

March 28, 2024

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To: Village of Grand Beach Planning Commission
Village of Grand Beach
48200 Perkins Blvd.
Grand Beach, MI 49117

Regarding: BRI Review of the Village of Grand Beach Draft Master Plan

Beckett & Raeder, Inc. (BRI) reviewed the proposed Village of Grand Beach Draft Master Plan. Below are suggestions and comments resulting from said review.

Michigan Planning Enabling Act Requirements

The Michigan Planning Enabling Act, Public Act 33 of 2008 (MPEA), requires the following five items to be included in a Master Plan (§125.3833(2)):

- (a) *A land use plan that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds [...], public transportation facilities, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.*
- (b) *The general location, character, and extent of all of the following:*
 - (i) *All components of a transportation system and their interconnectivity including streets and bridges, public transit including public transportation facilities and routes, bicycle facilities, pedestrian ways, freight facilities and routes, port facilities, railroad facilities, and airports, to provide for the safe and efficient movement of people and goods in a manner that is appropriate to the context of the community and, as applicable, considers all legal users of the public right-of-way.*
 - (ii) *Waterways and waterfront developments.*
 - (iii) *Sanitary sewers and water supply systems.*
 - (iv) *Facilities for flood prevention, drainage, pollution prevention, and maintenance of water levels.*
 - (v) *Public utilities and structures.*
- (c) *Recommendations as to the general character, extent, and layout of redevelopment or rehabilitation of blighted areas; and the removal, relocation, widening, narrowing, vacating, abandonment, change of use, or extension of streets, grounds, open spaces, buildings, utilities, or other facilities.*
- (d) *For a local unit of government that has adopted a zoning ordinance, a zoning plan for various zoning districts controlling the height, area, bulk, location, and use of buildings and premises. The zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.*

(e) Recommendations for implementing any of the master plan's proposals.

Future Land Use Plan (§125.3833(2)(a))

Part 4 of the proposed Village of Grand Beach Master Plan details the future land use plan. Due to limited available land and community input from the planning process, the future land use plan is “that the Village continue with the current Land Use as described in the Grand Beach Zoning Ordinance.” The Future Land Use Map on page 41 mimics the Current Land Use Map (page 13) with six future land use categories (single family residential, village owned properties, park, golf course, public beach, conservation area).

There are descriptions of land use categories on pages 14-15 of the proposed Master Plan; however, these categories (single family residential, village owned properties, public, conservation areas, commercial) do not exactly match the existing and future land use categories shown on the map. While the MPEA does not specifically require description of land use categories, these categories should be consistent between the map and the written descriptions. *This requirement is partially met.*

The MPEA requires a land use plan “that consists in part of a classification and allocation of land for agriculture, residences, commerce, industry, recreation, ways and grounds [...], public transportation facilities, public buildings, schools, soil conservation, forests, woodlots, open space, wildlife refuges, and other uses and purposes.”

Page 15 of the proposed Village of Grand Beach Master Plan states the following: “Agriculture, commerce, industry, public schools, forests, and wildlife refuges are not part of the small Grand Beach community. In the Village there are no transportation facilities, bridges, public transportation facilities, freight facilities, port facilities, or airports. There are no blighted areas in Grand Beach.” This is sufficient and appears to meet the requirements of the MPEA. *This requirement is met.*

Existing Conditions (§125.3833(2)(b))

This section of the MPEA lists five elements that a master plan must include. Below is the location of these required elements in the proposed Village of Grand Beach Master Plan:

- (i) Pages 19-20 of the proposed Master Plan detail the road system in the Village of Grand Beach, and page 20 details the sidewalks system. Page 21 notes the fact that the Village is a golf cart community and the implications that has on the road system. Page 15 clarifies that “there are no transportation facilities, bridges, public transportation facilities, freight facilities, port facilities, or airports” in the Village of Grand Beach. *This requirement is met.*
- (ii) Pages 16-17 of the proposed Master Plan detail beaches and waterways in the Village of Grand Beach. Lake Michigan and White Creek are the only water bodies in the Village. *This requirement is met.*
- (iii) The Plan describes the Village water system, its capacity, and recommendations for improvement on page 20. A description of the limited sewer system in the Village is on page 21. *This requirement is met.*
- (iv) The Plan describes the changing and cyclical water levels in Lake Michigan which have significant effects on beaches and properties (pages 16-17). There is also a description of wetlands in the Village on page 16, which includes a statement that all 17 catch basins in the

Village that drain to Lake Michigan “are inspected annually to ensure clear drainage and no pollutants are present.” There is no description, however, of facilities for flood prevention. *This requirement is partially met.*

- (v) For public utilities and structures, there is a description of the four Village-owned structures on pages 17-18, a description of the Village-owned golf course and structures on pages 18-19, and a list of outside utilities on page 21. *This requirement is met.*

Redevelopment (§125.3833(2)(c))

There is a statement on page 15 of the proposed Plan that “there are no blighted areas in Grand Beach.” The Action Plan includes action steps for improvements to several facilities and properties in the Village; however, these are not blighted areas. *This requirement is met.*

Zoning Plan (§125.3833(2)(d))

The Zoning Recommendations section of the proposed Plan on page 42 indicated that there are no proposed changes to the zoning ordinance. While there may be no changes necessary to the zoning ordinance, the zoning plan must consist of the comparison between future land use categories and zoning districts – the MPEA requires that “the zoning plan shall include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map.” The zoning plan typically consists of a table that compares future land use categories to zoning districts; for example, the “single family residential” future land use category would correspond to the “low density residential,” “medium density residential,” and “high density residential” zoning districts. This comparison table needs to be added to the Master Plan to be in compliance with the MPEA. *This requirement is not met.*

Action Plan (§125.3833(2)(e))

The MPEA is vague in terms of specific requirements for the action plan as it only specifies that it must include “recommendations for implementing any of the master plan's proposals.” Section 3, the Action Plan appears to meet MPEA requirement. *This requirement is met.*

Recommendations

In order to be in full compliance with the MPEA, we recommend the following:

- Ensure the land use descriptions are consistent with the categories shown on the map – these should be the same.
- Include a description of facilities for flood prevention.
- Add a table that show how the land use categories on the future land use map relate to the districts on the zoning map.