development
Waterfront	WF Waterfront See accompanying text
Riverfront	See accompanying text
General Commercial	B-3 General Business
Neighborhood Commercial	B-1 Local Business
Community Core	B-2 Community Business
Office	OS Office Service
Medical Campus	OS Office Service
Industrial	I-1 Industrial
Parks and Open Space	WF Waterfront RA One-Family Residential RA-1 One-Family Residential
Public/Quasi-Public	Miscellaneous

ensure that the appropriate mix of uses are allowed and that the zoning text gives the Planning Commission enough flexibility to encourage creative design techniques in order to meet the demand of the community.

### **Waterfront**

The waterfront future land use category can be accommodated only partially by the current Waterfront District. The desire is to allow limited, tourist-oriented commercial uses mixed with attached and detached residential uses as well as parks, so the Waterfront Zoning District should be amended to accommodate the appropriate mix of uses.

### **Riverfront**

The riverfront future land use category is not currently accommodated by one single zoning district. The desire is to accommodate parks, residential, office, and commercial uses. This plan recommends the creation of a new, mixed-use riverfront zoning district with appropriate uses identified.

### **Neighborhood Commercial, Community Core, and General Commercial**

The three business categories are currently accommodated by B-1, B-2, and B-3 zoning districts. Each of these districts should be reviewed to ensure all appropriate uses are accommodated in each. In addition, the City should evaluate provisions which allow for residential units to be provided for in conjunction with commercial establishments.

### **Office and Medical Campus**

Office uses and medical campus uses are currently accommodated by the OS zoning district. This district should be reviewed to ensure other support and community services are also accommodated.

### **Industrial**

Industrial uses are accommodated by the Industrial zoning district. However, this district should be reviewed to ensure that all appropriate and compatible industrial and heavy commercial uses are accommodated.

### **Parks and Open Space**

Currently, parks and open space are accommodated by the WF, RA, and RA-1 districts. However, parks and open space are compatible with other zoning districts as well, so this use should be added to all appropriate districts.

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

The accommodating zoning district for this future land use category is listed as “miscellaneous” because the appropriate zoning district is dependent upon the use in question. The many types of institutional and public uses should be evaluated in detail to determine the most appropriate zoning district that they should be permitted in.



**Implementation**

The Zoning Ordinance is a tool through which the Master Plan can be implemented. As development and redevelopment continues, this tool will help to provide compatible land use relationships between uses and encourage quality site design. This can be promoted through the site plan review process.

For the plan to be truly effective, however, the Planning Commission and City Council must actively pursue goals of the plan. This will require revisions of the Zoning Ordinance or other ordinances affecting land use decisions. Additionally, the Planning Commission may wish to actively pursue the implementation of recommended improvements noted on the Future Land Use Map and throughout the Master Plan document.

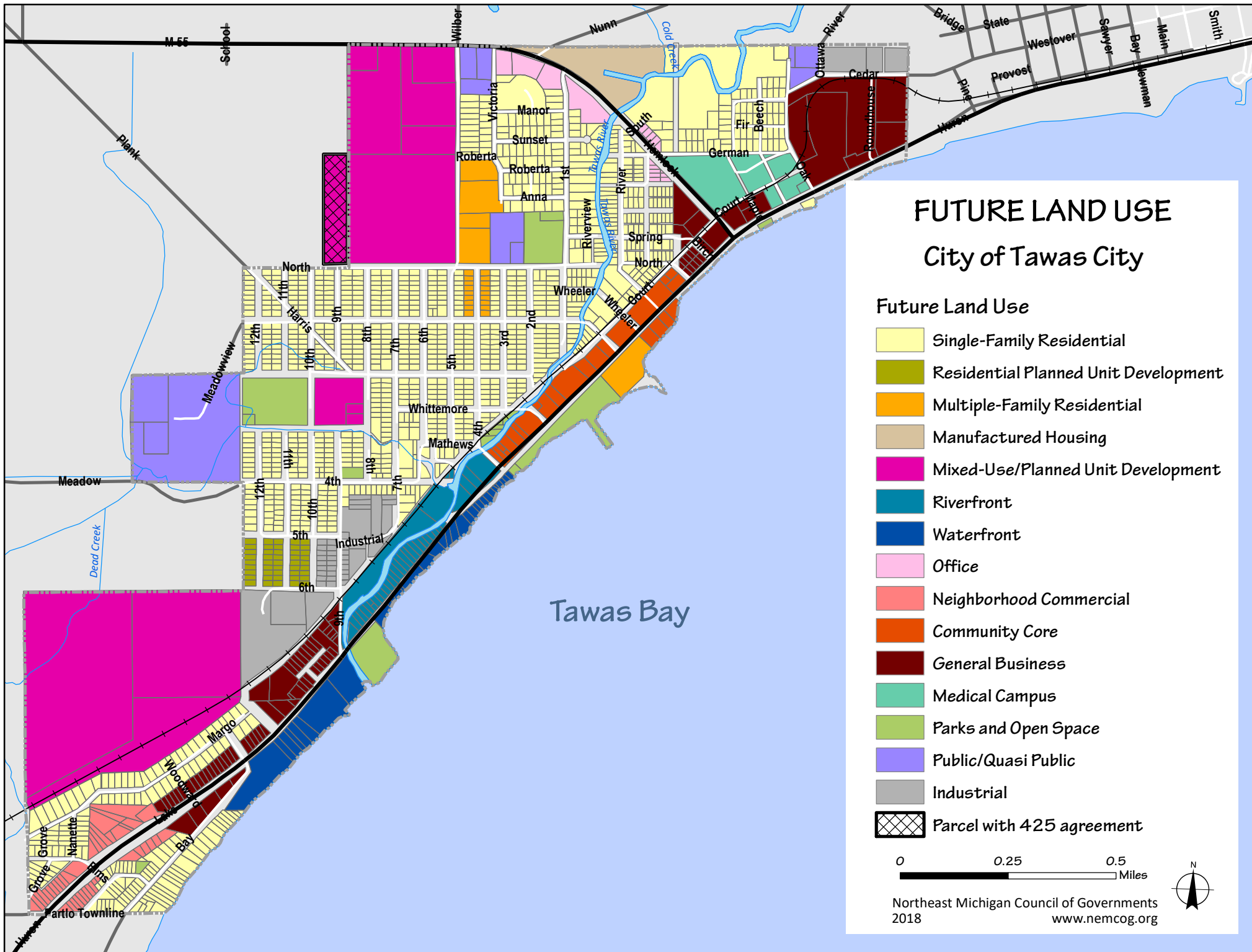
APPENDIX A

Existing Land  
Use Map



APPENDIX B

Future Land  
Use Map



# FUTURE LAND USE

## City of Tawas City

### Future Land Use

- Single-Family Residential
- Residential Planned Unit Development
- Multiple-Family Residential
- Manufactured Housing
- Mixed-Use/Planned Unit Development
- Riverfront
- Waterfront
- Office
- Neighborhood Commercial
- Community Core
- General Business
- Medical Campus
- Parks and Open Space
- Public/Quasi Public
- Industrial
- Parcel with 425 agreement

0 0.25 0.5 Miles



APPENDIX C

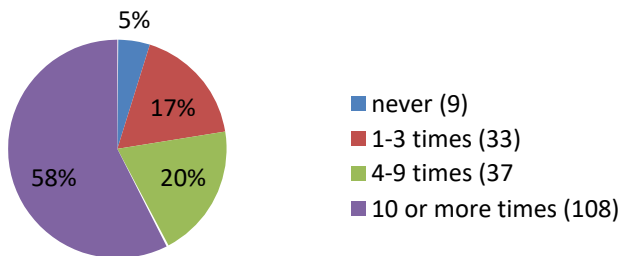
Survey  
Results

# City of Tawas City

## 2018-2022 Parks and Recreation Plan and Master Plan Community Questionnaire

The Tawas City Planning Commission mailed a Community Questionnaire to 1,132 taxpayers in Tawas City with the 2017 Assessment Change Notices on February 10, 2017. The questionnaires were due on March 20, 2017 and the City received a 17.0% return rate with 193 responses. A summary of the responses with comments follows.

### 1. How many times did you use a park in the City of Tawas City in the past year?



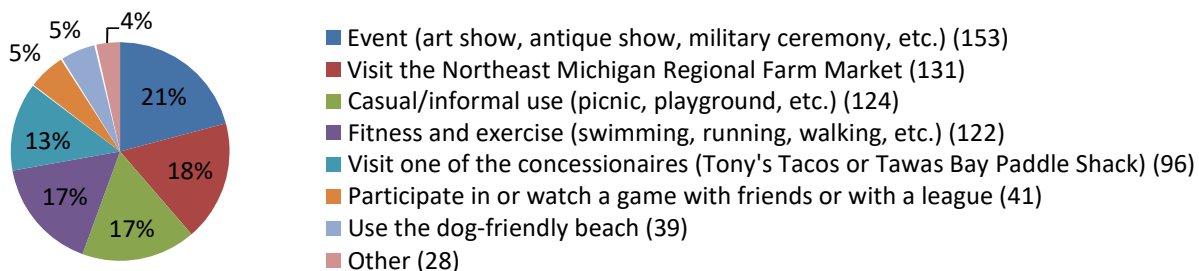
#### Comments:

- Can't walk my dogs in the park (Gateway Park)
- Every day, weather permitting

### 2. Which of the following parks did you visit in the past year? (Please check all that apply.)



### 3. Why do you visit parks in the City of Tawas City? Please check all that apply.

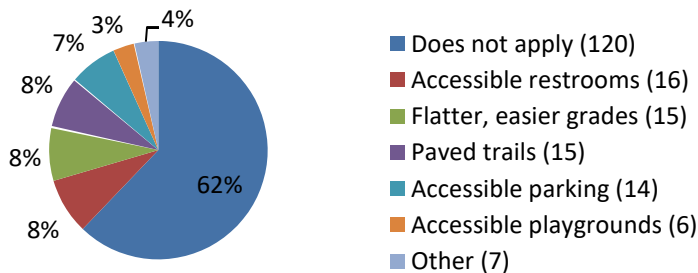




Other:

- ✓ (9) Fishing
- ✓ car show
- ✓ friends visiting
- ✓ I walked thru Veteran's Memorial Park to pay respect to the veterans.
- ✓ boat launch
- ✓ fire works
- ✓ Doesn't live in the area
- ✓ Would like "Farm Market" if I could walk to it. Where is the Dog park? I use E.T. I would like to walk on the pier. Needs to be like Oscoda's pier.
- ✓ For pleasure/beauty/relax
- ✓ Family Reunion
- ✓ Put canoe/kayak in the water
- ✓ Chill at the beach!
- ✓ Group use of pavilion for picnic
- ✓ enjoyment of beach
- ✓ kayaking, paddle boards
- ✓ canoe - fish
- ✓ Viewing open water on bay (day and night), also star gazing, birds and eagles
- ✓ just to hang out and relax
- ✓ sit on the beach and read

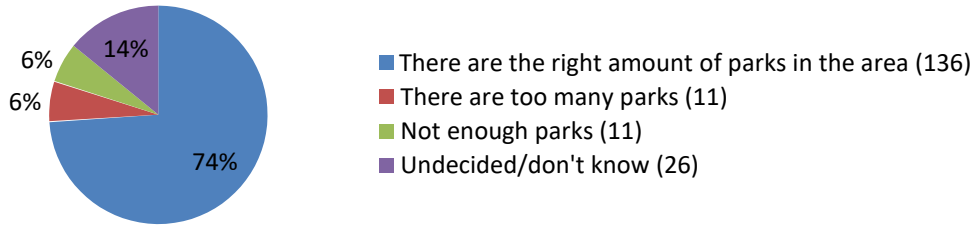
**4. If you or someone in your family has a disability, please indicate which of the following would make Tawas City's parks more user-friendly:**



Other:

- ✓ Dog park or dog beach closer to Walmart area (emotionally helps people)
- ✓ Closer parking to beach access
- ✓ Fix Pier for easier walking
- ✓ I do not walk well, but find parking generally quite adequate.
- ✓ Family that visit need accessibility
- ✓ US 23 traffic stopping pedestrian crossing in front of Sheriff's Dept.
- ✓ More seating for older people and mothers with babies

**5. Thinking about the number of parks in the Tawas area as a whole, are we meeting the needs of the residents and visitors to our area?**

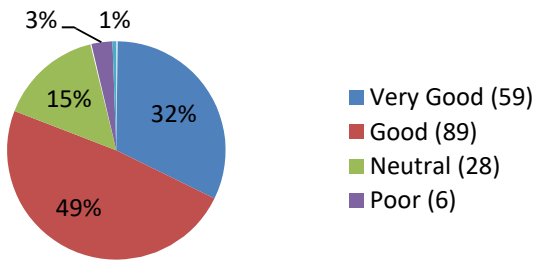


**Comments:**

- Some of these I didn't know existed. Are there signs or anything but grass? Work on those!
- Need a park near Walmart/hospital area. But need parks we can walk to or free shuttle too.
- right amount but if adjacent buildings are no longer used, the city could extended the Shoreline Park could be extended
- Water view very important (no tall bldg.'s, etc.)

**6. Please evaluate the following general aspects of parks and recreation in the City of Tawas City by checking the box you feel is the proper rating for each of the following.**

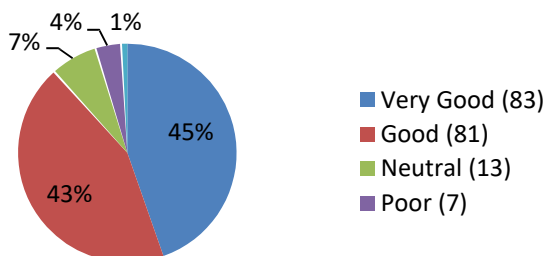
**Variety of Facilities/Amenities**



**Comments:**

- need more eating areas
- Too Good
- Like more than taco stand to eat at
- Restrooms, Canadian Geese Treatment
- Always need bathrooms
- Good at Shoreline, poor at Gateway

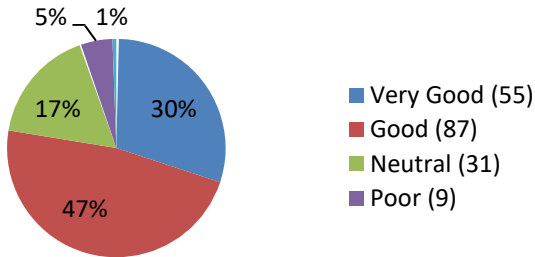
**Maintenance and Appearance**



Comments:

- Pier awful
- (2) Goose Droppings
- Most emphasis put on parks on US-23

**Safety and Security**



Comments:

- At night more lighting
- Goose Droppings
- Don't know
- Borders on Harassment
- The beach at Shoreline Park was quite dirty (though to be fair, wind coming off water). Dead seagull on beach.
- Shoreline Park - Pier/extension out in water at Tony's Taco; otherwise good. Improvements to tennis/basketball courts near library as well as softball field.

**7. The Tawas City Planning Commission has identified the following to be considered as future projects in the City's Parks and Recreation Plan. Please number your top five (5) projects in order of importance with #1 being the most important and #5 being the least important.**

NOTE: The Planning Commission members and City Council members were also asked to rank all the projects in order of priority with #1 being the most important and #18 being the least important.

<b>Project</b>	<b>Community</b>	<b>Planning Commission</b>	<b>City Council</b>
Rehabilitate the pier at Shoreline Park	1	1	3
Construct restrooms at Gateway Park	2	3	1
Construct a sidewalk toward the High School and Clara Bolen Elementary School in coordination with Tawas Area Schools, surrounding townships, and MDOT	3	2	1
Install a spray ground/splash pad at Gateway Park or Shoreline Park	4	10	12
Resurface the pathway and update the lights to LED lights; possibly work in coordination with East Tawas and with MDOT reconstruction of US-23	5	5	5
Construct additional pavilion space for the Farm Market at Gateway Park	6	15	8
Expand the play scape at Shoreline Park	7	6	6
Property acquisitions to expand Shoreline Park/Town Square	8	7	9
Expand parking lot and resurface existing parking lot at Gateway Park	9	8	7
Expand the Sports Complex on Tenth Avenue with property acquisition and pave the parking lot	10	14	13
Develop a campground along the river on the property currently owned by Lake State Railway Co.	11	16	15
Redesign Town Square with an amphitheater	12	9	17
Install additional lighting and security at Shoreline Park	13	4	4
Construct fishing facilities at Sawyer Thornton Park	14	12	15
Develop a skate park at the Tawas City Sports Complex	15	18	18
Redevelop the tennis courts at Independent Park; possibly include pickleball court	16	13	13
Install irrigation at Gateway Park	17	11	10
Install irrigation at Town Square	18	17	11

**Comments:**

- Extra climber on playground
- Fixing the pier is important - someone is going to get hurt.

- There is already a beach and play equipment at Gateway and Shoreline. Campgrounds are noisy for residents - we have enough campgrounds. I'm sure a lot of money was spent on the boat launch at Gateway. Gateway is a park for boaters and fishermen not just for the market. People can hardly launch boats on Saturday morning now and little space to park trailers.
- Expand play scape at Gateway. No more pavilion space for the Farm Market and no campground.
- Irrigation at Gateway is a waste of money. Pier needs new sidewalks. Absolutely no on the campground, day use park. It would be a waste to construct fishing facilities at Sawyer Thornton Park because there is no fish there. A campground at the Lake State Railway would drop our property values so absolutely no.
- Resurface - Yes. LED Lights - No. Difficult to see.
- Shops and boardwalk along the length of the river on the Lake State Railway Property

**8. What additional facilities/amenities would you like to see added to our existing parks or included in a new park(s) other than those listed above?**

- Expand Bike Paths - Incorporate Bridge across Tawas River at Beech Street. Bike and foot only. #1
- Expand/improve fishing pier at Shoreline Park.
- Fix rail trail sidewalk close to US 23 city
- Use this land as a natural wildlife habitat area. This area is on a flyway for the birds that come and go. Trails and birding areas would be great. Perhaps some grants to pursue this?
- Improvements to natural habitat to benefit birds, waterfowl, butterflies and wildlife by planting native trees, bushes, flowers and grasses.
- Enforce the no dogs allowed at the part at Shoreline and Gateway
- Wheel chair ramp to beach at Gateway Park. I have no other that if feel knowledgeable to choose.
- Consider buoys at mouth of river and be sure to maintain adequate depth in low water years
- Update play area in Gateway Park, maybe in conjunction with spray pad. Clear bike path through Shoreline Park
- Restrooms and drinking fountains at Gateway Park!
- Repurpose the pier to be basketball courts (enclosed)
- Improve swim area at Gateway Park
- Bike path along US-23 - Bikes ride on the sidewalk now
- Tawas City needs a campground to bring in revenue.
- Playground equipment that attracts families to the park.
- Should be restrooms at all parks. All of these projects have importance and should be worked on over time and repair of parking lots as needed. All would add to increasing tourism and local use. All parks should have playground equipment- swings, slides, etc.
- An ice cream stand
- The pier at Shoreline should be extended out into Tawas Bay sufficiently to provide good fishing for trout, walleye, perch as well as whitefish. In addition, the pier could be used for picnicking, sightseeing, and any number of other lakeside activities.
- We need a dog park.
- Put tennis courts elsewhere that I can walk to near water. A farm market/craft flea market that people can WALK to. Dog park like Cadillac, fenced in, tennis courts near Shoreline Park. Buy land near Walmart/Oak St (old roundhouse) for tennis courts, fruit/veggie flea market etc. people can walk to. Have more seating on water between Chamber of Commerce and Walmart.
- Less money needs to be invested in parks. More funds should be invested in roads/water infrastructure. Most of the above projects would not benefit most residents.
- When traveling I always enjoy where they have "turn outs." Here one can peacefully enjoy the view whether standing by a wooden rail or sitting on a bench. Here one can fully absorb the view of

mountain ranges, sand dunes, the spectacular fall colors, or the vastness of the Great Lakes. Mostly it is restful and makes one want to return. Here you have the attraction of the freighters going by. Something not seen that often, especially when they go by lit up at night. I have no idea where you would locate this.

- Trampoline Park
- None
- Gateway Park - I think it is great to have a place to let your dog play - but it is so close to the road, a fence would be nice.
- Existing Parks - emphasis in taking care of what is in place and being used. Regular maintenance and upkeep of existing facilities will help with the public also taking care of them.
- Playscape on other side of Tony's Tacos! So there is two in that large park.
- Shower and changing rooms
- Dog clean up stations at all
- #2 Dr. Sharma's office and Tawas Bar
- What about security cameras at Shoreline Park and others according to damage reports.
- I think a nice pier at Shoreline Park would be nice. We like the one in Oscoda and so after and bring our guests as well. Also if the beach could be rehabilitated at Gateway Park so people would use it more.
- Where is all this money coming from - the tax payers??
- Install new playscapes at Gateway similar to the one at Shoreline
- Fix up Independent Park
- Pave the parking area at Sports Complex
- If you want a campground use the compost area, lots of nice property there. The property along the river is too close to homes.
- Add more playscape along with restrooms at Gateway Park.
- Open the 120 acres to the people of Tawas
- Goose control or cleanup of their feces. Sometimes it is out of control.
- Some form of restrooms at every park
- A fish cleaning station at Gateway Park. It can be attached to the public restroom... a DNR grant project that exists in many other Michigan/Great Lakes communities.
- Does not show on map but if considered it should be restricted to max 1 month stay to encourage turnover and avoid "trailer park."
- A wash the sand off shower/foot wash just off the beach area. In winter add an outdoor lighted skating area.
- Benches, more picnic tables on the fourth of July! Return fireworks to Shoreline Park. It was the place to go!
- Really need boating access to the pier. Now the only option for boaters is Bikini's. Day slips would be wonderful.
- Break wall - but out in bay to prevent the river mouth from needing to be dredged.
- Bathrooms at Gateway
- Day slips for boaters at Shoreline Park crosswalk w/ stairs a Whittemore St.
- The need is great for toilets at Gateway Park
- Olympic size indoor pool. I would be willing to pay for membership
- more swings and slides, more unique play structures like before
- I would like to see my tax dollars go towards fixing my street which is still gravel and my car bottoms out where the gravel meets the pavement. Spend tax payer money on tax payers instead of tourist or people passing thru!
- Bigger play area/space at Tawas City Park. Too small and a lot of children enjoy it. It gets crowded.
- more "food" vendors
- day slips or other means of mooring a boat at Shoreline Park

- roller hockey at Independent Park
- I would like to see some form of recycle bins. I went to Cozumel Mexico and they had them on street corners to help make a world a better place. Every little effort helps.
- If amphitheater is installed, restroom facilities should also be a priority.

**9. Tawas City owns approximately 120 acres of undeveloped property that is identified on the map on the first page of this questionnaire. Over the years, a number of investors have contacted the City about developing the property with projects ranging from a residential subdivision, an industrial use, and a rustic campground. Please share your thoughts, ideas, or visions regarding the future of this property and any potential developments.**

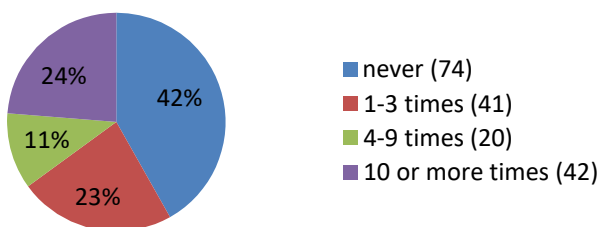
- (5) residential subdivision
- Mixed residential housing. Some low-income, some multi-family, some upscale.
- Townhouses
- Residential makes most sense to me. Too close to residential for industrial. Too far from water to be rustic campground.
- Subdivisions
- Residential subdivision 1 to 3 acre lots
- A residential subdivision would be a good way to put money back into the cities account.
- Decent, affordable housing a good thought
- How about a senior apartment based on income like Bay Park Towers? Tawas could use one.
- Tawas City and East Tawas needs a nice complex for rental units. It is hard to find places to rent in our area - (long term).
- When that property was first acquired it was contemplated that it would be platted in 10 acre parcels for homes where families could have their own houses. (Would probably work for chickens too!) Those would probably be high-end homes and would add a great deal to our tax, plus bring in a higher income class of citizens, a developer interested in building anything there should not be given a deal - a minimal price - so he can make big bucks off of our property. Do not give it away! Sell lots (e.g. Lakewood Shore Homes) to individuals.
- Condos or campground but nice cable hook up and 30 amp at least
- Residential housing w/ strict stick built/min square footage zoning and prefer a "non" rustic campground
- (10) rustic campground
- Campground
- RV park
- An additional campground would be exceptional especially since it is on the River.
- Rustic camp grounds would bring more tourists & business to the area. There is enough industry area at this time
- RV park or campground would have revenue potential for the city
- A campground, not rustic. This would bring revenue to Tawas City, giving East Tawas Park competition for their over inflated lot rent. Also add new jobs to Tawas City to maintain the park.
- rustic campground, nature habitat and trails
- campground and picnic area
- I would like to see a campground. I always have people ask where they can camp. I tell them go out 5 miles. We need this in town. So close to Gateway Park and the river. It would bring people to Tawas City.
- To make it into a campground would bring people into the area and it would help businesses. There seems to be many families purchasing RV's and need an area to enjoy their time with their families.
- I would love to see it become a rustic campground. My husband agrees with this. (Would it be privately owned? Or city owned? I think privately owned might be better.)



- It's a very pretty piece of property near our house. We'd like to see it become a rustic campground.
- (2) rustic campground or parks - this will help to bring tourists and bring profits to town for the local businesses
- A rustic campground would be wonderful. The campgrounds are always full in the area. Additional money for the City would be great.
- A campground would ease the overcrowding at the State of Michigan campground on Tawas Pt. Good idea.
- Campground and/or dog park
- (2) I would like to see a nature center and hiking trails here
- Day park walking and biking. Dog park, dog running area. Sled area. Overnight camping for residents.
- Rustic campground or something quiet should be built. Pet stores like Petsmart would be very nice to have up in this area. Fenced in dog park.
- I like the idea of modest amount of campsites plus a nature center or pathway. We already have an abundance of commercial and industrial buildings (many sitting empty.)
- Could be a source of income for city if it was a campground.
- Develop a campground in this area
- A campground sounds good. East Tawas makes a good chunk of money off of their campground.
- Use for parks and rec, do not develop for residential (too many homes for sale) or industrial use.
- Nature Trails, Disc-golfing course, Go "Green": solar panels, greenhouses
- How about a nature park
- Keep as a natural area - nature trails
- Nature trails and Frisbee golf
- Nature park/City forest with foot path trails (check out Midland City Forest) Midland, Michigan recreational use would be best
- A rustic park for hiking and possible exercise stations.
- It should be cleaned up as it is a disgusting mess back there. I think a rustic campground and arboretum would be nice.
- moto cross, outdoor activity area, disc golf, go cart track water park, more things for children to do
- In view of the fact that we are a tourist area I would think that a campgrounds on part of the space would be a viable choice. Close to bike path, river, bay, etc. Have a vendor set up rentals for these areas. Our E/T Park and the point are very busy. This would offer a more relaxed quiet option.
- Please DO NOT allow industrial or subdivision to go there. Perhaps a nice wildlife rec area with hiking trails and the like.
- Enough campgrounds in the area. This property could best be used as a combination of residential/industrial development.
- (2) I would prefer no industrial
- Industrial use
- Not sure you need more residential. Industrial would be good it if brings business (jobs) to the area.
- Good area for an industrial park area
- Not a campground - we need industry
- industrial use would bring much needed jobs to our area
- We feel industry is much needed and camping expansion would be huge effect to Tawas City.
- I'd be ok with a campground or residential but not ok with an industrial use.
- Industrial use would be best - maybe for jobs!
- Please don't sell. Ya never get it back
- The property setting there dormant is not an asset.
- Hold for the future. Focus on other areas of Tawas City now.
- Maybe move Brooks junk yard to that area.
- shopping mall, restaurants

- How about a zoo? With small animals (petting zoo), including indoor insect (butterflies, spiders, snakes, etc.) building and maybe dinosaur area used as learning tool about the past and present.
- I'm not sure the proximity of this parcel to the downtown area lends much to aid tourism. Certainly could add to the tax base if the city does not become overzealous in offering incentives.
- Any of the above - It's doing nothing fast sitting there (Tax \$ Wise)
- Community center with an indoor track for winter exercise. Ann Arbor's County Farm Park would be a good example of trails to hike/exercise stations/dogs on leash/bathroom facility.
- Sell it to the highest bidder and let them do what they want with it.
- Whatever will bring the most income to the area
- I think our local Planning Commission needs to brainstorm this together with the Iosco Co. Planning Comm. Perhaps DEQ input would be helpful. I believe a campground there is not advisable.
- Ask for volunteers
- Perhaps the City should consider selling those 120 Acres and using the dollars gained to help invest in one of the projects under # 7.
- We should keep this property and develop it. The city needs housing, both senior & low income. And possibly some business and industry.
- Leave as is. Why do we have to "develop" every piece of land there is? If anything make it available to anyone who enjoys undeveloped or natural areas.
- No residential, no commercial. Campground or other rustic use ok.
- Quaint, village-like retail shops. It would be great to have access to a river, or water - feature with a boardwalk. Residents and tourists alike would love a gathering place.
- Leave it alone! Leave it "as is."
- Discuss to do a land swap with the owners of the salvage yard so they will be away from the residential area of the city. Then expand Union Park.
- Let the people of Tawas City use it.
- I don't know exactly what type of property this is but I have talked with many people who would like to have a Meijer shopping center. I agree!
- For community use such as parcels for residents to have gardens
- I would like to see the area (town) have an area that is an activity center for adults and youths - an arcade, dance floor, snack bar, a family center with activities like Chucky Cheese has.
- Partial use for tourists/vacationers, partial for local residential. (flea market, fitness area, occasional activities) (i.e. paintball, fall- maze, pumpkin patch)
- Sell some. Develop area - campground or subdivision.
- pool?
- sell it - so the city receives tax dollars
- How about an enclosed firing range, as there is no place to practice using hand guns or rifles when the Iosco County Sportsman Club closes down in the winter.

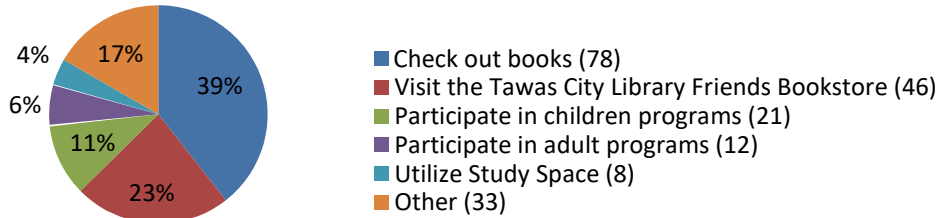
**10. How many times did you use the Tawas City Library in the past year?**



Comments:

- ✓ as I cannot walk there
- ✓ Every week
- ✓ but haven't lived there long enough yet
- ✓ this year I was recuperating from my second hip surgery
- ✓ probably about 30 times a year

**11. Why do you visit the Tawas City Library? Please check all that apply.**



Other:

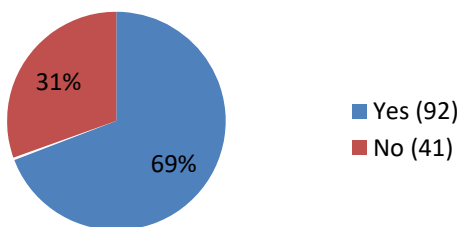
- ✓ (14) use computers
- ✓ (2) Wi-Fi
- ✓ Use computer and pick up talking books
- ✓ I haven't visited, but plan to with my kids for books and children's programs.
- ✓ to drop off donated books
- ✓ I sometimes meet people for a meeting
- ✓ I belong to the friends group and work at the store and attend meetings and events.
- ✓ Use copy machine and computer
- ✓ Has a good selection of books. Cover a wide variety of topics they are helpful in ordering what they don't have on hand.
- ✓ We have the BEST librarian
- ✓ Just looked at books available
- ✓ See what's new
- ✓ Volunteer. Terri Stein, the Librarian and Volunteer at library.
- ✓ Buy used books
- ✓ Will start now
- ✓ Book Sales
- ✓ Audio books and DVD's
- ✓ Initial investigation
- ✓ Use computers - very beneficial park outside - see children enjoying "Disney" statues.

**12. Please list any services or programs you would like to see added to the Tawas City Library.**

- ✓ Adult seminars: laws, taxes, government, fed, state, and local, misc subjects.
- ✓ Xeroxing copies, more than 3
- ✓ library online allowing users to rent books online for reading through ereader products
- ✓ Newer - Better - Open More
- ✓ More computers. Speakers such as authors of adult books example, lighthouses of Michigan (they spoke in E.T.)
- ✓ These programs are very beneficial to residents. Very well run.

- they are amazing
- They have what I need. I really like the new East Tawas Library. A wonderful addition to the area. I wish it was located on US 23.
- Longer Hours on Sat. Later Hours a day or two/week. Librarian needs to park further from the building.
- Improve Restrooms
- Murder mystery theater or dinner
- More space - expand the building
- I think the Tawas should have a joint library
- Open library on Fridays. Have Wi-Fi available 24/7
- A well operated library
- A meeting room large enough for groups of 20-30 with kitchen access. Actually, I believe we should be one city and our library money could have helped build an outstanding library instead of the box they built in East Tawas.
- Political - social issues lecture series. Wide-ranging all year.
- Expand it to have recreational activities for boys and girls, like "big brothers/big sisters"
- To be able to check out movie DVD's
- Expand Hours
- Hobby classes
- make it bigger, offer videos
- More hours of availability
- Perhaps have a writer of a well liked book to have open discussion. As a side note, Library is run very well and nice, orderly, clean.
- audio books - down loadable
- Our library is great and Terri who runs it is very knowledgeable and professional. It is always clean, neat and orderly and we love it the way it is.
- It would be nice to have volunteers to show older people how to use the computer. Advertise monthly classes.

**13. The Tawas City Library's hours are Mondays through Thursdays from 9:00 am to 1:00 pm and 2:00 pm to 5:00 pm; and Saturdays from 10:00 am to Noon. Do you feel these hours are sufficient to meet the needs of our community?**



**Suggested Changes from those who answered "No":**

- (2) do not close for lunch
- Except the noon hour. I don't know what to say except that's when I seem to get there.
- do not close for lunch; open Friday
- I would like it open on Fridays but not sure if I would frequent there on Friday.
- Open Friday; possibly close 1 morning. We'd pay.
- I have stopped at the library many times on Fridays forgetting they are closed but if that is what it takes to keep financially sound I can live with it. Otherwise be open on Friday.

- ✓ (2) open longer on Saturday
- ✓ longer Saturday hours
- ✓ longer Saturday hours - especially fall/winter months - coincide with school year
- ✓ Saturday could be until 2 or 3
- ✓ Add extra hours on Saturday
- ✓ 9-1 on Saturdays would be helpful
- ✓ 4 hours on Saturday would be nice
- ✓ Saturday until 1:00 / 2:00?
- ✓ Saturdays should be open longer for kids 10-4 pm.
- ✓ Sat should be longer for parents that have to work and can't take their kids till later.
- ✓ For someone that works 9-5 and Saturdays you aren't open when average person can go.
- ✓ later at night
- ✓ Extend into evening till 7 pm
- ✓ one evening until 6pm
- ✓ Evening hours - until 6-7 at least- I work until 5 M-F
- ✓ Longer Hours
- ✓ 9-1, 2-6, Sat 9-1
- ✓ Most work 9-5, after 5 would be helpful
- ✓ Maybe evening hrs for people who work
- ✓ Add one or two evenings and keep current hours
- ✓ Evening hours are needed during the week!!
- ✓ Would like more hours - evenings?
- ✓ Maybe 1 day mid week evening till 8:00 or 9:00
- ✓ At least one evening open until 9 pm for residents who work days
- ✓ Hire more people. People need more jobs. Mon - Fri 9am to 7 or 8 pm. Sat 10am to 3 or 4 pm
- ✓ Ok, when you get used to those hours. I always go on Fridays! It would be more convenient if it was open at least 10-5 M-F and 10-12 Sat.
- ✓ Yes - for retirees, no for working people - open one evening.
- ✓ longer Friday and Saturday
- ✓ one later night, more Sat.
- ✓ Open til 6pm. Sat 10 to 2pm
- ✓ I believe the library should be open at least 6 days a week (Monday - Saturday)
- ✓ Weekday evenings and Saturdays - when people aren't working.
- ✓ They are sufficient for retirees but people who work would probably like to see evening hours at least once per week or all day Saturday hours.
- ✓ 6 pm closing weekday; 2 pm Saturday
- ✓ Weekdays. I don't get out of work till 3 weekdays, children are in school then.
- ✓ More weekend hours/ one weekday with extended hours
- ✓ Most people work
- ✓ Night classes if possible
- ✓ not very often you see anyone there
- ✓ Open hours are not working. Full time students and day workers need to visit later at night and Saturdays.

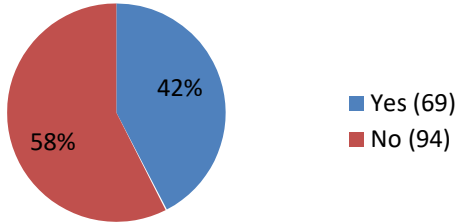
**14. In 2015, the City Council approved a sidewalk replacement/repair and drainage ditch alteration program where the City will cover 50% of the cost to replace or repair a damaged sidewalk, or 50% of the cost to fill in a drainage ditch. Are there specific areas of the City where you feel we need to replace, repair, or install new sidewalks or alter drainage ditches?**

- Maintaining bike path & have sweepers once a month on trails
- it's a good program and hope more homeowners take advantage of it
- US-23 South of River to City Limits
- Part of Rail Trail Sidewalk along US 23
- Both sides of First Street
- Sidewalks from Shoreline Park, South to the old Mitch's Pizza especially in front of the doctor's building and the old Tawas Bar
- tree growing in and cracked and filled up drain hole - Behind TUMC parking lot- between parking lot and Moffatt's house on Victoria Lane
- South Plank Road, Harris Ave, South 5th Ave
- Asphalt path along narrow beach from Shoreline Park entrance to where it meets concrete sidewalk. It's uneven and severely tilted towards beach.
- M-55 north side
- I would like the ditch covered on the west edge of my property (corner of German & River Street). This ditch is just a mosquito habitat in the summer. No drainage!
- 1st Ave and North Ave: Sidewalks. Maybe on 5th Ave. But would the residents on those roads be responsible for the other 50%?
- the side walk between Shoreline and Gateway Park could use some improvement
- We need a sidewalk to the schools
- Meadow Road, 5th Avenue area too
- 8th Ave has had low areas/drainage problems for 50 years. Can anything be done about this?
- North St. - should have sidewalks. Plank Rd - from M-55 to Harris. 5th Ave - M-55 from Plank to 5th Ave - Nunn Rd.
- Thank you for this - got ours done!
- Need more sidewalks- Beech St.
- Along 5th Ave, east side
- Should not be able to turn into Walmart from US 23 here, too dangerous. A better light/turning situations is needed at Oak and US 23 very dangerous. I need a new street light at Fir St. and Oak St. and a sidewalk on Oak is much needed. As many people walk in the street to go to Walmart, town, McDonald's. A sidewalk in Beech St. as the street is all cracked up and I walk it everyday trip and fall sometimes.
- The bike and walking sidewalks along US-23 need attention. On the west side there are a number of cracks and weeds growing through also, on both sides the grass that was mowed by the city piles up in places along with rocks, mud and debris. Good maintenance will add years to these projects but neglect just costs the city more
- Several, but you know the areas.
- 5th Ave near Manitou Place and Ottawa Village and Tendercare.
- Yes, sidewalks. Don't remember where. Walk them - you will figure it out.
- Replace and repair should be priority 2nd Ave between 1st St and 2nd St come to mind.
- Tawas City 6,7,8,9th
- Mathews St. to Meadow St.
- On First Ave sidewalks would be nice and keep workers out of the road
- 1st and 9th Ave area
- Treat the same as downtown sidewalk with regard to who pays and who maintains!
- I would estimate 65% of walkers on my street walk in the street (year around) even though sidewalk is available on one side every 2-3 blocks. I wonder why I bother to shovel. A proper city has sidewalks around every block!
- Used a lot but the sidewalk to Memory Gardens Cemetery along Meadow Rd. is in poor shape. The drainage ditch along west 8th Ave becomes badly overgrown in summer limiting drainage and making it a mosquito incubator.

- Not sure. I have a problem - live across street from Independent Park and every spring have to pump crawl space from water moving from park to Lake Huron.
- Ditch needs to be filled in along 1st Ave between Sunset and Roberta in the west side.
- We love the Lake Shore Trail
- Drainage ditch plan should be a 100% priority chief of DPW to make his recommendation to the Planning Commission.
- Fill drainage ditch on 1st Ave corner of Sunset and 1st Ave west side.
- Sidewalks in residential areas connecting them to the schools.
- South of Town - that sidewalk was in perfect shape when they cleaned out ditches contractor wrecked more than 30 sections, make them pay for the damage.
- 7th, 8th and 9th Ave all need drainage and some regular maintenance. I think they are the worst in the city.
- Expand/flatten sidewalk along 23
- A walking community is a healthy community. We should restore and expand a sidewalk system throughout the community.
- walk way to Neiman's from the RR tracks side to 55 from Court House.
- Yes! On First Ave some are filled in without tubes.
- Some of the sidewalks between the South end of TC and City Hall along US 23 are bad and sometimes narrow.
- North Street is a favorite for walkers - hardly any sidewalks!
- I have seen several sidewalks/drain ditches that could be repaired/updated but I really could not give a priority as to which first - my first thought would be streets/ditches in areas of homes - not sure
- M-55 to Walmart area - down German St. lots of walkers - no sidewalk
- Down each of the Avenues
- The city should pay 100%. We are over taxed and the way things are being run is why people have moved out of Tawas City. We are seriously thinking about moving also. All you seem to care about is the tourist not the tax payer.
- any area that leads to parks, town area and schools
- Yes - the drainage ditch from the corner of 12th Ave and 5th St and down 5th St to 11th Ave. The water from this ditch runs into my backyard flooding it.
- New street for all of 5th Ave. You did half but not all of the roadway.
- along Oak and Cedar Streets behind Walmart
- They should finish partially completed sidewalks.



15. In 2015, Tawas City worked with an outside consultant to rate all the streets in the city and develop a street improvement plan. The plan, which is updated on an annual basis, identifies streets that are in poor condition and require structural improvements totaling more than \$1 million, with additional streets that require preventative maintenance to slow future deterioration. The City Council has committed to spend approximately \$70,000 per year for street improvements. Would you support a street millage to fund street improvements to complete the work on a faster schedule?

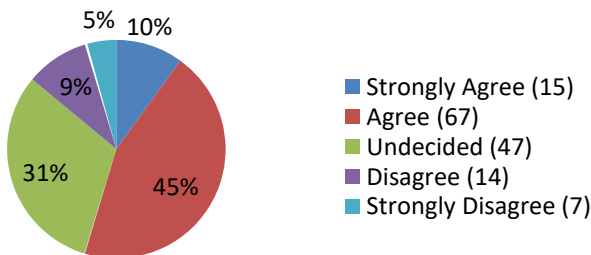


Comments:

- use fund balance
- no millage use fund balance
- Depending on how many mills
- Currently available funds should be better prioritized
- Only if really necessary. When everything again all at one time. Kind of like they are trying to replace all the water pipes at once in Flint. If it had been replaced one time it wouldn't have the hopeless disaster effect it has now.
- No New Millages!
- Perhaps the funds could come from another part of the budget
- I live on N. 1st Ave. My sewer hookup is on Spring St. It goes across my driveway and across my neighbor's yard to Spring St. I would support a millage if sewer hookup on 1st Ave was possible at time of resurfacing.
- Ask citizens about their opinion of a millage to pay for any planned parks/recreation projects.
- Only if the money is actually used for intended purpose
- Depends on the amount
- Stop using taxpayer money for stupid parks and use it to fix streets- what don't you people get?

16. Please rate the following statements in reference to zoning.

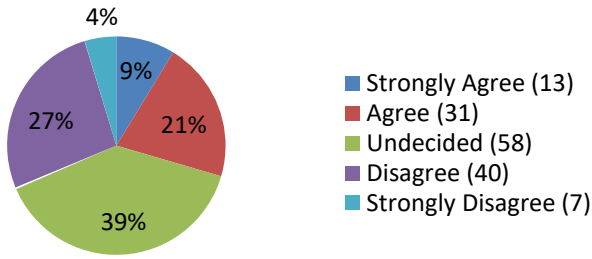
**Tawas City adequately enforces the Zoning Ordinance.**



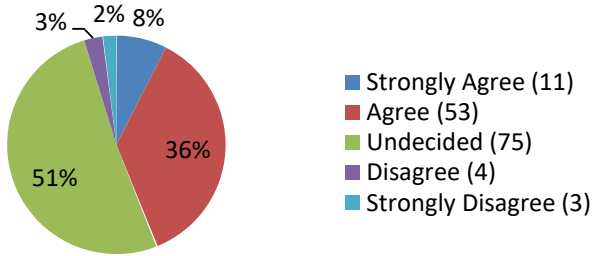
Comments:

- Pavilion broke your own ordinances

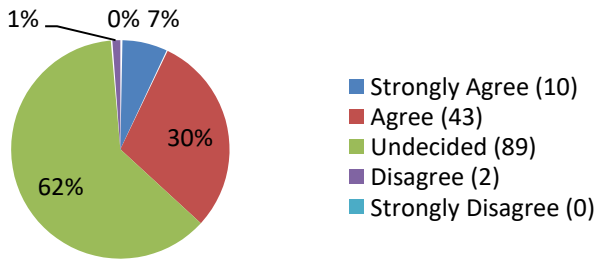
**Tawas City needs to enforce its ordinances more strictly.**



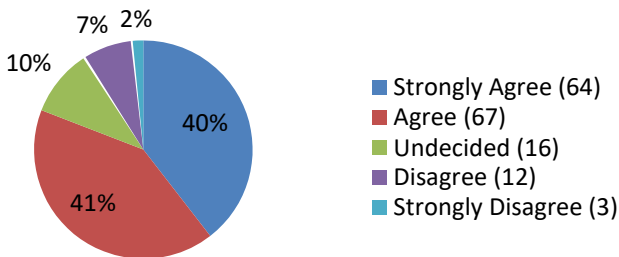
**Tawas City is responsive to questions regarding zoning regulations.**



**Tawas City processes zoning applications in a timely manner.**



**Tawas City should encourage the preservation of historic buildings.**

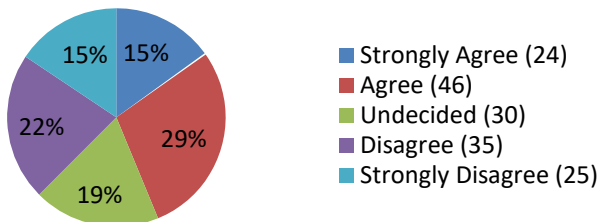


**Comments:**

- ✓ Remember the Grey Stone
- ✓ Too Late!!
- ✓ to late they are all gone
- ✓ If it is a building the City is going to use. Growth does need buildings to be removed.
- ✓ You've already destroyed most of them! The "liberty building" is the only historic one in the city that I can think of - other than a few older homes and churches.

- ✓ Too late you tore them down already
- ✓ Most of the buildings have been torn down, which is a shame!!

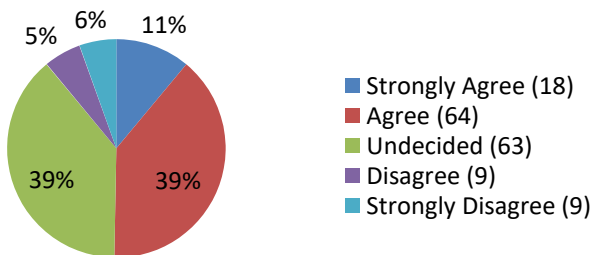
**Tawas City should regulate the storage of recreational vehicles on residential property.**



**Comments:**

- ✓ Not during summer months
- ✓ Should be kept behind of front of house. Set back rule

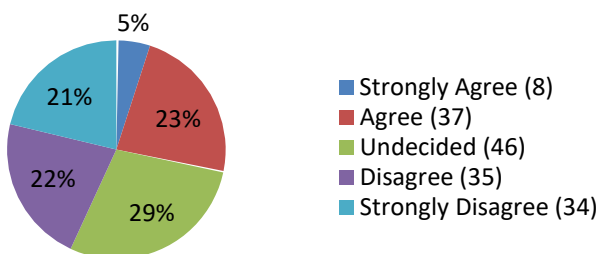
**Tawas City should encourage the conversion of uses within the business districts to allow residential as a secondary use.**



**Comments:**

- ✓ 2<sup>nd</sup> story only

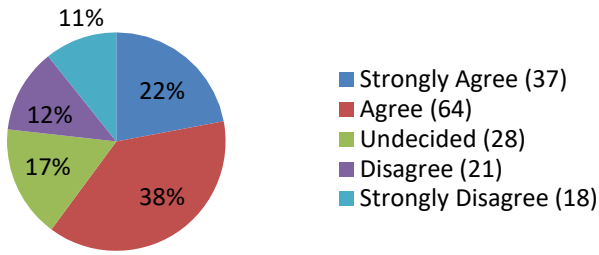
**Tawas City should encourage the conversion of hotel/motel rooms to long-term rental units.**



**Comments:**

- ✓ As long as they are maintained neatly
- ✓ Encourages them to be used as rentals for low income and do not want that. They would be more of a shelter than a hotel. Brings in the bad instead of tourists to visit and spend money in the area.
- ✓ What for?

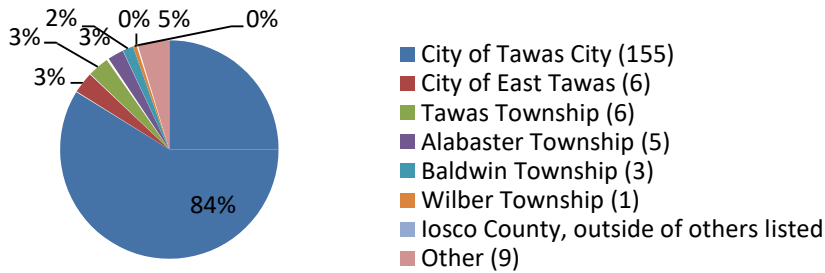
**Tawas City should regulate the maintenance – interior and exterior – of rental housing units.**



**Comments:**

- ✓ I hope people just won't rent bad ones- which will force the owners of
- ✓ rentals to better up keep standards
- ✓ Keep it from becoming "slums."
- ✓ and homes (personal)
- ✓ Exterior - strongly agree/ interior – Undecided

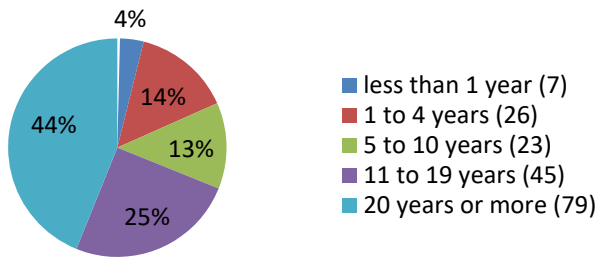
**17. Where do you live?**



**Other:**

- ✓ Genesee Twp
- ✓ Grant Township
- ✓ Tawas Bay Marina
- ✓ Boat – 5/15 – 10/15
- ✓ Munger, MI
- ✓ Sterling Heights – we have a summer home in Tawas City for over 12 years
- ✓ Summer months
- ✓ Jackson, MI, cottage in Tawas City
- ✓ Hartland

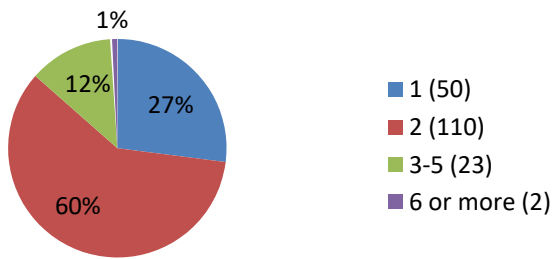
**18. How long have you lived in the community you selected in the previous question?**



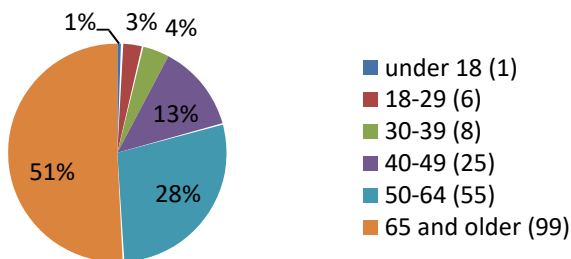
**Comments:**

- ✓ As a property - 30 years as a renter in summer month in E. Tawas City Park
- ✓ Less than one year Tawas City; 11 to 19 East Tawas
- ✓ seasonal visits -have rental
- ✓ Recently returned full time; owned property since 1991
- ✓ Currently - was born and raised in Tawas Township moved back in.

**19. How many people live in your household?**



**20. What is your age?**



**Please feel free to provide additional comments or suggestions regarding Tawas City's Parks and Recreation Plan, or Master Plan.**

- Foot/Bike bridge would facilitate access to shopping - recreation. Promote physical activity. Let us start walking again.
- The city done such a great job on Shoreline Park, we use it a lot, but even if you don't it looks so nice driving by. E.T. has nothing on us. I think the city crew does a great job also.
- I lived in East Tawas/Tawas Twp for 36 years
- The 120 acres that never got developed would make a wonderful campground for our city. E. Tawas is limited. And would make a good cash cow that could be developed as needed. It has already been phase one with DNR.
- more activity for young people
- 120 acre property- rustic/tents - campground/ campers- nature trails - expand shoreline park waterfront property - \*New\* Conduct a annual "garage sale weekend" in Shoreline Park - limited to Tawas City residents. This would encourage park use and is a community event. THANK YOU FOR ASKING FOR CITIZEN INPUT!
- I'm only interested in shore line fishing that is why I've moved here 6 months ago so anything that improves fishing areas for seniors would make me happy
- I moved from East Tawas to Taws City last June. I really like the entire area and all the wonderful amenities. I believe however there should be a curbside recycle free for all to use. The current method of taking it to Waste Management is ok, but most people will not go to the trouble of saving and driving their trash to a pick up place. The \$17.00 a month option sounds good but on a small fixed income it is unaffordable. I lived in a community many years ago when they started curb side recycle at first only a few houses did it, however by the end of the first 6 month nearly every house had a full recycle bin at the curb every week. Thank you for listening.
- Hang up more large owls to keep the geese away from our beaches and parks. No one cares for all the geese and gulls when trying to use our parks (2) You folks failed we the people of Taws City Concerning a few chickens being approved by us voters - what must we think you will do with this information
- We enjoy the parks in Tawas and are happy to see upgrades and maintenance continue
- Blight ordinances should be strongly enforced. We have several areas that are not only unsightly but unhealthy
- I love our parks. Keep up the good work! Our library is terrific! (Friendly with lots of activities) I hope Tawas City can get a campground and possibly employ more people. A small but cool river runs through us. But- one minor thing bugs me the Tall Ship sign "Where the River Greets the Bay" should have a different boat.
- Too many boats/trailers, etc. stored year round on owner residential lots. All drainage ditches should be piped and filled and attached to sewer. Put up more street lights in residential areas. What is the old City Hall property by Walmart going to hold in future? How about an updated indoor movie theatre? What is the hold up on other large business coming near Walmart? Lots of empty land sitting there.
- We are pleased with the improvements in the park along U.S. 23 in the CBD - There is not a lot of room for business growth along U.S. 23 - businesses should be encouraged to grow and expand as buildings and space becomes available - Shoreline Park has brought many to the city - additional opportunities need to be made available to keep tourist dollars here! Perhaps a zoning change allowing additional shops along one of the side streets or behind Brugger's Plaza and Neiman's - which I am sure would be opposed by local residents. Very pleased with the progressive attitude of the present council and administrative and maintenance staff. I indicated we have only lived in the city a little over a year, we have been local residents of the area 45 years and have a decent perspective of the area. You could have entangles your survey return by providing an addressed envelope.

- I like the direction the city has taken with the parks in the past few years.
- Roads do need repair and patching not helping and we need a dog park where dogs can run
- Tawas City needs a dog park (fenced in) like Cadillac, Michigan has. Where is out dog beach? I use E. Tawas dog beach. The pier has to be top priority, needs to be like Oscoda's pier. I have lived here 4 years and it is an eyesore and dangerous. The bathrooms either need to be redone/rebuilt/torn down. We need a fruit/veggie/craft flea market we can walk to near Walmart. The old roundhouse lot between Walmart and oak St. would be wonderful but would need sidewalks on Oak St. and Beech St. and better night lighting. There is a building for sale on the lot now. We need a good community center with indoor track for winter exercise. Again near Walmart/Hospital to walk to. We need more seating at land on water across from Walmart/hospital. Oak St. needs sidewalk and night lighting. We had a home invasion on a very dark night. No lights, (Fir and Oak)
- It seems all services for the residents have to be funded with additional voted millage (library, mosq. Control). If improvements need to happen in the Parks for the tourists, let the county pay for it like the Oscoda/Ausable bike trail.
- I am not thrilled with Tony's Tacos. There fare is not what most visitors want. We need a place or service that sells hotdogs, hamburgers, ice cream, etc.. I know kids, especially, would like these items and the cost is less. Tony's Tacos isn't open at regular hours so one can't count on their services when at the park. I liked the business before Tony's. They had the right "quick" foods and they were more friendly.
- Any future developments on 23 should require a nautical (freshwater-not ocean) theme. New buildings should look more like 432 Us 23 ( Abstract Office) Thank You for asking
- I lived near AuGres in the late 70's when Governor James Blanchard started the initiative and funding for the East side of the State to become as attractive as the West Side of the State. I feel like the people here have come a long way toward that goal. I really enjoy driving up 23 to the Mackinaw Bridge. We are as good as the West Side. The changes made the last ten years in the immediate area have been outstanding. (Although I do miss the sight of the Grey Stone Building). It's nice to see the progress made and the nicer improvements that keep taking place. I'm pleased that I have been a small part of it.
- Tawas City needs to upgrade their zoning ordinance in regards to commercial signs used in the City. The existing ordinance is very antiquated and does not allow the use of present day sign programs including motion activity. The set time allowance for changing message on signs
- The T.C. tennis courts/state board park/basketball courts/ ice rink have been a total waste of money for the residents of T.C. I live within 1 block of area, 20 + yrs outside of the baseball field: the area is NOT used. T.C. had tennis courts in the 70's - 80's and were used. The E.T. built their courts (beautiful) and T.C. players went to E.T. to play. The skateboard park - too much bullying of younger kids - bad element hanging out, smoking, cursing just wouldn't work without adult supervision. Next was thousands \$\$ to repave the courts and ass basketball backboards - NEVER ONCE DID I SEE ANYONE playing there!! I think it's time to give it up for sports - maybe a good spot for Farm Market or Residential home that generates a few tax dollars. Thank you
- We have beautiful parks, I love the craft shows in T.C. on Memorial and Labor Day week end. I do believe you should try to get people to fix/make the exterior of their homes presentable. Some are just awful.
- Not familiar with the Parks other than shoreline and gateway.
- We have lots of parks, what we need to do is fix our STREETS!!!! I have to wear boots to get my mail when it rains!! I live on Fourth Avenue.
- We love the Tawas Community and feel the improvements you have out forth the past few years have been well worth the cost! We look forward to your continued success.
- "Let's make Tawas City great again"
- Over the past few years Tawas City parks have grown and become much more inviting spaces for our community. This past year I have spent more time than ever in our own parks rather than



traveling out of Tawas City. Thank you for the beautiful job you guys have done with Shoreline Park and Gateway. Keep up the good work!

- Tawas City looks great! Enjoy the beautiful Shoreline! Keep up the good work!
- Preferably, my comment about the undeveloped property should occur along the river or the lake, with a design plan, to be so attractive that it draws to public to shop. Tawas City needs some of the quaint shops East Tawas enjoys. The difference could be a design around the water feature. People love a gathering place to eat, shop and socialize.
- While I understand the mosquito control program - what can be done about the issue of black flies? When we go to the parks - especially Gateway and the beach at Shoreline, you can hardly sit and read the paper - the flies are all over you - even when we have no food. When encountered the same problem at the beach at the State Park out at the lighthouse - can't we spray for them? The beach at Gateway Park could be improved also. Shoreline has a beach, playground, and nice bathrooms, Gateway should have the same.
- A variety of viewpoints in the committees is important. We don't like change unless we see it benefits us. Help us to get outdoors in this blessed scenic area.
- There should be a more effective way of keeping the Canadian Geese out of the parks. Very unsanitary conditions.
- Expand the playscape at Shoreline Park. Provide a place for community group meetings (community rooms) as does East Tawas. Our HOA must go to East Tawas for meeting space.
- No new millages! Maintain what we already have. A multi use softball/baseball field would be nice. Children and elderly fishing access on lake or river. More laws and signs are not improvements and don't help anything.
- I hate the sight of cars parked in front yards or right up to front doors! Curbs might help. I wish there was a way to control the use of Tawas City in news articles about criminal activity. Just because someone has a TC mail address does not make them a resident and a lot of the news gives us a bad name.
- It would be nice if the City would pay better attention to the mowing of the property at the corner of First St. and 8th Ave. It seems like it is only done once a summer and often looks unsightly. We mow it occasionally. Thank you for the mosquito control program info. Very useful.
- Disapprove of the removal of beautiful old trees at Shoreline Park for the upgrade. It changed the appeal and was a poorly thought decision.
- Our family has enjoyed spending the summer months in the Tawas City area for more than 25 years. We enjoy the Parks and Appreciate the amenities and the improvements to the park facilities especially the past few years. The Gordon Clute Play sculptures as well as the play structures have been a very important aspect of the childhood of our grandchildren which now range in age from 9 to 23. We very much appreciate the quality of life in the Tawas Bay Community.
- Tawas City should continue their repairing and replacing of needed streets and curbing. What has been done with curbing on Seventh/Industrial Ave, First Street (by Brugger's Plaza, Mathews St, Whittemore St and Second St has greatly improved the appearance of those parts of our City. Curbing streets save money and the condition of the streets in the long run. Also have the Planning Commission discuss replacing the street lights with street lamp posts. It has been done on US-23 through the City, now put the same emphasis to the other areas of the city. Do a traffic count of the streets in the city and begin with the most used and develop a plan for replacing where necessary curbing where not done and lamp posts. Work on making the interior of the city as beautiful as the US-23 section. Regarding questions #9 - Approach the owners of the salvage yard with a plan to give them more space than they have now in the 120 acres to have them relocate. With proper buffering and design, this new location would not need to offend any future businesses in the 120 acre area. If an agreement could be made, the neighborhood around Fourth St and Ninth Ave would be greatly improved for everyone.
- We would really like to see streets fixed, like Murphy. Patch and fill just makes it worse.

- Limit amount of vendors at Farmers market. Too many non local vendors should be priority first. Losing 10's of thousands of dollars taken away from local businesses each week. I can't afford to water my own lawn, I'm not going to pay for watering more parks like Gateway. Let alone paying for more equipment and gas to cut more. Just increasing maintenance cost. Our city population is decreasing and we only had about 1,500 in the first place. Too much money being spent for tourist friendly projects. Businesses benefit, not residents who have to pay the most of it. A lot of us are on fixed incomes with new challenges that will only make things much more difficult. Stop spending on tourist projects.
- Repair and improve the bike path along the lake. The path has become quite rounded and rough, it needs some work.
- I have an abandoned house next to my property that should be condemned and removed according to the ordinance for dangerous properties. It has been empty and unlivable since I moved in approx 11 years ago. The property address is 505 Mathews St. Why is the ordinance not enforced? Teenagers use the property as a "hang out" place. Tawas spent money for new City Hall and improvements to Mathews St only to leave the eyesore despite the ordinance. I applaud work done to the shoreline and Gateway Parks. I believe their use has increased. A pier similar to the one in Oscoda would enhance the looks of the Shoreline Park and increase the use of the pier.
- Fix other boat launch across from old ITT complex maybe fish station on Tawas River.
- I think Tawas City has done a fantastic job in the last few years. Keep up the good work.
- I have noticed, and pretty sure others have, the sewage treatment facility drains directly into the river. If we did promote the use of the river for canoe or rafting, it might be a good idea to check the river for E.coli or other infectious bacteria. Nunn street and the river first. Trailer park at M-55 and River, and Memorial for Veterans Park canoe launch. With 3 check points like these, Tawas would protect themselves from a DEQ disaster. I don't like not knowing what is discharged into the river. I thought they used the swamp first as a filter, but the pipe just gives me the creeps. Thank you, for allowing pets for responsible owners in our parks. After all, we do pay for licenses and vet bills for vaccines.
- Having the Farmers Market at Gateway Park on Saturday mornings makes boat launch very difficult to use. Saturday is the busiest day for the launch
- Concerning the bike path, please trim the trees high enough that a person seated on a bike won't hit the limbs or be struck in the face. Remind businesses, residents and city workers not to park or leave tools, etc. on the bike paths. This could cause a biker to veer into traffic.
- I would like to see the town have: a Starbuck coffee place or a Caribou coffee house. Tawas City have more restaurants e.g., an AuBonPam, an ice cream place e.g., Rita's and A & W like in the 60's. Make the Tawas Dock into a Pier.
- To reiterate question 13, a library that closes at 1:00 pm on week days does not service children who are in school until 3. This doesn't make sense.
- Would be nice to see improvements made to our pier at the Tawas City Park since all the nice improvements are done with the park, the pier should match up.
- Clean beaches are always attractive - get rid of goose doodoo!
- We explore the possibility of building a break wall out in the bay to help prevent the river mouth from back filling, as the marinas also. Hopefully this will help prevent debris from piling on our beaches and help the Gateway Park Beach Project take off.
- Delete spot zoning and go to district zoning
- Just a thought... there is no place for boats to come up to the beach. Do you think we could get a mooring section? Maybe in front of the pavilion by Dr. Sharma's? If it is over enough, it shouldn't disrupt the paddle boarders.... I know I would like a designated spot to pull up our boat so I can run across the street and get much needed supplies!
- A tennis court "update" or "new" would be nice instead of having to try and use/drive to east Tawas courts in their park. More seats along walkway parallel to US 23 across from Walmart (Adjacent to safety fence) (places to read, enjoy view, lunch, etc.)

- Our parks are well maintained and attractive. One of the big draws to our area.
- The City has improved the parks and made them much better to use and improved the beauty of the shoreline coming into the city they show we care about our shoreline.
- Please add an indoor swimming pool!
- Stop using our tax dollars on tourists. I pay \$1400.00 per year for a gravel drive (street) full of potholes and nothing but mud, my car bottoms out where the gravel meets the pavement.
- How about a "bait shop" at Shoreline and/or Gateway Park. It would bring in money for the City, and a place to buy bait while not having to leave the park to buy fishing bait. As for the "gun range" on the 120 acres, the City should check out "Top Gun" firing range in Daytona Beach, FL to see how it is being used. I used it while visiting my brother in Daytona Beach, FL in January 2017. Thank you for the questionnaire. From Dennis McFeters at 533 12th Ave, Tawas City.
- We live across the road from Elms Neighborhood Park. The neighbors like the little park and it is nice to have a green space in our neighborhood. I hope the City does not sell it. We really need a few nice restaurants in town.
- In regards to ordinance enforcement: yard regulations: 300 block of 5th Ave has many yards filled with debris (appliances, broken vehicles, etc.) that is unsightly. Sec 4-1 Dangerous Animals (B) It shall be unlawful for any person to harbor pit bulls etc. Pitbulls currently reside in the following areas of Tawas City: 1) 300 block of 9th Ave 2) on 8th Ave 3) 921 Harris Ave 4) 902 1st St. This ordinance needs immediate enforcement.
- Maybe in the future a shuffleboard court and a horse shoe pit in the other parks. Shoreline Park new sidewalks do not provide for easy on and off for bike riders. They use to have easy on and off curbs and they were taken away. Bike riding is a huge way of staying fit and that needs to be encouraged in our community. Showing outdoor movies are great for all to enjoy. Everyone brings their chairs and gets to know each other. Do we have an area to ice skate? Great family sport and it give our young people something to enjoy. Hockey and skating would be great to offer the community.
- The City should be proud of the entrance into Tawas City by Gateway Park. Visitor must feel good, as if they just took a breath of fresh air as they pass by our beautiful lakefront that looks pristine even on Sunday evenings. We are so luck to live in such a lovely place. Thank you for helping to keep it that way.

APPENDIX D

Resolutions

**RESOLUTION OF ADOPTION  
BY THE TAWAS CITY PLANNING COMMISSION  
Tawas City Master Plan**

**WHEREAS** the City of Tawas City, Iosco County, Michigan established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

**WHEREAS** the Tawas City 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 Tawas City Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities, public utilities, road/transit agencies, and the Iosco County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to the same for review and comment, and;

**WHEREAS** the plan was presented to the public at a hearing held on November 13, 2018, before the Planning Commission, with notice of the hearing being published in the Iosco County News-Herald on October 24, 2018, in accordance with Section 43(1) of the Act, and;

**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 Tawas City Planning Commission as the Tawas City Master Plan on this 13<sup>th</sup> day of November, 2018.

Motion: McMurray

Second: Stevelinck

Ayes: McMurray, Short, Stevelinck, VanDriessche, Bower, Cook and Doak

Nays: None

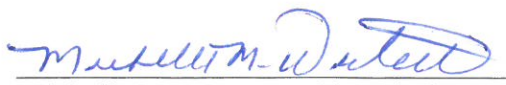
Absent: None

  
\_\_\_\_\_, Chair  
Mary Doak  
Tawas City Planning Commission

  
\_\_\_\_\_, Secretary  
Robert (Butch) Short  
Tawas City Planning Commission

**Certification**

I hereby certify that the above is a true and correct copy of the resolution adopted at the November 13, 2018, meeting of the Tawas City Planning Commission.

  
\_\_\_\_\_  
Michelle M. Westcott, City Clerk

**RESOLUTION OF ADOPTION  
BY THE TAWAS CITY COUNCIL  
Tawas City Master Plan**

**WHEREAS** Tawas City, Iosco County, Michigan established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

**WHEREAS** the Tawas City 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 Tawas City Planning Commission, in accordance with Section 39(2) of the Act, notified the adjacent communities, public utilities, road/transit agencies, and the Iosco County Board of Commissioners of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to the same for review and comment, and;

**WHEREAS** the plan was presented to the public at a hearing held on November 13, 2018, before the Planning Commission, with notice of the hearing being published in the Iosco County News-Herald on October 24, 2018, in accordance with Section 43(1) of the Act, and;

**WHEREAS** the Tawas City Planning Commission has reviewed the proposed plan, considered public comment, and adopted the proposed plan by resolution on November 13, 2018, and;

**WHEREAS** the Tawas City Council has, by resolution, asserted the right to approve or reject the plan;

**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 Tawas City Council as the Tawas City Master Plan on this 19th day of November, 2018.

Motion: Hurst

Second: Studley

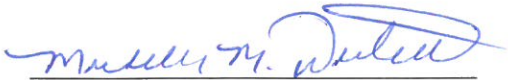
Ayes: Masich, McMurray, Russo, Studley, Hurst, Kelly and Cook.

Nays: None

Absent: None

**Certification**

**I hereby certify** that the above is a true and correct copy of the resolution adopted at the November 19, 2018 meeting of the Tawas City Council.



Michelle M. Westcott, City Clerk

(SBM 1546)