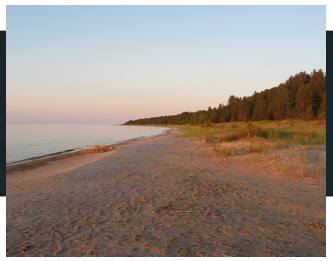

Rogers City Master Plan 2021

Rogers City
Presque Isle County, Michigan

Adopted: December 16, 2020

RESOLUTION OF ADOPTION
BY THE ROGERS CITY PLANNING COMMISSION
Rogers City Master Plan

WHEREAS: The City of Rogers City, Presque Isle County, Michigan established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Rogers 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 City retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The Rogers City Planning Commission, in accordance with Section 39(2) of the Act, notified all required entities of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities, the Presque Isle County Planning Commission, and transit agencies for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on December 16, 2020, before the Planning Commission, with notice of the hearing being published in the Presque Isle Advance on November 26, 2020, in accordance with Section 43(1) of the Act;

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 Rogers City Planning Commission as the Rogers City Master Plan on this 16th day of December, 2020.

Motion: Comm. Adair
Second: Comm. Thomas

Roll Call Vote:
Ayes: Gapczynski, McLennan, Peltz, Thomas, Walters, Adair and Elkammash.
Nays: None, the motion carried.
Absent: Harris and Haut.

Certification

I hereby certify that the above is a true and correct copy of the resolution adopted at the December 16, 2020, meeting of the Rogers City Planning Commission.

Robert Peltz, Chairperson
Rogers City Planning Commission

Steve Harris, Secretary
Rogers City Planning Commission

ROGERS CITY MASTER PLAN

Rogers City
Presque Isle County, Michigan

Rogers City Planning Commission
Members:
Ellen Planck, Chairperson
Steve Harris
Robert Peltz
David Walters
Mohamed Elkammash
Allan Gapczynski
Scott McLennan
Richard Adair
Mary Thomas

Rogers City Council
Members:
Scott McLennan, Mayor
Gary Nowak, Mayor Pro-Tem
Ken Bielas
Richard Adair
Larry Fuhrman

Prepared with the assistance of:

Northeast Michigan Council of Governments
80 Livingston Blvd.
P. O. Box 457
Gaylord, Michigan 49735
www.nemcog.org
989-705-3730

Adopted:
December 16, 2020

ACKNOWLEDGEMENTS

The Rogers City Planning Commission and residents of Rogers City should be recognized for their assistance during the plan development through meetings and valuable comments throughout the process.

This Master Plan was updated in 2020 as part of the MEDC Redevelopment Ready Communities Program.

Financial assistance for the 2014 plan was provided, in part, by the Michigan Coastal Zone Management Program, DEQ, through a grant from the National Oceanic and Atmospheric Administration (NOAA), U.S. Department of Commerce.

ROGERS CITY
MASTER PLAN

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Chapter 1

Introduction

Purpose and Planning Process

The purpose of the Rogers City Master Plan is to translate community values and goals into a framework for decisions on growth, land use, public facilities and services. It contains a long-range vision of how citizens want their community to look and function in the future and guidelines for achieving those goals. The master plan is a legally recognized framework for making decisions about land use in the City. It is intended to aid a broad range of public and private users, including community groups, builders, developers, township officials and other government agencies.

The Rogers City Master Plan is a broad policy document intended to guide more specific land use decisions in the future. Regulations such as zoning and subdivision controls are legal standards applied uniformly with little discretion. Although the master plan is adopted by resolution and carries legal weight when applied to specific land use decisions, it is not considered law. This means that the plan has a certain degree of flexibility that allows review and adjustment should conditions change over time.

The Rogers City Planning Commission is the public body responsible for preparing the plan. This Commission is a nine-member body, serving three-year staggered terms. Planning Commissioners represent a broad spectrum of community interests and all contribute their time and talents to the local planning process. In addition to preparing the Master Plan, the Rogers City Planning Commission is charged with developing and recommending zoning ordinance provisions to the City Council, as well as reviewing new development projects as they are proposed.

Rogers City has a commitment to planning, adopting their first zoning regulations in 1950, which have since been updated in 1992, 1998 and 2011. They have also regularly updated their comprehensive plan in 1963, 1979, 1992 and 2009. Finally, the City has prepared recreation plans at five-year intervals since 1984. The current recreation plan was adopted in 2009 and was a joint effort between Rogers City and the Rogers City Public Schools.

Location and History

Rogers City is located in Presque Isle County on the shores of Lake Huron in the northeast section of Michigan's Lower Peninsula (see **Figure 1.1**). The City lies approximately halfway between the cities of Cheboygan (40 miles to the north) and Alpena (37 miles to the south). These three cities are connected by US Highway 23, the main north-south transportation route for northeast Michigan. Michigan Highway M-68 is the main east-west route, connecting to Interstate 75 at Indian River, 40 miles west of Rogers City.

The first inhabitants of this area were the Native Americans; the earliest European settlers were French explorers, missionaries and fur traders who came in the 1600s. In 1836, the land was officially ceded to the United States, and Presque Isle County was surveyed in 1840. Rogers City was legally incorporated in 1877, and the area grew around the lumbering boom of the late 1800s and early 1900s. As the lumber boom waned, the limestone industry grew, and Rogers City with it. In the early 1900s, Crawford's Quarry was established to mine a deposit of high chemical-grade stone which was used extensively in the steel-making process. The quarry was later sold to United States Steel and renamed Calcite. The quarry has changed hands since, currently owned by Carmeuse Lime and Stone-Calcite Operations (Calcite) and

remains in active production. Calcite is the largest open pit limestone quarry in the world. The quarry is served by the Port of Calcite, a deep-water port serving stone shipping fleets and providing maritime employment for large numbers of residents, securing the City's place in maritime history. Recently the Port Calcite Collaborative has formed to expand use of the deep water port for shipping industrial and commercial items around the Great Lakes and beyond.

Listed below are key dates and events in the history of Rogers City and Presque Isle County. Information is referenced from *Presque Isle County Advance* publications.

1860 Francis Crawford purchased land where the current Calcite quarry is located. The site was originally named Crawford's Quarry.

1868 Rogers City's first settlers arrive.

1870 Presque Isle County founded.

1872 Rogers City organized as a village (later found to be illegal) and was named after William E. Rogers of New York, owner of the land on which the village was established.

1872 First school established.

1875 Presque Isle County organized by an act of the legislature.

1876 First docks built for shipping lumbering products.

1877 Rogers City is legally incorporated.

1878 Founding of *Presque Isle County Advance.*

1889 First bank established.

1891 First telephone service.

1908 Disastrous Metz fire, devastates northeast Michigan.

1910 Michigan Limestone and Chemical Company organized (formerly Crawford's Quarry).

1911 First train on the Detroit and Mackinac Railroad arrives.

1912 First load of limestone leaves Port of Calcite.

1914 Rogers City Power Company founded.

1918 Rogers City High School graduates first class.

1920 Michigan Limestone and Chemical Company purchased by United States Steel.

1944 Village of Rogers City incorporated as City of Rogers City.

1949 First radio station.

1950 Rogers City Hospital dedicated.

1958 Steamer *Carl D. Bradley* sinks in Lake Michigan.

1965 Steamer *Cedarville* sinks in the Straits of Mackinac.

1967 Consumers Power Company buys stock in Rogers City Power Company.

1971 First cable TV service.

1974 Urban Renewal changes face of downtown Rogers City.

1975 Presque County Air Industrial Park dedicated.

1976 Rogers City designated “The Nautical City.”

1982 First FM radio station.

1989 Michigan Limestone Operations Limited Partnership becomes new owner of quarry.

1993 Rogers City Hospital is closed; renamed Huron Shores Community Health Center.

1995 City renovation, street repaving, streetscape, harbor expansion begins.

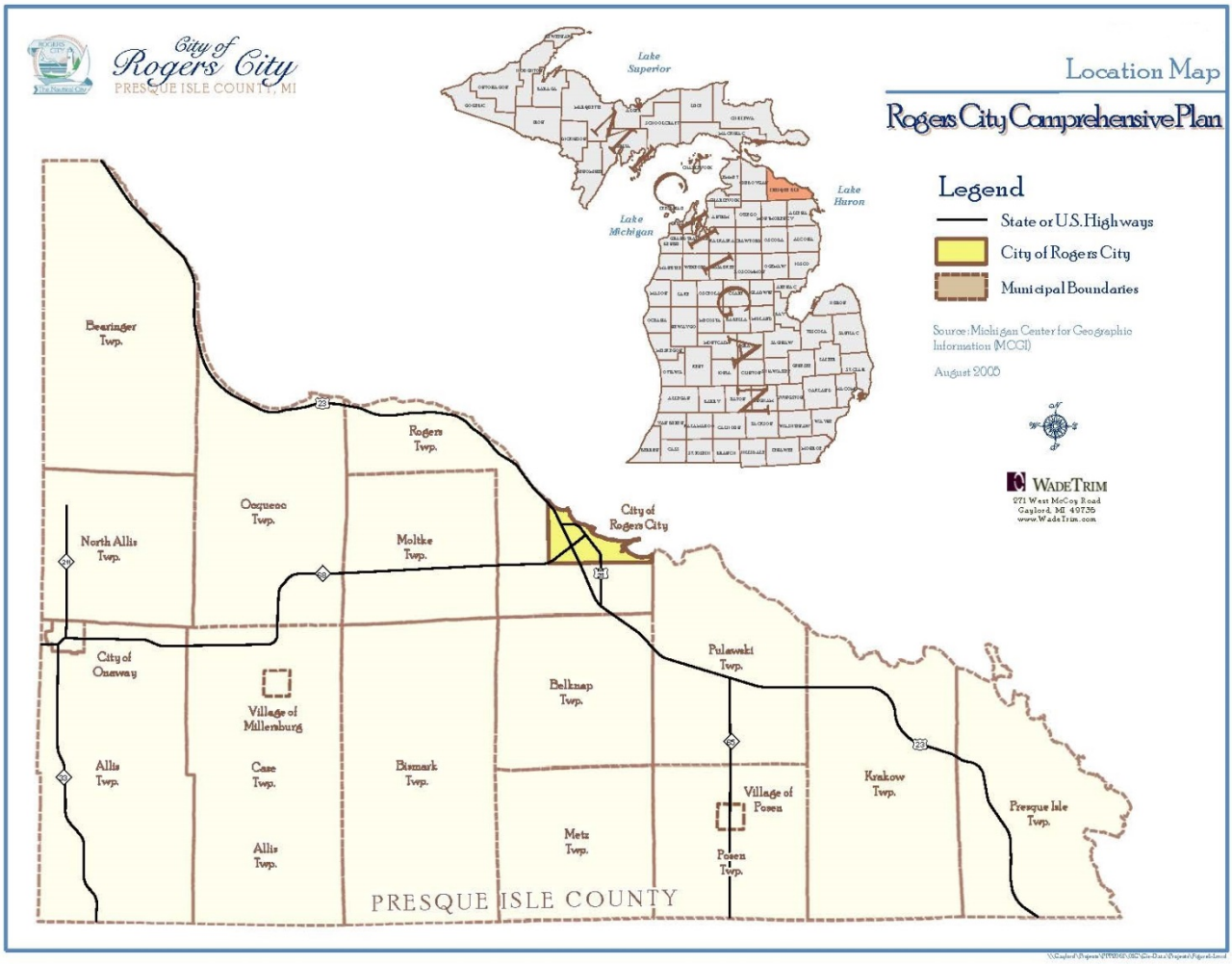
2000 Oglebay Norton Company purchased MLO and renamed O-N Minerals in 2005.

2008 Carmeuse Lime and Stone purchases Calcite.

2012 Calcite celebrates the 100th anniversary of the quarry.

2013 Port Calcite Collaborative opens.

Figure 1.1


City of Rogers City
PRESQUE ISLE COUNTY, MI
Location Map
Rogers City Comprehensive Plan
Lake Superior
Lake Michigan
Lake Huron
Legend
State or U.S. Highways
City of Rogers City
Municipal Boundaries
Source: Michigan Center for Geographic Information (MCGI)
August 2005
WadeTrim
271 West McCoy Road
Gaylord, MI 49735
www.WadeTrim.com
Bearinger Twp.
Rogers Twp.
Ocqueoc Twp.
North Allis Twp.
Moltke Twp.
City of Rogers City
City of Onaway
Village of Millersburg
Belknap Twp.
Pulawski Twp.
Allis Twp.
Case Twp.
Bismark Twp.
Village of Posen
Krakow Twp.
Presque Isle Twp.
Metz Twp.
Posen Twp.
PRESQUE ISLE COUNTY

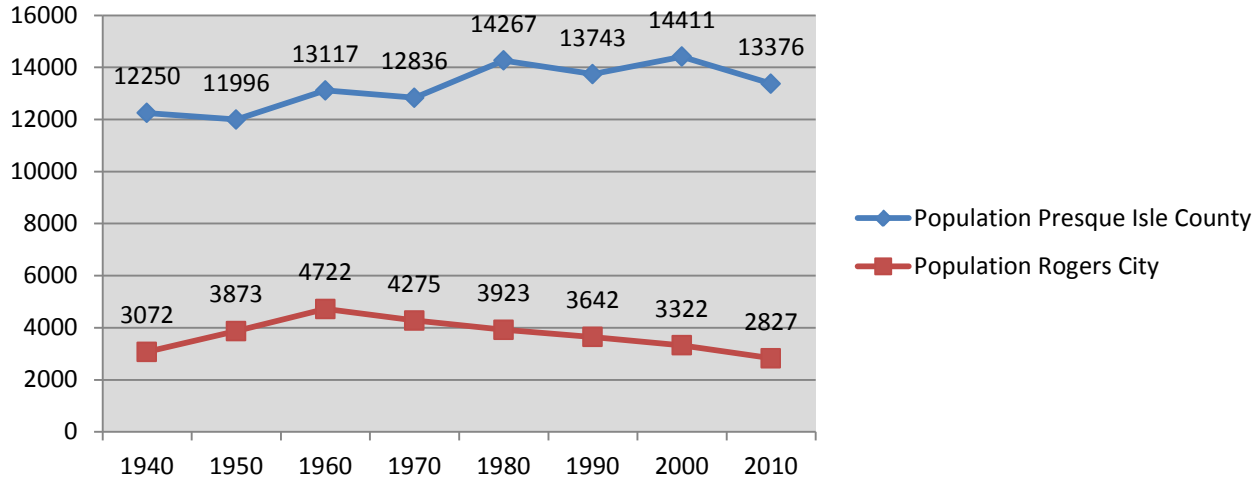
Chapter 2

Social & Economic Conditions

Population

Rogers City's population was 2,827 according to the 2010 Census, a decrease of 14.9 percent since 2000. The population experienced a 53.7 percent increase from 1940 to 1960, a direct correlation to the growth of the limestone and shipping industries in that time. Since that time, the City's population has been on a steady decline, with the greatest decrease of 14.9 percent between 2000 and 2010.

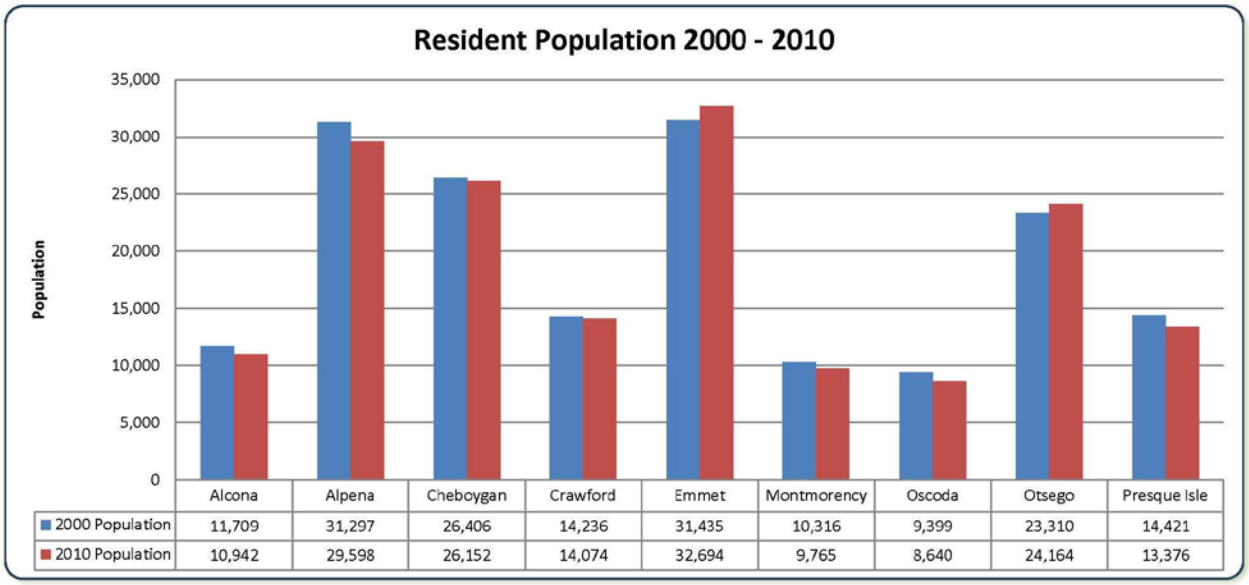
Figure 2.1 Population Trends 1940-2010



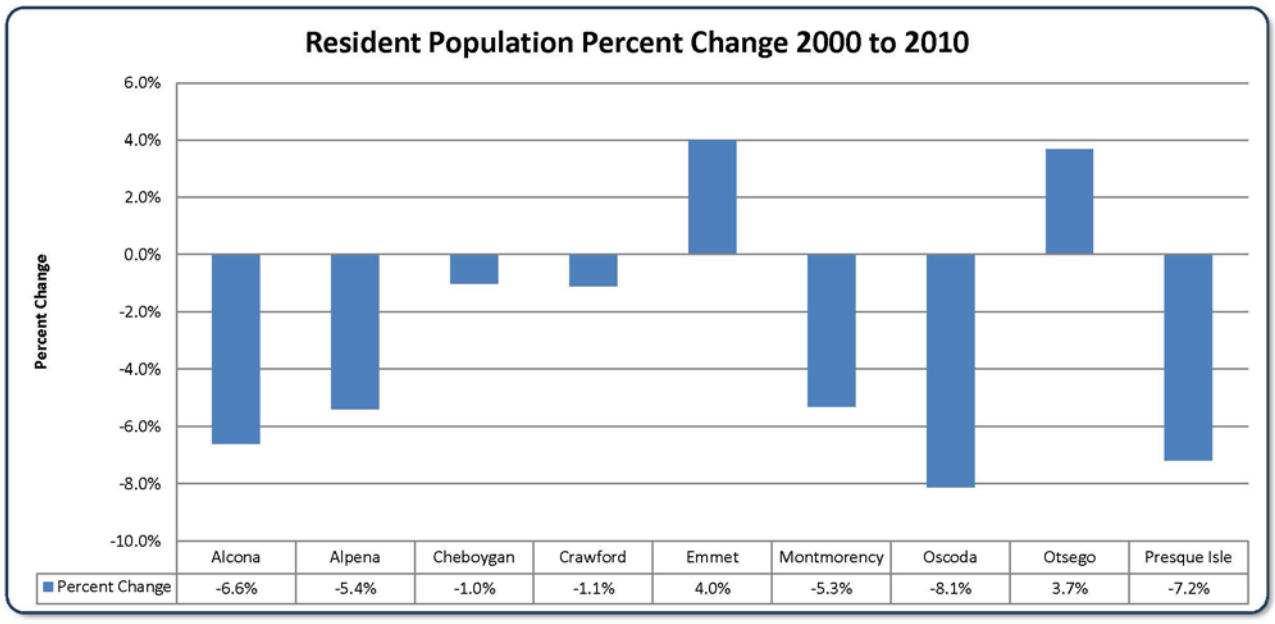
The 2010 Census showed that Presque Isle County, with a population of 13,376, is one of the more sparsely populated counties in the Northeast Michigan region. Population of the county has decreased by 1,035 people (-7.2 percent) since 2000, the second largest percentage decrease in the region. The county's population density is 19.4 persons per square mile, with 28 percent of the population concentrated in the City of Rogers City and the surrounding Rogers Township (see **Table 2.1**). Although it has experienced some fluctuations, the county population has remained fairly steady, increasing only 9.2% since 1940 (see **Figure 2.1**). Population peaked in 2000 and is currently experiencing a decline. The largest population increase was 11.1 percent (1,431 people) recorded between 1970 and 1980.

The majority of counties in Northeast Michigan experienced a population decline from 2000 to 2010 (Figure 2.2). Presque Isle County decreased 7.2 percent in population while Otsego County was the only county in the northeast region that increased.

Alpena County is the most populated of the eight counties making up the Northeast Michigan Region[1] (Emmet County is included in the northwest Michigan region but is included for comparison). Seven of the eight counties experienced population declines from 2000-2010 with only Otsego seeing an increase (see **Figure 2.2**). Oscoda County had the highest population loss in northeast Michigan.



	Alcona	Alpena	Cheboygan	Crawford	Emmet	Montmorency	Oscoda	Otsego	Presque Isle
2000 Population	11,709	31,297	26,406	14,236	31,435	10,316	9,399	23,310	14,421
2010 Population	10,942	29,598	26,152	14,074	32,694	9,765	8,640	24,164	13,376



	Alcona	Alpena	Cheboygan	Crawford	Emmet	Montmorency	Oscoda	Otsego	Presque Isle
Percent Change	-6.6%	-5.4%	-1.0%	-1.1%	4.0%	-5.3%	-8.1%	3.7%	-7.2%

Figure 2.2: Northeast Michigan Population

Source: US Census Bureau. A revised count for 2000 was used (The US Census Bureau issues revised counts to correct for errors which have been challenged as part of the Count Question Resolution (CQR) Program).

[1] *The Northeast Michigan Region includes the counties of Alcona, Alpena, Cheboygan, Crawford, Montmorency, Oscoda, Otsego and Presque Isle.*

Table 2.1 Population For Presque Isle County & Municipalities, 1990-2010						
Municipality	**1990 Pop.**	**2000 Pop.**	**% Change '90-'00**	**2010 Pop.**	**% Change '00 – '10**	**% Change '90 – '10**
Presque Isle County	**13743**	**14411**	**4.9%**	**13376**	**-7.2%**	**-2.6%**
City of Rogers City	**3642**	**3322**	**-8.8%**	**2827**	**-14.9%**	**-22.4%**
Allis Twp.	887	1035	16.7%	948	-8.4%	6.9%
Bearinger Twp.	246	329	33.7%	369	12.1%	50.0%
Belknap Twp.	920	854	-7.2%	751	-12.1%	-18.4%
Bismarck Twp.	319	408	27.9%	386	-5.4%	21.0%
Case Twp.	770	942	22.3%	903	-4.1%	17.3%
Krakow Twp.	617	622	0.8%	705	13.3%	14.3%
Metz Twp.	403	331	-17.9%	302	-8.7%	-25.1%
Millersburg, Village of	250	263	5.2%	206	-21.7%	-17.6%
Moltke Twp.	309	352	13.9%	296	-15.9%	-4.2%
North Allis Twp.	502	618	23.1%	521	-15.7%	3.8%
Ocqueoc Twp.	521	634	21.7%	655	3.3%	25.7%
Onaway, City of	1039	993	-4.4%	880	-11.4%	-15.3%
Posen Twp.	972	959	-1.3%	850	-11.4%	-12.5%
Posen, Village of	263	292	11.0%	234	-19.9%	-11.0%
Presque Isle Twp.	1312	1691	28.9%	1656	-2.1%	26.2%
Pulawski Twp.	427	372	-12.9%	343	-7.8%	-19.7%
Rogers Twp.	857	949	10.7%	984	3.7%	14.8%
Source: U.S. Bureau of the Census 2010						

Between 1990 and 2010, Presque Isle County lost two percent of its population while the City of Rogers City lost over 20 percent (**Table 2.1**). Half of the municipalities within Presque Isle County experienced losses; however, the other half reported gains. The City of Rogers City and Metz Township had the most significant losses at -22.4 and -25.1 percent, respectively. Bearinger Township experienced the greatest population gain of 50 percent in that 20 year time period. Presque Isle Township also experienced a significant population gain of 26.2 percent.

Seasonal Population

In 2010, the Census reported that 5.5 percent or 90 housing units in Rogers City were listed as seasonal, recreational or occasional use dwellings. Obtaining accurate numbers of seasonal residents and tourists is difficult. Because the decennial U.S. Census is conducted in April, the numbers only reflect those persons who live in the county on a year-round basis. A rough estimate of the number of City seasonal residents can be calculated by multiplying the number of City seasonal housing units (90) by the City's average number of persons per household (2.03), for a total of 182 persons. Seasonal residents, therefore, added another 6.4 percent to the City's year-round residents, for approximately 3,009 persons, compared to the actual 2010 Census figure of 2,827 persons. This figure does not include those seasonal visitors or tourists staying in area motels, campgrounds or family homes. It is impossible to obtain an accurate count of the number of the tourists who annually visit the City. However, see Chapter 5 – Economic Development – for a discussion on area tourism.

Age Distribution

2010 Census data shows that sixty percent of Rogers City's population was 45 years old or older, a 15.2 percent increase since 2000 (see **Table 2.2 and Figure 2.3**). The shift towards an older population is most

likely due to the existing residents getting older, rather than a significant amount of in migration. This conclusion is reached by the fact that the City's total population has decreased. The age group 45-64 is the most populous age group in all municipalities except Ocqueoc Township, where the 65 and over age group only exceeds the 45-64 age group by two persons.

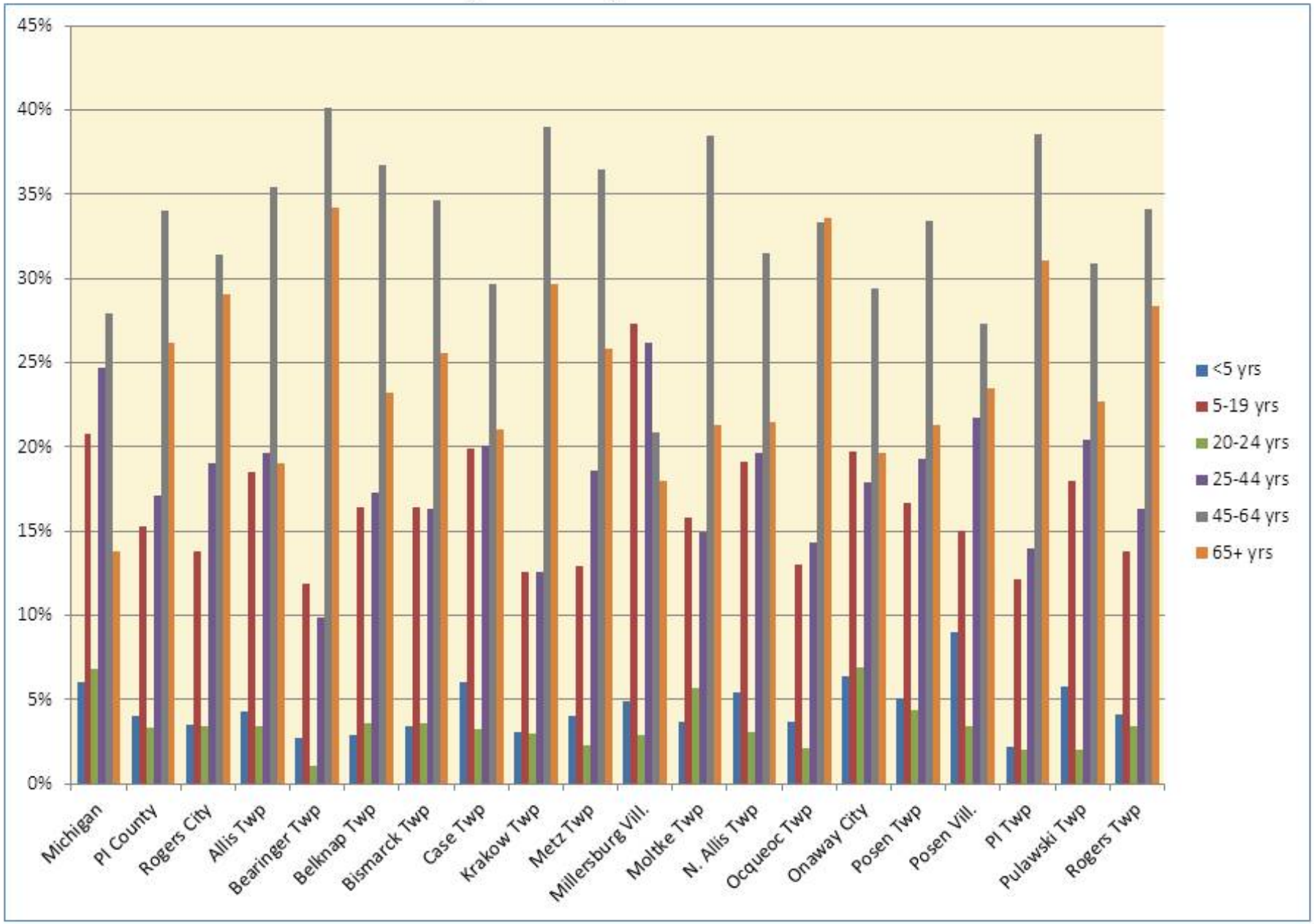
Increase in the median age is also evidence of a relatively stable population that is getting older. The median age of residents in Rogers City increased 7.4 years from 44.5 to 51.9 during the period 2000-2010, (see **Table 2.2**)**.** Comparatively, Presque Isle County's median age increased 6.6 years from 45.1 to 51.7. This is higher than the statewide median age of 38.9, which increased a modest 3.4 years. In fact, each municipality in Presque Isle County exceeds the statewide median age except for the Village of Millersburg, with a median age of 38.2. Presque Isle Township reports the highest median age in Presque County at 56.6 years, whereas the Village of Millersburg has the lowest at 38.2 years.

Table 2.2
Age Distribution for Presque Isle County and the State of Michigan - 2010

	< 5 Yrs.	%*	5-19 Yrs.	%*	20-24 Yrs.	%*	25-44 Yrs.	%*	45-64 Yrs.	%*	65 Yrs. & >	%*	Median Age
Michigan		6.0		20.8		6.8		24.7		27.9		13.8	38.9
Presque Isle Co	530	4.0	2047	15.3	447	3.3	2303	17.1	4551	34.0	3498	26.2	51.7
Rogers City	**98**	**3.5**	**389**	**13.8**	**95**	**3.4**	**538**	**19.0**	**886**	**31.4**	**821**	**29.1**	**51.9**
Allis Twp	41	4.3	175	18.5	32	3.4	185	19.6	336	35.4	179	19.0	47.5
Bearinger Twp	10	2.7	44	11.9	4	1.1	37	9.9	148	40.1	126	34.2	58.5
Belknap Twp	22	2.9	123	16.4	27	3.6	129	17.3	275	36.7	175	23.2	50.6
Bismarck Twp	13	3.4	63	16.4	14	3.6	63	16.3	134	34.6	99	25.6	51.5
Case Twp	54	6.0	180	19.9	29	3.2	182	20.1	268	29.7	190	21.0	45.8
Krakow Twp	22	3.1	89	12.6	21	3.0	89	12.6	275	39.0	209	29.7	55.3
Metz Twp	12	4.0	39	12.9	7	2.3	56	18.6	110	36.5	78	25.8	54.1
Millersburg, Village of	10	4.9	56	27.3	6	2.9	54	26.2	43	20.9	37	18.0	38.2
Moltke Twp	11	3.7	47	15.8	17	5.7	44	14.9	114	38.5	63	21.3	50.8
North Allis Twp	28	5.4	99	19.1	16	3.1	102	19.6	164	31.5	112	21.5	47.5
Ocqueoc Twp	24	3.7	85	13.0	14	2.1	94	14.3	218	33.3	220	33.6	55.9
Onaway, City of	56	6.4	174	19.7	61	6.9	158	17.9	259	29.4	172	19.6	43.6
Posen Twp	43	5.1	142	16.7	37	4.4	164	19.3	283	33.4	181	21.3	47.5
Posen, Village of	21	9.0	35	15.0	8	3.4	51	21.7	64	27.3	55	23.5	46.0
Presque Isle Twp	36	2.2	201	12.1	33	2.0	232	14.0	639	38.6	515	31.1	56.6
Pulawski Twp	20	5.8	62	18.0	7	2.0	70	20.4	106	30.9	78	22.7	48.1
Rogers Twp	40	4.1	135	13.8	33	3.4	160	16.3	336	34.1	280	28.4	53.8

Source: U.S. Bureau of the Census 2010
*Figure shows the percentage each age grouping represents of the local unit's total population.

Figure 2.3 Age Distribution



Race and Ethnic Composition

Information found below on **Table 2.3** shows that both Rogers City and Presque Isle County have a very small minority population, a situation that has not changed significantly over the last ten years. The number of minorities has increased only slightly from 2000 to 2010.

Excluding the two or more races category, Hispanic was the largest minority group in both Presque Isle County and Rogers City, with 1.0 percent and 0.8 percent of the population, respectively. Persons included in the "Other Races" category made up only 0.2 percent of the population.

Table 2.3
Population By Race and Hispanic Origin, Presque Isle County and Rogers City: 2000-2010

	Presque Isle County				Rogers City			
	2000		2010		2000		2010	
	Pop. #	% of Pop.	Pop. #	% of Pop.	Pop. #	% of Pop.	Pop. #	% of Pop.
White	14,133	98.1	13,050	97.6	3,270	98.4	2,751	97.3
Black	38	0.3	56	0.4	1	0.0	17	0.6
Am. Indian & Alaska Native	85	0.6	89	0.7	23	0.7	15	0.5
Asian	23	0.2	41	0.3	9	0.3	21	0.7
Two or More Races*	118	0.8	129	1.0	18	0.5	22	0.8
Hispanic or Latino Origin**	79	0.5	116	0.9	15	0.5	22	0.8

* Census 2010 gave respondents the opportunity to choose more than one race category.
** Persons of Hispanic or Latino Origin may be of any race.
Source: U.S. Bureau of the Census

Disability Status

Data relating to disabled status is estimated by the American Community Survey (ACS)[2] and is based on a self-reported sample. The most recent data for Rogers City and Presque Isle County is from the 2000 US Census. A significant number of people between the ages of 18-64 have some type of disability with ambulatory disabilities being the most common. Cognitive disabilities are the next most common in this age group and are the most common in the 5-17 year age group. The data shown in **Table 2.4b** gives an indication of the number of disabled people residing in Northeast Michigan. A person was classified as having a disability if they had a sensory disability, physical disability, mental disability, self-care disability, going outside the home disability or an employment disability. The high percentage of disabilities in Northeast Michigan indicates a demand for disabled services. 38.4 percent of the population of Northeast Michigan over the age of 21 is classified as having a disability. More significantly, over 28 percent of households have a household member with a disability that lives alone.

[2] The ACS is an ongoing statistical survey sent to approximately 250,000 addresses across the US monthly.

Table 2.4a Disability Status in Presque Isle County	
Population 5-15 years	
Rogers City	0
Presque Isle County	3
Population 16-20 years	
Rogers City	9
Presque Isle County	14
Population 21-64 years	
Rogers City	66
Presque Isle County	382
Population 65+ years	
Rogers City	101
Presque Isle County	517
Source: US Census, 2000	

Table 2.4b Disability Status in 8-county region* 2005-2007	
% of Population with a disability age 21-64	21.0%
% of Population with a disability age 64+	17.4%
% of Population with a disability who are employed (Ages 16-64)	33.1%
% of Households with member with a disability that lives alone	28.8%
Source: American Community Survey (PUMS: Public Use Microdata) *Region includes Alcona, Alpena, Cheboygan, Crawford, Montmorency, Oscoda, Otsego, and Presque Isle	

Educational Attainment

Since 2000, Rogers City and Presque Isle County have made noteworthy increases in educational attainment as shown in **Table 2.5**. The percentage of residents with less than a high school diploma dropped significantly, while the percentage obtaining a high school diploma or taking some college but not earning a degree stayed relatively constant. However, residents of both the County and the City earning degrees increased from 2000 to 2010.

Table 2.5 Educational Attainment for Populations 25 Years and Over Presque Isle County and Rogers City: 2000 - 2010				
	Presque Isle County		Rogers City	
	2000*	2010**	2000*	2010**
Less than 9th grade	9.2%	4.5%	10.4%	2.4%
9th to 12th grade, no Diploma	13.8%	10.2%	12.5%	10.7%
High School Diploma	38.4%	40.0%	37.5%	36.3%
Some college no degree	21.2%	22.7%	23.4%	24.3%
Associates Degree	6.0%	8.3%	4.5%	8.5%
Bachelor's Degree	7.4%	9.7%	8.3%	13.4%
Graduate or Professional Degree	4.1%	4.7%	3.4%	4.4%
*US Census 2000 ** US Census American Community Survey 2006-2010				

Income and Poverty

A reliable measure of the economic health of families is median household income which is the midpoint of income for all households. While all eight counties of Northeast Michigan have generally exhibited a steady increase in median income over the past several decades, Northeast Michigan still lags behind the state as a whole. The downturn in the economy in 2008 has resulted in a drop in median income for all counties except Oscoda County. **Figure 2.4** and **Table 2.6** present information on the median household income for counties in Northeast Michigan. According to the U.S. Census Bureau, Otsego County continues to have the highest median household income. The 2011 median household income for Otsego County was $46,303 which was 95.1 percent of State's household income, and 87.8 percent of the national figure. All other Northeast Michigan counties also have much higher poverty rates than Otsego County.

Table 2.6 Median Household Income: Northeast Michigan	
	2011
Alcona County	$35,490
Alpena County	$38,081
Cheboygan County	$37,844
Crawford County	$39,597
Montmorency County	$34,490
Oscoda County	$32,838
Otsego County	$46,303
Presque Isle County	**$39,240**
State of Michigan	$48,669
United States	$52,762
Source: U.S. Bureau of the Census - ACS 2011 5-Year Estimates	

Table 2.7 Median Household Income by Age: Presque Isle County and Rogers City		
	Presque Isle County	Rogers City
15-24 years	$26,354	$9,375
25-44 years	$46,743	$46,223
45-64 years	$46,039	$56,583
65+ years	$29,308	$24,024
Source: U.S. Bureau of the Census - American Community Survey 2011 Estimates		

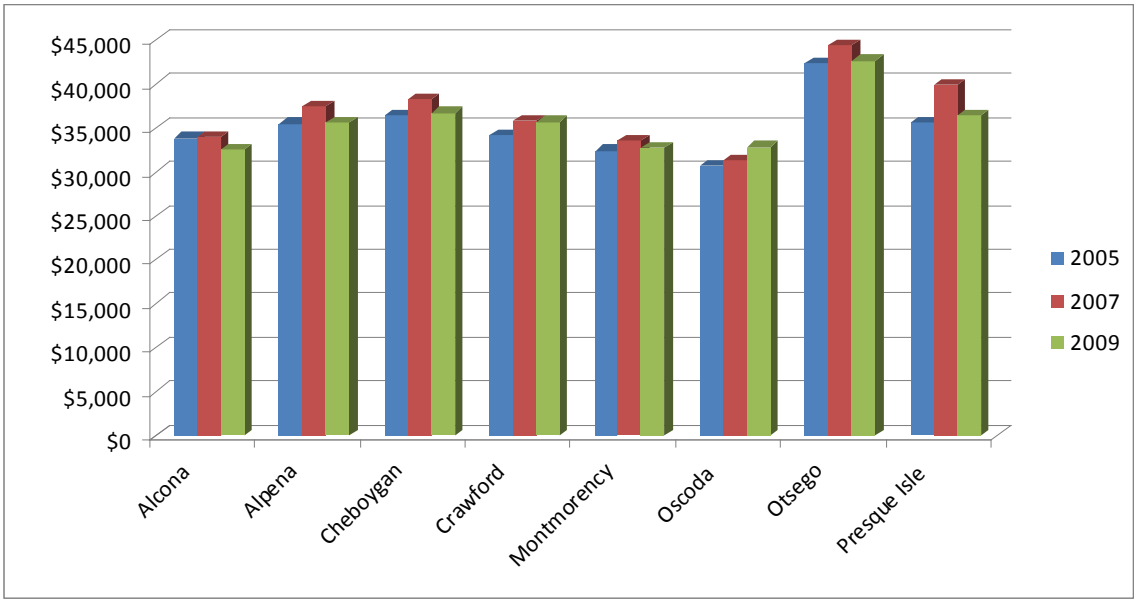
The City of Rogers City reported a median household income of $46,753, 19.1 percent higher than its home county. This is unusual in Northeast Michigan, where the median household income of most counties is much lower than the State rate. In this case, this can be explained, perhaps, by the fact that ACS estimates are based on a sampling of data. Rogers City does, however, qualify as a low to moderate income community as per US Department of Housing and Urban Development, which defines this as a local government where at least 51 per cent of the residents are of low to moderate income. In December 2011, Rogers City reported that 51.5

per cent of its people met this criteria. It is important to note, however, that this figure was identified through a local survey and not through data from the US Department of Housing and Urban Development.[3]

Generally speaking, individuals who have steady, year-round employment will tend to have higher overall incomes than those who are laid-off for part of the year. As more retirees move into the region and the local economy becomes more reliant on service and tourism job sectors, this trend of widening gaps between regional and state median household incomes is expected to continue. Lower incomes create challenges for balanced economic growth. As expenses for gas, food and housing continue to increase, families will be forced to move to areas that offer higher incomes. This could create an imbalance in the labor force necessary for positive economic growth.

The American Community Survey estimates that median household income in Rogers City from 2007-2011 was $46,753. This compares to Presque Isle County's figure of $39,240. **(Table 2-6**). **Table 2.7** breaks down income levels in the county by age group.

Figure 2.4: Median Household Income for Northeast Michigan



Poverty rates continue to be a problem in Rogers City, Presque Isle County and the Northeast Michigan region in general. Nearly 10 percent of all families are estimated to be in poverty. When children are present, this percentage more than doubles. This figure increases dramatically in both Rogers City and Presque Isle County (44.1 percent and 33.5%, respectively) when a female head of household is present and increases yet another 20 percent when children under the age of 18 are in the household. With an estimated 4,078 families in Presque County, this means that over 2,000 families with a female head of household (with children) are living in poverty in Presque Isle County, approximately 556 of which live in Rogers City. However, the percentage of householders 65+ years of age living in poverty has decreased from 9.2 percent in 2000 to 7.9 percent in 2011 in the County. The City has experienced a 50 percent decrease of the poverty rate in the 65+ age group, from 10.3 percent in 2000 to 5.2 percent in 2011.

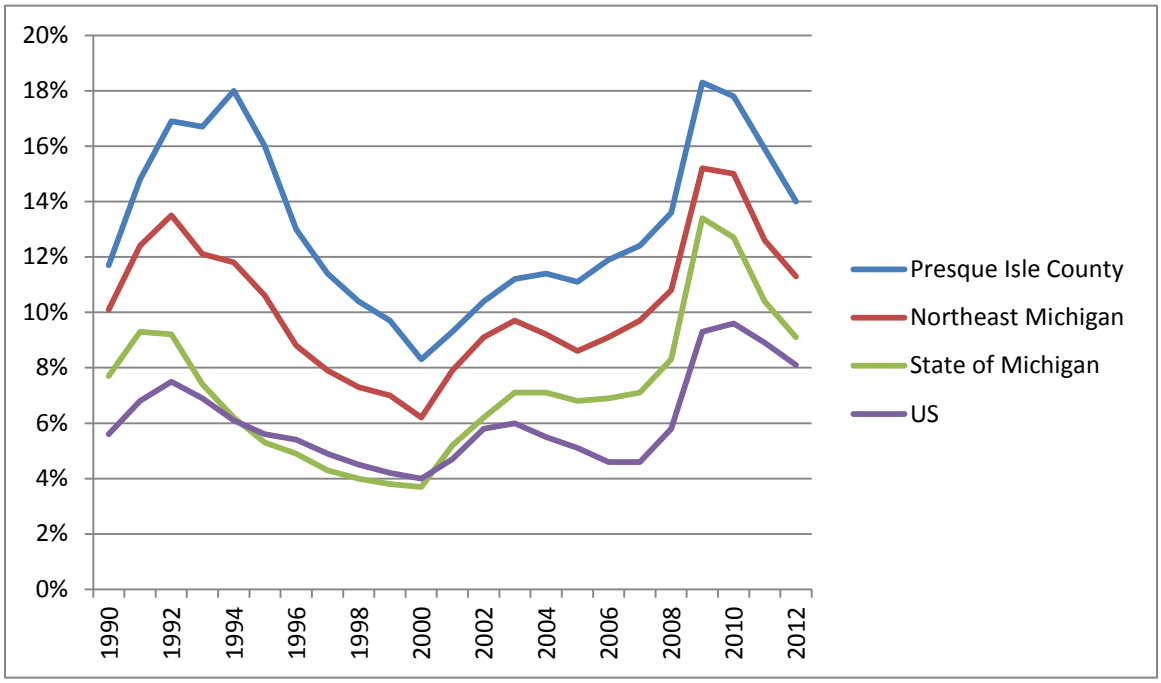
[3] Michigan Community Development Block Grant (CDBG) Program, Low and Moderate Income Communities and Low and Moderate Income Project Areas (Revised December 2011).

Table 2.8 Poverty Rates 2007-2011		
	Rogers City	**Presque Isle County**
Families	7.7%	8.3%
All families w/related children under 18	16.8%	17.4%
Married couple families	2.6%	4.5%
Married couple families w/related children under 18	4.4%	7.5%
Female householder, no husband present	44.1%	33.5%
Female householder, no husband present w/ related children under 18	63.6%	51.2%
Householder 65+ years	5.2%	7.9%
Source: U.S. Bureau of the Census – American Community Survey, 2007-2011 Estimates		

Employment and Unemployment

Joblessness in Presque Isle County has been historically high, as compared to the State's figures, and consistently has one of the highest unemployment rates in the region and state. **Figure 2.5** shows that the county's unemployment rate declined dramatically from 18 percent to 8.3 percent from 1994 to 2000. Historically, Presque Isle County's unemployment rate has run higher than the State but has mirrored the State's trend. After 2000, the rate climbed until 2003, then dropped again in the state and region, while Presque Isle County's rate remained somewhat stagnant. As with the rest of the State and nation, Presque Isle County's economy has suffered job losses due to the downturn in the national economy. After 2005, rates began climbing significantly to a County high of 18.3 percent in 2009: five percent higher than the state, three percent higher than the northeast Michigan region, and double the national rate in that same year. Between 2011 and 2012, jobless rates in the County have decreased from 15.9 percent in 2011 to 14.0 percent in 2012. This is comparable to the regional figures of 12.6 percent in 2011 to 11.3 percent in 2012. However, these figures are still significantly higher than the State's, which reported a jobless rate of 10.4 percent in 2011 and 9.1 percent in 2012.

Figure 2.5 Unemployment Rates 1990-2012



Size of Labor Force

Between 1990 and 2012, the Presque Isle County's civilian labor force experienced an overall decline of 7.0 percent (see **Table 2.9)**. The County experienced a growth rate of 9.3 percent between 1990 and 2001, with the largest increase of 4.5 percent in 2000. From 2001 to 2012, the County experienced an overall decrease of their labor force of 14.9 percent, with the greatest loss of 3.8 percent in between 2010 and 2011. A slight increase of 0.5% was reported in 2012.

Table 2.9
Presque Isle County Civilian Labor Force: 1990-2012

Year	Civilian Labor Force	
	#	% Dif*
1990	6063	
1991	6147	1.4%
1992	6253	1.7%
1993	6365	1.8%
1994	6479	1.8%
1995	6273	-3.1%
1996	6167	-1.7%
1997	6251	1.4%
1998	6137	-1.8%
1999	6223	1.4%
2000	6500	4.5%
2001	6625	1.9%
2002	6462	-2.5%
2003	6539	1.2%
2004	6350	-2.9%
2005	6215	-2.1%
2006	6232	0.3%
2007	6146	-1.4%
2008	6066	-1.3%
2009	5941	-2.1%
2010	5835	-1.8%
2011	5614	-3.8%
2012	5640	0.5%

*Figure shows percent difference from proceeding year.
Source: Bureau of Labor Statistics

Wage and Salary Employment

Making historical employment sector comparisons is difficult due to the change in classification systems in recent years. Therefore, data being presented in this Master Plan represents data gathered by the Michigan Department of Technology, Management and Budget as well as that gathered by the American Community Survey, information from which is not available below the county level. Each classify sectors differently, therefore comparisons are kept separate. **Table 2.10** and **Figure 2.6** show data from the Michigan

Department of Technology, Management & Budget "Industry Census of Employment & Wages." According to this source, government workers make up the largest sector of the Presque Isle County economy in 2011, followed by retail trade; accommodation & food services; and health care & social assistance. Retail trade's average employment has decreased nearly 50 percent since 2000 but still remains significant in Presque Isle County's economy. Nearly every sector has experienced a decrease since 2011, except transportation, which experienced an increase over 300% in employment, and a 25% increase in establishments. Real estate and health care/social assistance also had very slight increases. **Figure 2.7** shows that significant losses were experienced by the retail sector (44 percent) and the construction sector (35 percent). Even though it remains a large sector of the economy, retail trade lost approximately 12 percent of its jobs from 2000 to 2010. The accommodation and food services sector lost 33 percent in the same period.

The American Community Survey (2010) classifies sectors in a slightly different manner. According to its findings, the largest sector of the Presque Isle economy is retail trade, closely followed by health care & social assistance, and accommodation & food services. Government employment is not a sector measured in the ACS data. Taking that into consideration, both data sources agree on the remaining three sectors of retail, health care and accommodation/food services.

Table 2.10
Presque Isle County Residents Employment by Industry 2000/2011*

Industry	# Establishments		Average Employment		Average Weekly Wages	
	2000	2011	2000	2011	2000	2011
Agriculture, forestry, fishing & hunting	26	18	106	103	313	460
††Mining	3	3	N/A	91	N/A	796
Utilities	3	3	N/A	N/A	N/A	N/A
Construction	67	40	185	120	399	949
Manufacturing	21	14	226	191	412	539
Wholesale trade	14	6	32	7	472	349
Retail trade	78	67	651	363	320	430
Transportation & warehousing	9	12	48	209	459	1,311
Information	7	4	51	22	479	346
Finance & Insurance	18	17	126	110	416	588
Real estate, rental & leasing	5	8	17	19	196	235
Professional, scientific, & technical services	18	12	52	31	375	403
Management of companies & enterprises	1	1	N/A	N/A	N/A	N/A
Administrative & waste services	16	14	92	45	264	342
††Educational services	1	N/A	N/A	70	N/A	700
Health care & social assistance	29	29	345	347	367	532
Arts, entertainment, & recreation	8	8	N/A	N/A	N/A	N/A
Accommodation & food services	50	44	356	350	154	210
Other services, except public administration	39	33	223	104	411	278
†Local Government	27	27	550	495	576	613
†State Government	6	8	27	37	712	645
†Federal Government	13	14	57	50	679	841

Source: Department of Technology, Management & Budget 2011
* Some state and local government workers, such as those who work at state colleges, universities, elementary and secondary schools, are excluded.
N/A = information not available
† Data from local, state and federal government employment is only available from 2005; therefore, the numbers represented in the "2000" column are from 2005.
†† Data supplied by the City of Rogers City

Figure 2.6: Employment by Private Industry - Presque Isle County

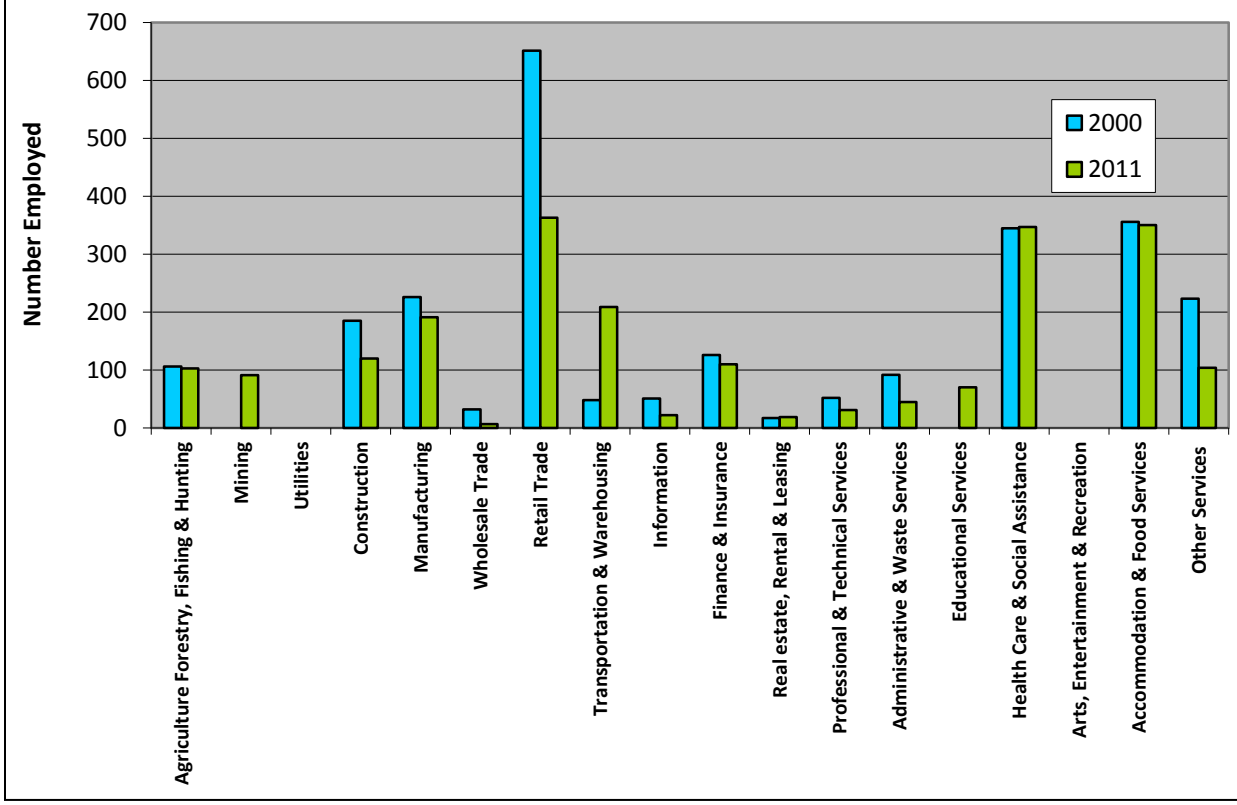


Figure 2.7: Wages by Industry - Presque Isle County 2000 & 2011

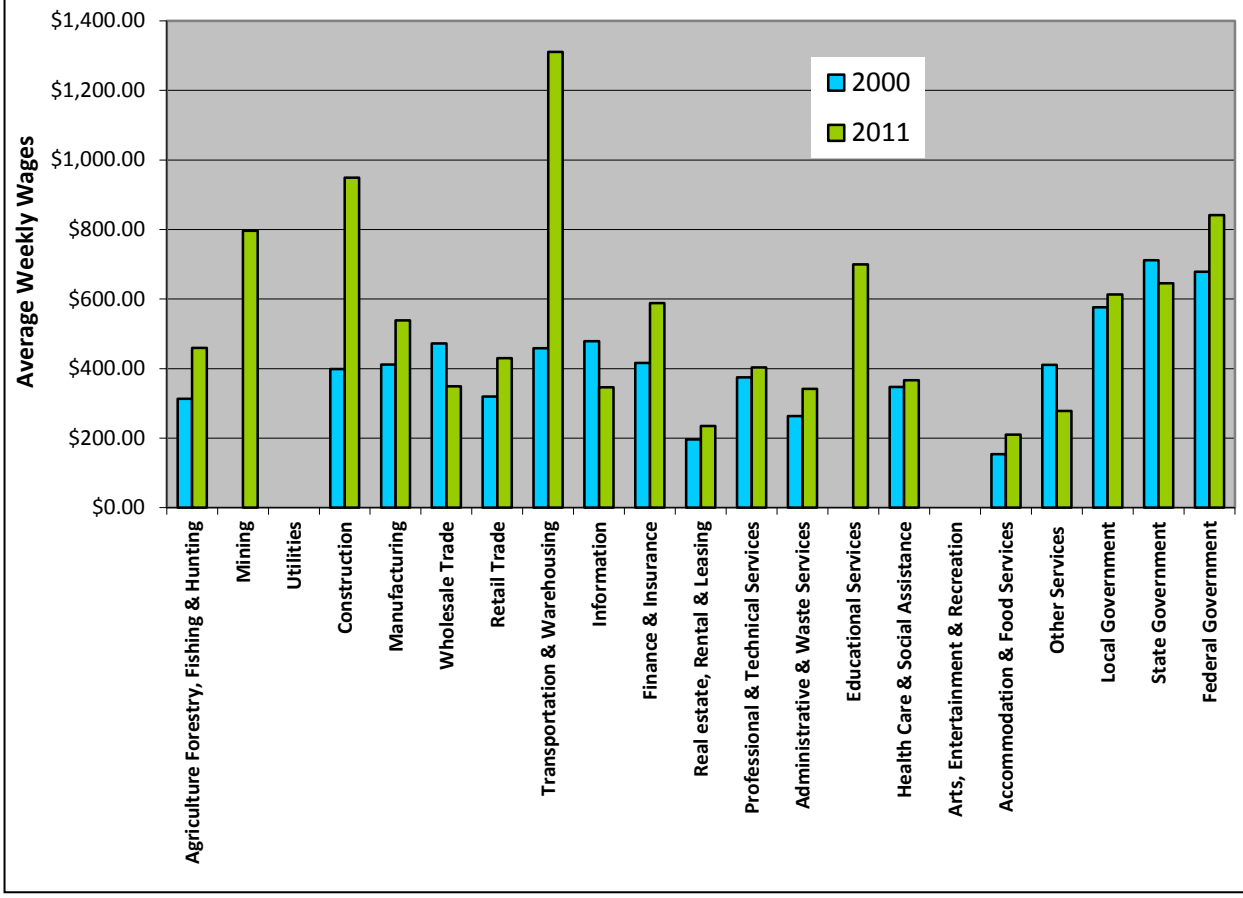


Figure 2.7 depicts wage information from the Michigan Department of Technology, Management and Budget (as does **Table 2.10**). The sectors paying the highest wages in 2011 are transportation, construction, and government. All sectors, except wholesale trade, information, other services and state government saw an increase in average weekly wage from 2000 to 2011. Certain sectors experienced significant increases including transportation & warehousing (186 percent) and construction (138 percent).

Commuting to Work

As shown by **Table 2.11**, the vast majority (78.6 percent) of workers in Presque Isle County travel to work by driving alone. Compared to 2000, a slightly higher percentage of people carpooled from in 2010, likely due to the higher price of gasoline in recent years. The use of public transportation as a means to get to employment destinations increased 0.6 percent at the end of the decade. The percentage of walkers and people that work-at-home remained relatively stagnant since 2000. The most recent data regarding commuter flows is from 2000, indicating over 87 percent of county residents work and reside in the Presque Isle County. According to the 2010 American Community Survey, Presque Isle County commuters have a mean travel time of 24.9 minutes to work, an increase of one minute since 2000.

Table 2.11
Presque Isle County Work Commute 2000 & 2010

	2000		2010	
Mode of Transportation	#	%		
Drove Alone	4,249	80.2%	3,732	78.6%
Carpooled	590	11.1%	558	11.8%
Public Transportation (includes taxi)	13	0.2%	5	0.1%
Walked	109	2.1%	92	1.9%
Worked at home	282	5.3%	256	5.4%
Other means	55	1.0%	103	2.2%

Source: U.S. Bureau of the Census (2000) and American Community Survey 2010

Housing Characteristics

Housing characteristics for Rogers City and all the municipalities of Presque Isle County are found in **Table 2.12**. There was a 5.2 percent increase in housing in the county since 2000 and no increase in Rogers City. Rogers City has a very small amount (5.5%) of seasonal housing, while over a third of the homes in the county (34.8%) are considered seasonal. The highest percentage of seasonal homes in the county are found in the outlying townships of Bismarck (64.4%), Bearinger (64.1%) and Krakow (56.8%).

In all of the Townships, over 80 percent of the occupied housing units are owner occupied. This rate is significantly lower in the cities and villages. Millersburg recorded the highest owner occupied rate of 80.2 percent, followed by the Village of Posen at 75.5 percent, Rogers City at 74.6 percent, and the City of Onaway at 60.9 percent. Throughout the county, the number of vacant houses has increased, for an overall increase of 4.7 percent. The number of vacant properties in Rogers City has increased 9.4 percent since 2000. These vacancy increases are most likely attributed to the economic downturn in the past decade.

Table 2.12 Presque Isle County: Housing Characteristics - 2010									
MUNICIPALITY	Total Housing Units	Total Occupied Housing Units	% Owner Occupied	% Renter Occupied	Total Vacant Housing Units	% Seasonal*	Home-owner Vacancy Rate (%)	Renter Vacancy Rate	% Vacant Change from '00 – '10
Presque Isle County	10,428	5,982	86.5	13.5	4,446	34.8	3.8	17.3	4.7
Rogers City	**1,628**	**1,328**	**74.6**	**25.4**	**300**	**5.5**	**4.1**	**14.0**	**9.4**
Allis Twp	562	391	90.5	9.5	171	21.5	2.2	15.9	6.0
Bearinger Twp	555	177	94.4	5.6	378	64.1	7.7	16.7	-0.5
Belknap Twp	409	325	94.2	5.8	84	10.8	1.6	19.2	5.1
Bismarck Twp	576	167	91.0	9.0	409	64.4	6.7	4.5	2.6
Case Twp	703	371	89.8	10.2	332	38.7	4.0	24.5	5.0
Krakow Twp	829	321	94.7	5.3	508	56.8	5.8	12.5	0.4
Metz Twp	220	135	90.4	9.6	85	30.5	6.2	7.1	3.3
Millersburg Village	114	86	80.2	19.8	28	9.6	4.2	19.0	7.8
Moltke Twp	186	128	94.5	5.5	58	23.1	0.8	0	8.3
North Allis Twp	464	222	91.9	8.1	242	45.0	3.3	0	13.2
Ocqueoc Twp	759	296	92.9	7.1	463	55.9	4.8	19.2	1.5
Onaway City	495	394	60.9	39.1	101	4.6	7.5	17.6	5.7
Posen Twp	479	361	85.0	15.0	118	12.1	2.2	27.0	8.2
Posen Village	144	110	75.5	24.5	35	2.8	5.7	38.6	14.9
Presque Isle Twp	1,734	789	95.9	4.1	945	50.6	3.2	37.7	1.4
Pulawski Twp	189	138	94.2	5.8	51	20.1	1.5	11.1	0.5
Rogers Twp	640	439	94.1	5.9	201	26.1	1.9	18.8	-3.1

Source: U.S. Bureau of the Census, 2010
*Figure shows the seasonal housing units as a percentage of the municipality's total housing units.

Information found in **Table 2.13** a shows the year that housing units were built in Rogers City and Presque Isle County. Generally speaking, the older a housing unit is the more it is likely to be in need of rehabilitation. As a rule of thumb, any housing unit that is older than 50 years may be in need of at least some, if not a great deal of renovation. Over 50 percent of the housing in Rogers City was built prior to 1960 with nearly 30 percent having been built prior to 1940. Data indicates that the cities of Onaway and Rogers City have the largest percentages of older housing units within the county, reporting percentages of 31.7 and 28.7, respectively, for homes built prior to 1940. While many of these homes are beautiful, historic and well kept homes; several are in need of repair and renovations.

Table 2.13 Year Structure Built – Rogers City and Presque Isle County				
	Rogers City		Presque Isle County	
	2000 (%)	2011 (%)	2000 (%)	2011 (%)
2000 or later		2.5		6.7
1990-1999	4.0	2.6	14.8	12.7
1980-1989	6.8	5.0	11.2	11.6
1960-1979	25.2	25.8	34.6	35.1
1940-1959	30.6	35.4	20.4	20.1
1939 or earlier	33.4	28.7	19.0	13.7

Source: U.S. Census Bureau 2000 and American Community Survey 2007-2011

State Equalized Value (SEV)

By analysis of the State Equalized Value (SEV), characteristics of property values can be obtained. Over the past decade the residential portion of the city-assessed value fluctuated from a high of 73.0 percent in 2004 to a low of 62.6% in 2012. Industrial property more than doubled from 2004 to 2005, where it experienced a slight decline before increasing in 2010. In addition, commercial property followed some of the same fluctuations as the others, with a high of 20.6 percent in 2000 and a low of 16.5% in 2005. (**Table 2.14 and Figure 2.8**). Total assessed value rose from 2000 to 2008 and has been declining since.

Table 2.14
Rogers City Assessed Value: 2000-2012

Year	Agricultural		Timber Cut-Over		Commercial		Industrial		Residential		Total Real*	Real + Personal Property
	$*	%**	$*	%**	$*	%**	$*	%**	$*	%**	$*	
2012	N/A		N/A		11.5	17.2%	13.6	20.3%	42.0	62.6%	67.1	76.2
2011	N/A		N/A		12.1	17.2%	13.6	19.4%	44.4	63.3%	70.1	77.7
2010	N/A		N/A		12.7	17.2%	13.6	18.4%	47.6	64.3%	73.9	81.9
2009	N/A		N/A		13.4	17.4%	13.6	17.7%	50.1	65.0%	77.1	84.5
2008	N/A		N/A		13.5	17.0%	13.6	17.1%	52.3	65.9%	79.4	86.8
2007	N/A		N/A		13.6	17.1%	13.6	17.2%	52.2	65.7%	79.4	86.0
2006	N/A		N/A		13.6	17.6%	13.6	17.5%	50.3	64.9%	77.6	84.6
2005	N/A		N/A		12.4	16.5%	13.6	18.1%	48.9	65.2%	75.1	83.1
2004	N/A		N/A		12.2	18.5%	5.5	8.4%	48.1	73.0%	65.9	74.4
2003	N/A		N/A		11.5	18.4%	6.2	9.9%	44.4	71.4%	62.2	70.4
2002	N/A		N/A		11.0	18.2%	6.2	10.3%	42.9	71.3%	60.2	68.2
2001	N/A		N/A		10.4	18.2%	6.2	10.9%	40.3	70.9%	56.8	64.8
2000	N/A		N/A		10.2	20.6%	3.4	6.9%	35.9	72.5%	49.5	56.0

Source: Michigan Department of Treasury
*In millions of dollars
**% of Total Real Property

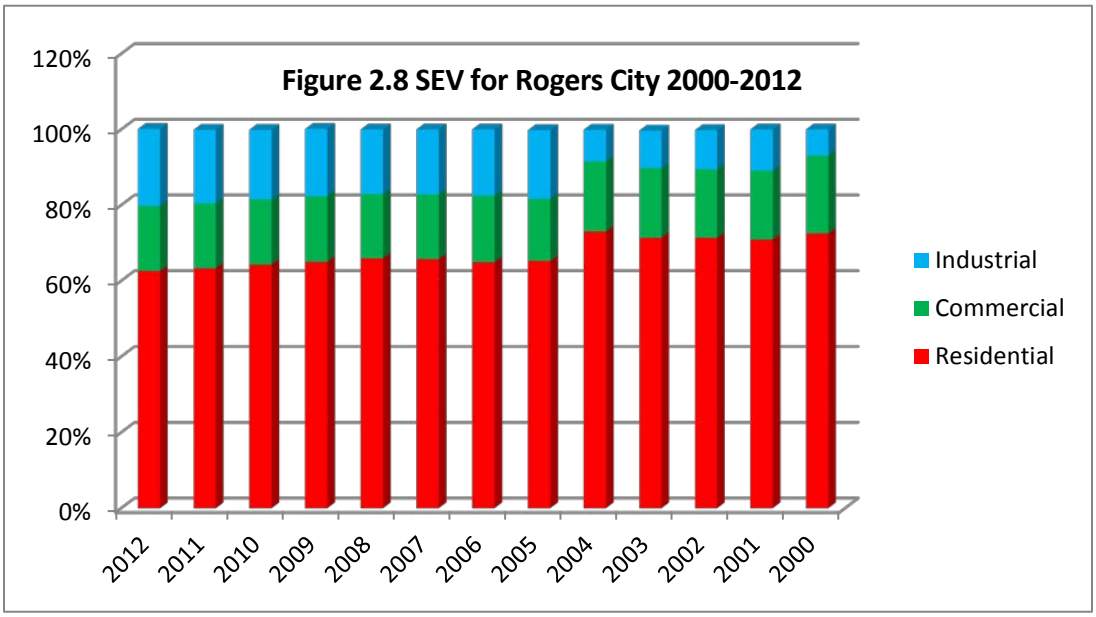
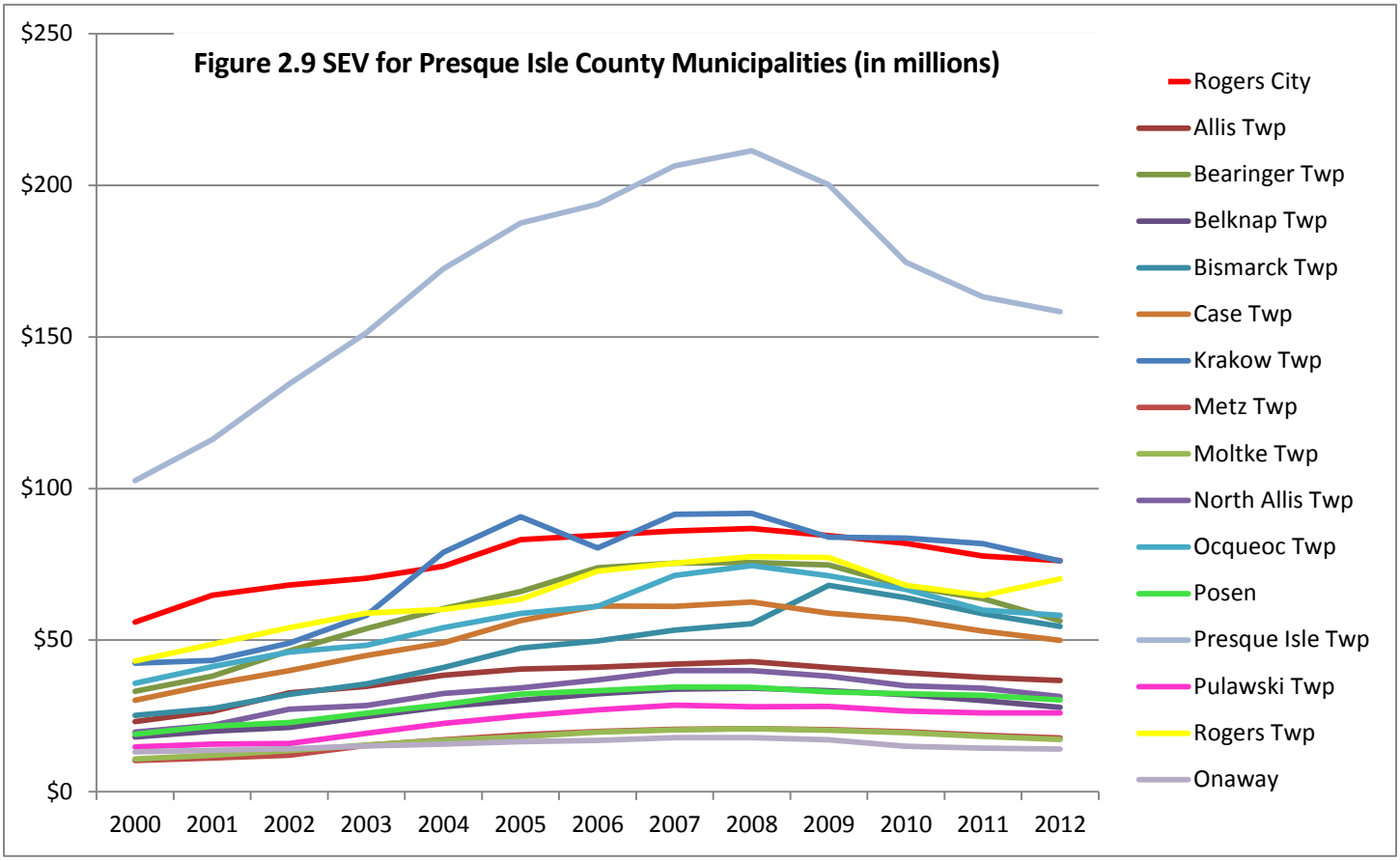


Figure 2.9 shows the change in the SEV in the Presque Isle County municipalities over the last decade. Presque Isle Township has the highest SEV in the county, which is double that of Rogers City, with the second highest SEV. This is most likely due to the vast number of lakefront homes in Presque Isle Township. Over the past ten years the SEV in all the communities was on the increase until 2008 when the values began decreasing and have continued to do so into 2012.



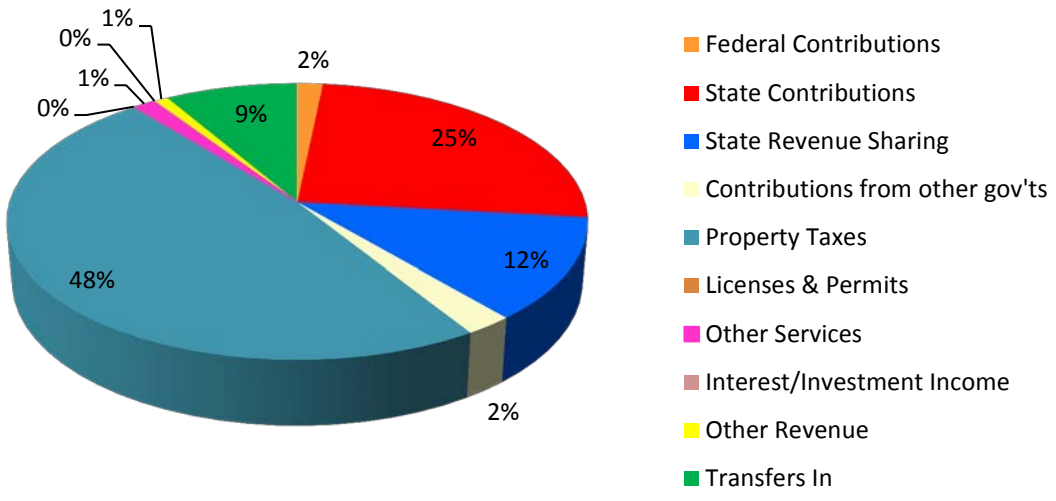
Rogers City Finances

Information contained in this section was generated from F65 forms that the county files with the State of Michigan each year. The data is available through Munetrix LLC because the Northeast Michigan Council of Governments is a Munetrix subscriber. This section is intended to give a summary of the financial health of Rogers City.

Revenue

Revenue is generated from tax dollars received from residents and businesses which are generated from the millage rate multiplied by property valuations. Revenue is also generated from other sources such as State and Federal grants, permits, and fees. **Figure 2.10** shows the sources of revenue for Rogers City. The three largest revenue sources are Property Taxes, State Contributions and State Revenue Sharing.

Figure 2.10: Rogers City Revenue Breakdown 2012

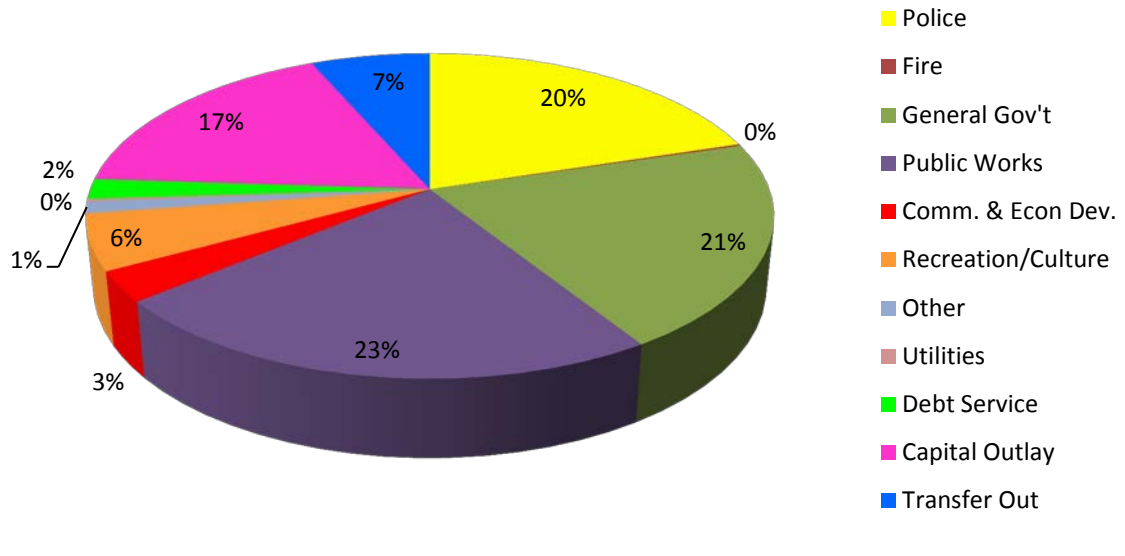


Source: Munetrix 2012

Expenditures

As a service provider for the community, expenses cover the costs associated with running the city government. As seen in **Figure 2.11**, the majority of city expenses are incurred in the category of Community and Information Services.

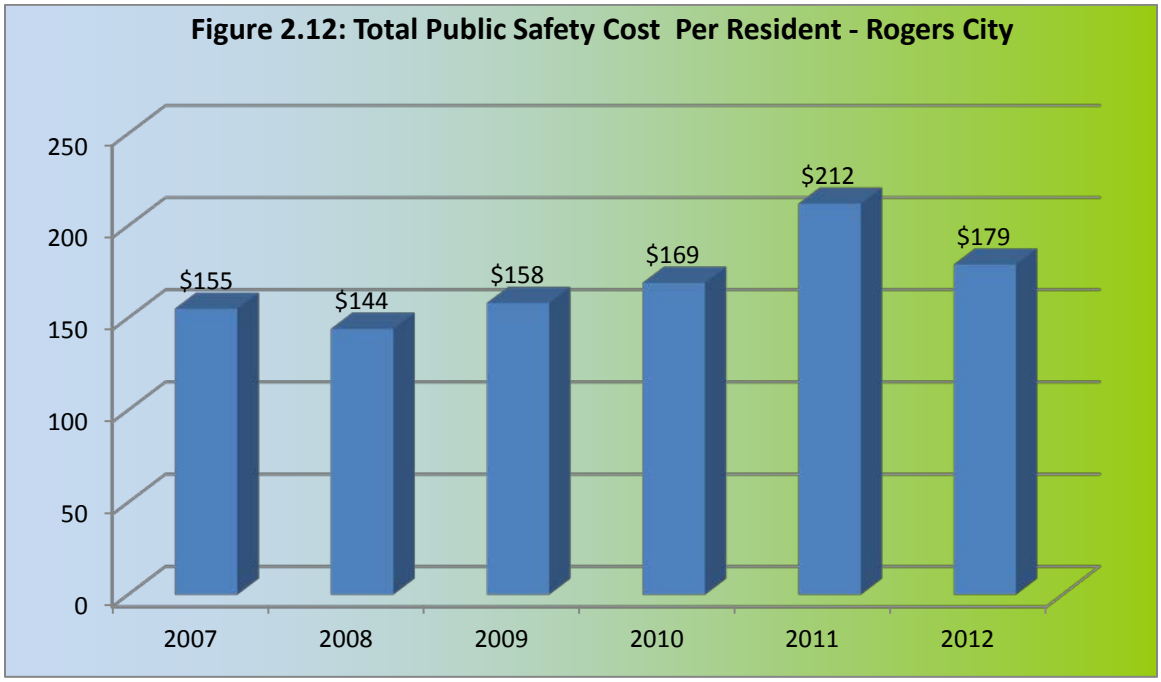
Figure 2.11: Rogers City Expenditures 2012



Source: Munetrix 2012

Public Safety Cost per Resident

Figure 2.12 displays the total cost per resident for public safety (police and fire) in Rogers City from 2007 to 2012. In 2007, the cost was $155 per resident, increasing to $212 in 2011 and then decreasing to $179 per resident in 2012.



Source: Munetrix 2012

Financial Stress

The "Stress Meter" provides an overview of Indicator Scores used by the State of Michigan to calculate the financial stress of a municipality. The Indicator Score gives an overall picture of the soundness of local governments, the trend of stability over time, and allows the identification of local units that are most in need of help. Scores are generated based on the criteria of population growth, real taxable value growth, large real taxable value growth, general fund expenditures as a percent of taxable value, general fund operating deficit, prior general fund operating deficit, size of general fund balance, fund deficits in current or previous year, and general long-term debt as a percent of taxable value. The lower the number the more fiscally sound a local unit is determined to be. There are three categories of scores grouped by color; shades of green, blue and red (**Table 2.15**). The State Department of Treasury uses these indicator scores to determine those communities in Michigan which are under the most extreme financial stress.

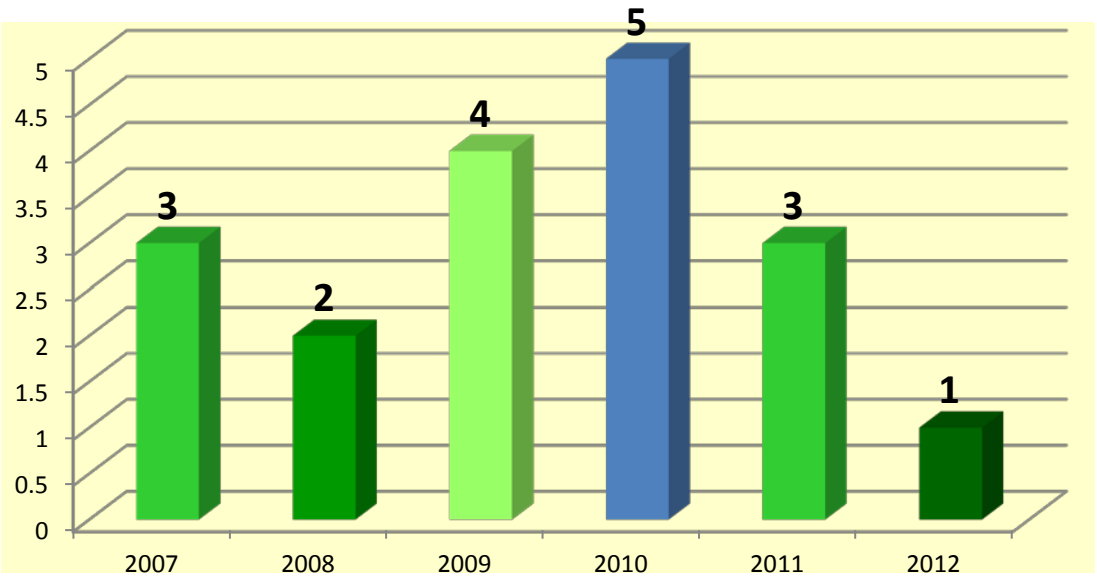
Table 2.15
State of Michigan Fiscal Distress Indicator System

Points from Scale	Category	State Action
0-4	Fiscally Neutral	No State action needed
5-7	Fiscal Watch	Unit of local government is notified of its relatively high score and is placed on a watch list for the current and following year.
8-10	Fiscal Stress	Unit of local government is notified of its high score, is placed on a watch list for the current and following year, and receives consideration for review.

Source: Munetrix, 2012

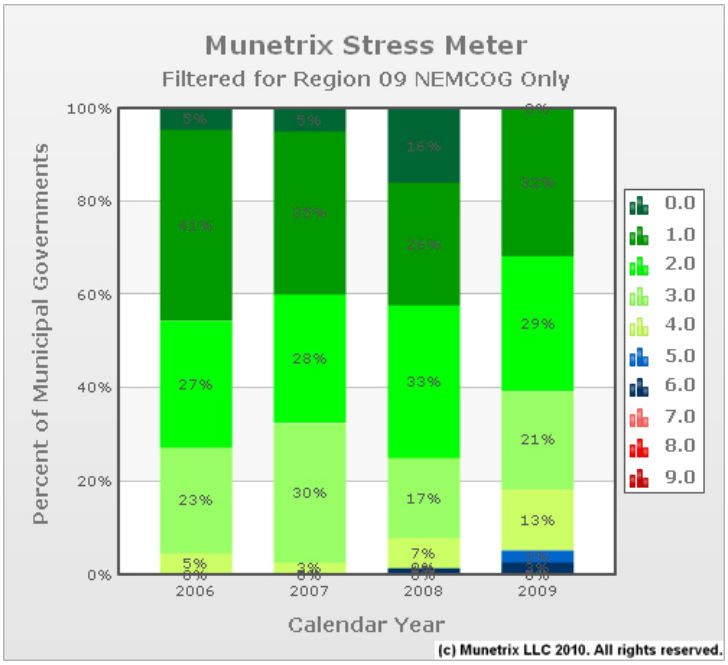
Figure 2.13 shows the indicator scores for Rogers City from 2007 to 2012. The City has maintained a neutral status for the past five years, with the highest stress indicator of 5 in 2010.The graph shows a trend of lighter green (more financial stress) since 2006, but the City remained in the Fiscally Neutral category. **Figure 2.14** shows the fiscal stress for all of Northeast Michigan. As can be seen, some communities in the region were included in the Fiscal Watch category beginning in 2008.

Figure 2.13: Fiscal Stress for Rogers City



Source: Munetrix, 2012

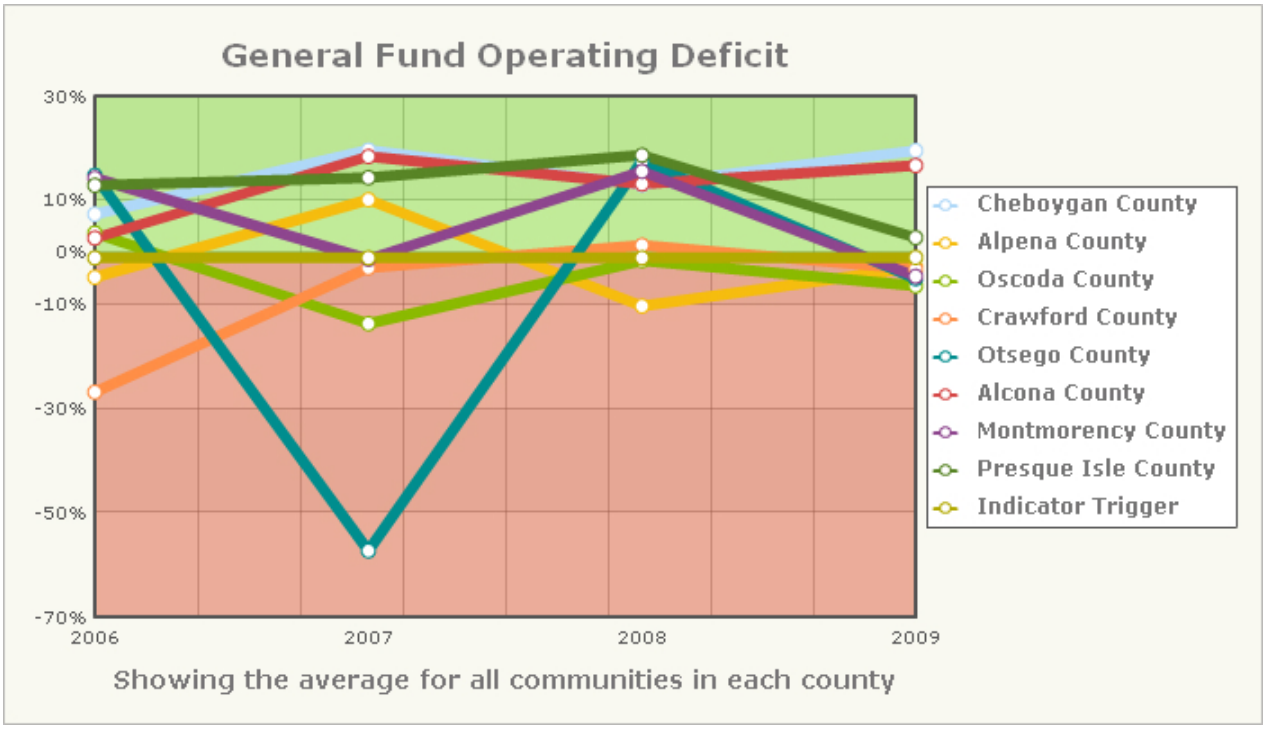
Figure 2.14: Fiscal Stress of Communities in Northeast Michigan



General Fund Operating Deficit

This variable is computed by subtracting general fund expenditures from general fund revenues for a given year. This figure is then divided by general fund revenues. If the number that results is less than -0.01, this indicates a unit has a nontrivial operating deficit and this unit receives a score of 1. If the unit does not have a general fund operating deficit, or if this deficit is trivial, the unit is given a 0. **Figure 2.15** shows a comparison of general operating fund deficit averages from all counties in Northeast Michigan.

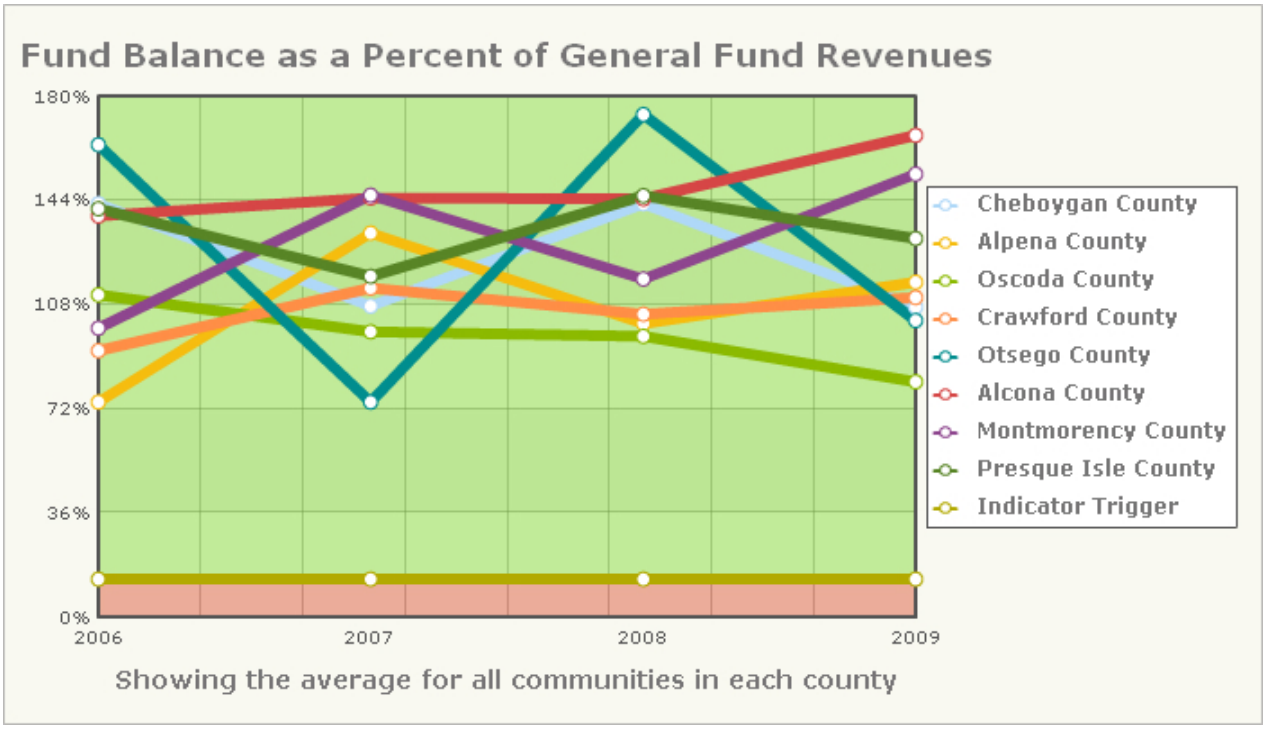
Figure 2.15: General Operating Deficit for Northeast Michigan



Fund Balance as a Percent of General Fund Revenues

Most units maintain a positive fund balance, and it is a sign of fiscal distress if the fund balance is negative. Units typically find it beneficial to keep the fund balance from declining too greatly as this inhibits their ability to cope with unexpected circumstances in either the revenue or expenditure stream. The actual variable constructed for this indicator is the general fund balance as a proportion of general fund revenue. If a unit maintains a general fund balance less than 13 percent of its general fund revenue, it scores a 1. Conversely a general fund balance above the 0.13 level scores a 0. **Figure 2.16** shows fund balance for all of Northeast Michigan.

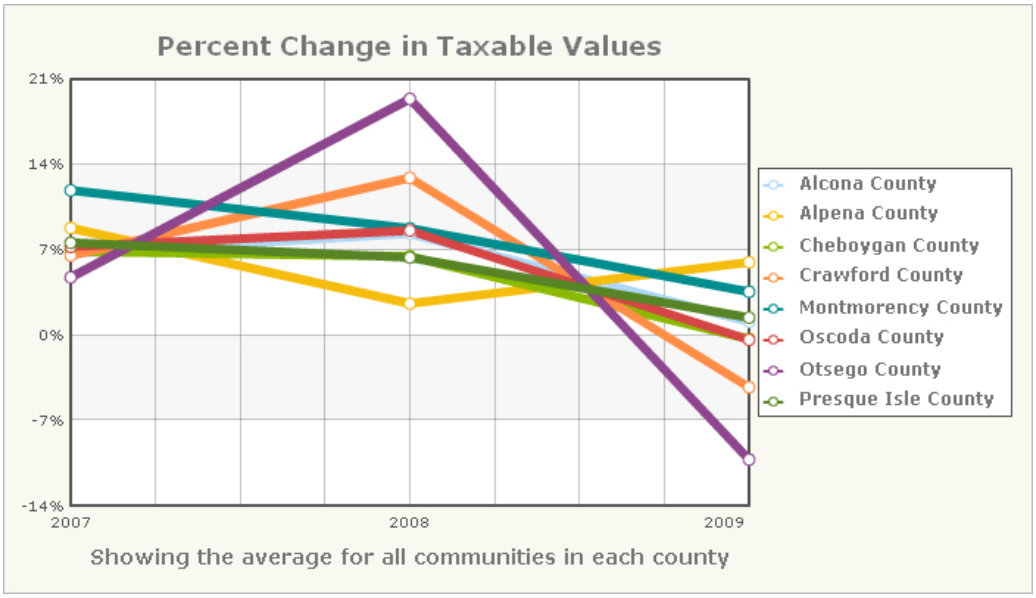
Figure 2.16: Fund Balance as a Percent of General Fund Revenues for Northeast Michigan



Percent Change in Taxable Value

Much as with population growth, there appears to be a relationship between declining taxable value of a unit and its fiscal health. Since many local governments rely heavily upon property taxes, it follows that decreases in taxable value will require major adjustments in expenditures. Two-year growth periods of real taxable value for each unit are computed. Units score a 1 if they demonstrate negative real growth and a 0 if they exhibit positive real growth. To compute real taxable value, the current year taxable value is divided by the adjusted deflator. **Figure 2.17** shows percent change in taxable value for all of Northeast Michigan.

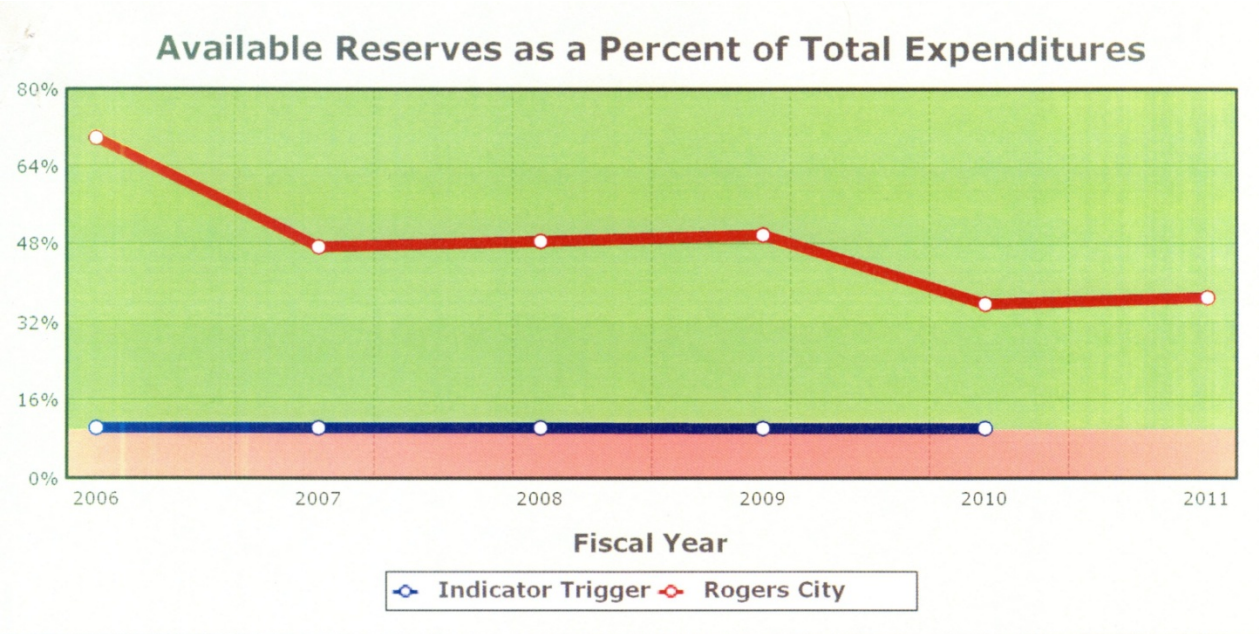
Figure 2.17: Percent Change in Taxable Values for Northeast Michigan



Available Reserves as a Percent of Total Expenditures

Available reserves is the total equity minus any designated and reserved funds divided by total annual expenditures (includes general fund, enterprise funds, and all other funds but excludes component unit funds. **Figure 2.18** gives a picture of the available reserves for Rogers City. Although these reserves have been in decline, the City is still above the indicator trigger.

Figure 2.18: Available Reserves as a Percent of Total Expenditures for Rogers City



Source: Munetrix, 2012

Chapter 3

Community Services & Facilities

Utilities

The City's utility system includes private suppliers of electric, natural gas, telephone, solid waste disposal and cable television services, along with the publicly owned and operated City of Rogers City water and sewer systems. The City receives electrical service from Consumers Energy. Three-phase power is available throughout the City. Natural gas is provided by DTE. Frontier and Charter Communications provide land line telephone service, and there are several providers for wireless and internet services.

Water and Sewer

Public Water Supply

Public water and sewer is available throughout most of the City. The City's municipal water system draws its supply from four active municipal wells. One new well is located in the middle of North Shore Park with a depth of 280 feet into limestone bedrock aquifer. It will be equipped with a submersible pump, and water will be pumped back to an existing well house for treatment. Two wells and a building are located within Seagull Point Park boundaries at a depth of 280 feet. The wells are submersibles and water is pumped back into the existing building for chemical treatment. The fourth well is located at Lakeside Park at a depth of 160 feet into limestone bedrock aquifer. The wellhead is located in the small gazebo building; all metering and chemicals are housed in the pavilion building. After treatment, all water is pumped to the City's new water tower located at 520 Park Drive. This tower has a 400,000 gallon capacity and hydraulic head to meet average daily and peak demands for future years.

The distribution system was upgraded in 2010 and 2011, adding and replacing three miles of water main in over 22 areas of the City. These upgrades improved the water quality by looping dead ends and replacing some aging, undersized main. Additionally, some areas previously without service are now on the system with access to safe drinking water.

Recognizing the importance of protecting this valuable resource, the City developed a Wellhead Protection Plan in 2002 and is currently in the process of updating the plan. The purpose of this plan is to keep the drinking water supply safe, thus protecting public health through prevention of water contamination.

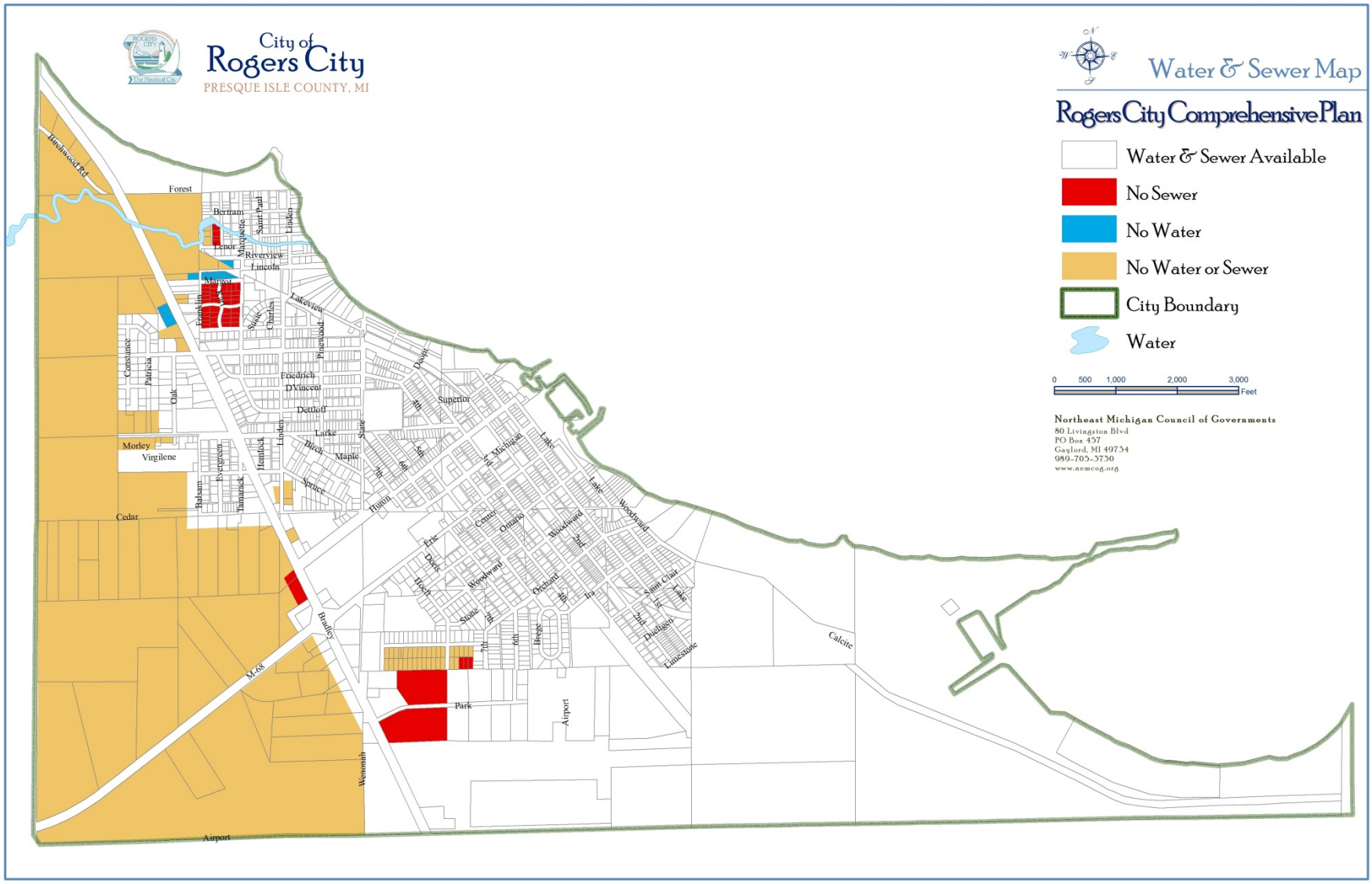
Wastewater Treatment

The municipal wastewater system is designed to handle one million gallons of sewage per day (1.0 MGD) with a designed hydraulic capacity of 3.0 MGD. This additional capacity prevents the possibility of raw sewage overflow into Lake Huron during storm events. The average daily flow is approximately 0.5 MGD, which means the system has adequate capacity to handle future community growth and increases due to seasonal usage. Improvements to the City's storm water system have been made, eliminating that impact to the treatment facility. The facility uses UV disinfection to treat the waste. Treated effluent is

discharged into Lake Huron and meets all the compliance requirements set by their NPDES permit. In fact, the City has never received a permit violation. Initially, the addition of the fish cleaning station at the marina posed a potential problem for the waste. The system can handle the average daily load of the fish waste, but the City has protocols in place to dispose of the excess during fishing tournaments and has the ability to determine when and how much fish waste the plant can accept.

Most of the sludge drying beds have been converted into recreation open space, increasing access to the Lake Huron shoreline. Two drying beds adjacent to the treatment plant have been retained for emergency purposes.

The City's wastewater collection system presently serves nearly all existing development; however, there are a few undeveloped areas of the City which will require extensions, particularly for properties west of US 23, along M-68 and at the extreme north and south ends of the City. In 2010, the wastewater treatment plant underwent structural improvements and equipment upgrades, including the addition of a biosolids storage tank, utilizing a CDBG grant and USDA loan. In addition, sewer main and a lift station were installed on the west side of US 23 in the Cedar Street area to allow for additional service connections. Rogers City presently requires the property owner or developer to pay the cost of the extension through special assessment or other means. Exceptions to this policy have been made in the past for development deemed crucial to the City's economic welfare.


City of Rogers City
PRESQUE ISLE COUNTY, MI
Water & Sewer Map
Rogers City Comprehensive Plan
Water & Sewer Available
No Sewer
No Water
No Water or Sewer
City Boundary
Water
0 500 1,000 2,000 3,000 Feet
Northeast Michigan Council of Governments
80 Livingston Blvd
PO Box 457
Gaylord, MI 49734
989-705-3730
www.nemcog.org
Birchwood Rd
Forest
Bertram
Lenor
Marquette
Saint Paul
Linden
Riverview
Lincoln
Margot
Franklin
Susie
Charles
Lakeview
Pinewood
Constance
Patricia
Oak
Friedrich
DVincent
Dettloff
Larke
Birch
Maple
Spruce
Hemlock
Linden
Morley
Virgilene
Evergreen
Balsam
Tamarack
Cedar
Bradley
M-68
Wenonah
Airport
Park
Airport
Huron
Erie
Doris
Hoch
Stone
Brege
Cemer
Ontario
Woodward
Orchard
Ira
Saint Clair
Lake
Duelligen
Limestone
Lake
Woodward
Michigan
Superior
Deoyr
Calcite

Solid Waste

Collection and disposal of solid waste in Rogers City is contracted out to a third party. All City residents receive refuse pick-up on a weekly basis and are billed monthly. Most businesses have separate contract agreements for dumpsters. Refuse is transported to state-licensed landfills, the nearest of which is in Allis Township in western Presque Isle County. The City owns a waste transfer station located in the Presque Isle County Airport Industrial Park, which is operated under contract by a third party. This location accepts refuse for a per-bag fee, offers some recycling services and provides composting space. The hours vary per season.

Transportation

According to the US Census 2007-2011 American Community Survey 5-Year Estimates, 75 percent of Rogers City residents commute to work alone by private vehicle, while 15 percent carpool. The remaining ten percent walked, rode a bike or worked from home.

Streets

On August 7, 2012, Rogers City staff was assisted by the Northeast Michigan Council of Governments to assess the condition of the Rogers City paved, non-federal aid eligible streets using the PASER street rating system. The State of Michigan Transportation Asset Management Council (TAMC) provided a financial incentive for collecting the data by reimbursing the City on a per mileage rated basis.

The PASER (Pavement Surface Evaluation and Rating) system is a windshield street rating system using a scale from one to ten, with one representing a failed street and ten representing a new street. The data is collected and categorized based upon the level of maintenance needed to maintain or prolong the useable service life of the street.

- **Streets with PASER ratings of 8-10 require Routine Maintenance.** This is the day-to-day maintenance activities such as street sweep, drainage clearing, shoulder gravel grading and crack sealing.

- **Streets with PASER ratings of 5-7 require Capital Preventative Maintenance.** These are treatments that will slow deterioration and maintain the functionality of the street, targeting pavement surface defects caused primarily by environment and pavement material deficiencies.

- **Streets with PASER ratings of 3-4 require Rehabilitation.** This includes streets with moderate to excessive deterioration and moderate structural deficiencies. A major overlay, two inches or greater in depth, would be required to address surface and structural deficiencies. Patching, wedging, milling and other repairs may be necessary prior to overlay.

- **Streets with PASER ratings of 1-2 require reconstruction.** Streets in this category exhibit severe surface deterioration and structural deficiencies. Complete reconstruction with base and drainage repair is necessary.

A total of 23.857 miles of paved local streets were rated. Over fifty percent of the streets received ratings of 3-4, indicating a need for rehabilitation.

Table 3.1 Rogers City 2012 PASER Results			
PASER Rating	**Prescribed Fix**	**Mileage**	**Percent of Total Miles Rated**
8-10	Routine Maintenance	2.985	13%
5-7	Capital Preventative Maintenance	4.406	18%
3-4	Rehabilitation	12.818	54%
1-2	Reconstruction	3.648	15%

Comparing PASER ratings from year to year provides a valuable assessment of the effectiveness and current street funding and maintenance activities. Figure 3.2 demonstrates a three-year comparison of the paved, non-federal streets for Rogers City. Overall, the number of streets rated 8-10 have decreased since 2008, but has seen an increase since 2010. The percentage of streets rated 5-7 have decreased dramatically since 2008, but those rated 3-4 have increased almost as dramatically in that same time frame. The percentage of streets requiring reconstruction has increased since 2008, but has experienced a slight decrease since 2010.

Figure 3.2a

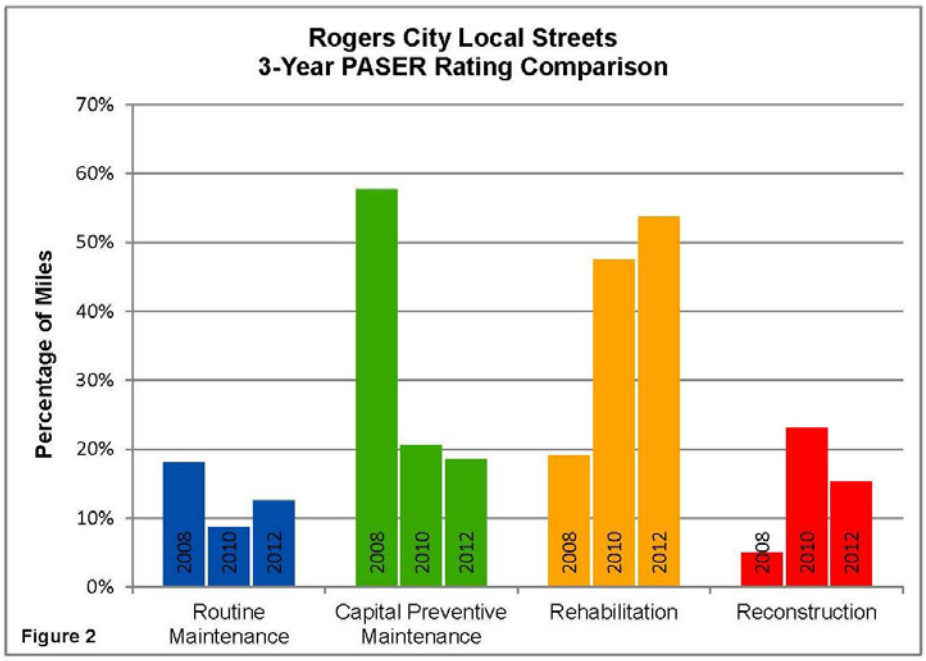
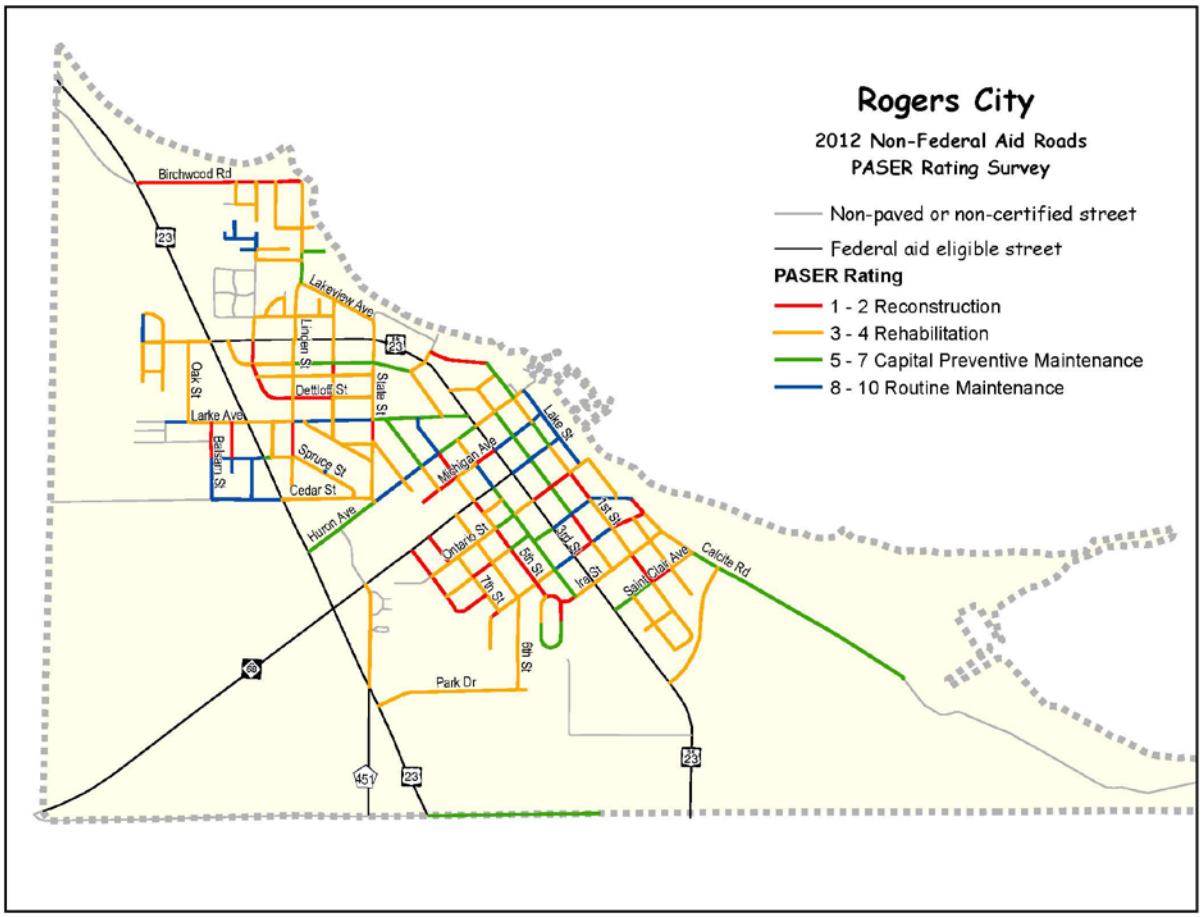


Figure 2

Figure 3.2b



Public Transportation

Presque Isle County Council on Aging provides public transportation within Presque Isle County. Thunder Bay Transportation Authority provides regional service to Alpena, Alcona, Montmorency and a portion of Presque Isle County. Straits Regional Ride provides regional bus transit service to Cheboygan, Emmet and portions of Presque Isle County. Private bus transportation to destinations outside the area is provided by Indian Trails, Inc. The Chicago-Flint-St. Ignace line connects Mackinaw City and points along the Lake Huron coastline in the Lower Peninsula, including Rogers City. These will then connect to Greyhound buses in St. Ignace and Flint.

Air Transportation

Regional commercial air service is available at Alpena County Regional Airport or Pellston Regional Airport. The **Rogers City Airport** is a general utility airport that is owned by Presque Isle County and located on US 23 within the City limits. Runway 9/27, 4,105 ft. x 75 ft., is paved and has a taxiway. The airport has tie-downs, hangars, fuel and a terminal building with weather information and Wi-Fi. There are no landing or tie-down fees.

Pellston Regional Airport is located in Emmet County, approximately 50 miles west of Rogers City. Services include daily inbound and outbound flights to Detroit-Wayne International Airport through Delta Airlines, as well as Friday and Sunday flights to Chicago's Midway Airport through the privately-owned

company Lakeshore Express. Emmet County constructed a new terminal in 2003 allowing for daily commercial flights and boasts the atmosphere and aesthetics of a rustic lodge, catering to the "Up North" feel of the region. Short and long term vehicle parking for passengers is free.

Alpena County Regional Airport is located on M-32, about 25 miles southwest of Rogers City. The facility includes an 11,500 feet of concrete runway and state of the art communications and radar systems. The airport has the ability to accommodate any type of commercial or military aircraft and is a U.S. Customs Port of Entry. The airport is also home to the Combat Readiness Training Center (CRTC) of the Michigan National Guard. Passenger service is provided by Skywest. Charter airfreight and medivac services, as well as flight training and aircraft rentals are available from a variety of companies.

Table 3.2 shows the amount of freight and number of passengers that have traveled through the Alpena and Pellston Regional Airports from 2000 to 2011. Passenger service at the Alpena airport decreased annually from 2005-2008, then began to increase until 2010 when a sharp increase occurred in 2011 (35 percent) and continued over 2012. Since 2005, the Alpena airport has seen an overall passenger increase of nearly 29 percent. Both inbound and outbound freight have decreased overall from 2005. From 2005 to 2012, inbound freight decreased by 48 percent and outbound freight decreased by 42 percent. It is interesting to note that inbound freight has outpaced outbound freight for every year shown. This would indicate that there is an opportunity to ship more freight out of Alpena on the airplanes that have delivered goods to the area.

Table 3.2
Alpena County and Pellston Regional Airport Usage 2000-2011

Year	Alpena			Pellston		
	Inbound Freight (lbs)	Outbound Freight (lbs)	Passengers	Inbound Freight (lbs)	Outbound Freight (lbs)	Passengers
2011	631,246	493,640	22,747	520,592	246,805	45,422
2010	657,722	447,923	16,818	454,132	184,549	46,619
2009	518,930	411,489	15,288	491,583	201,326	46,219
2008	869,140	583,223	14,608	590,185	207,846	50,263
2007	963,505	785,840	15,288	719,975	290,506	58,902
2006	1,132,541	794,543	15,625	979,949	266,598	64,719
2005	1,244,849	806,391	19,666	994,181	253,167	74,381
2004	1,201,940	636,108	15,929	1,046,945	245,381	75,867
2003	1,056,620	570,161	17,865	1,106,546	253,070	64,279
2002	1,048,413	548,625	19,848	1,100,858	234,415	66,707
2001	923,248	417,363	21,033	960,352	207,947	58,928
2000	1,119,710	540,194	20,847	1,175,099	231,711	64,123

Source: MDOT

Rail

There are no active rail lines currently existing in Rogers City or Presque Isle County. Former D & M tracks have been removed and much of the rail right-of-way has been sold or leased to the Michigan Department of Natural Resources for conversion to snowmobile and multi-purpose non-motorized trails.

Marine Facilities

Rogers City operates a municipal marina for recreational boating and hosts 92 seasonal slips and 34 transient slips with a draft depth of 7 to 8 feet, depending on the water level and is a US Customs Port of

Entry. The marina also offers fuel service, comfort station, restroom facilities, launching facilities, and a fish cleaning station. The marina's location in downtown Rogers City provides access to numerous parks located along the shoreline. A community pavilion and bandshell is also located here, with restroom and concession facilities available.

The deep water Port of Calcite is located at the Calcite facility and is a major commercial port for the Great Lakes and international shipping. Limestone is the primary product shipped from here to several Great Lakes ports. Approximately 250 boatloads of limestone are shipped from here annually, each carrying about 25,000 tons of cargo. Additional cargo is shipped from this location, including fuel oil and oversized industrial products with the completion of a high wire corridor along M-68. Moran Iron Works, located 20 miles west of Rogers City, currently exports large fabricated products from this site through a private agreement with the port's owners. In addition, the Port Calcite Collaborative was created with the goal of creating a regional port for inbound and outbound freight at this location. Proposed investments include dock upgrades and a 440 ton crane for loading and off-loading vessels has been purchased.

Schools

The Rogers City Area School District K-12 facilities are located within the City. The district comprises all or part of six district municipalities (**Figure 3.3**). The total land areas of Rogers City, Rogers Township and Moltke Township lie within the district. In addition, portions of Bismarck, Belknap and Metz Townships are also within this district.

Rogers City is also served by St. Ignatius Catholic School grades 1-8, St. John Lutheran School, grades K-8 and Rogers City Baptist Academy. Pre-school classes are provided by Rogers City Head Start, Presque Isle Children's House (Montessori) and St, John Lutheran School.

Total enrollment (K-12) in the areas public and parochial schools is over 700 students.

Cheboygan-Otsego-Presque Isle Educational Service District

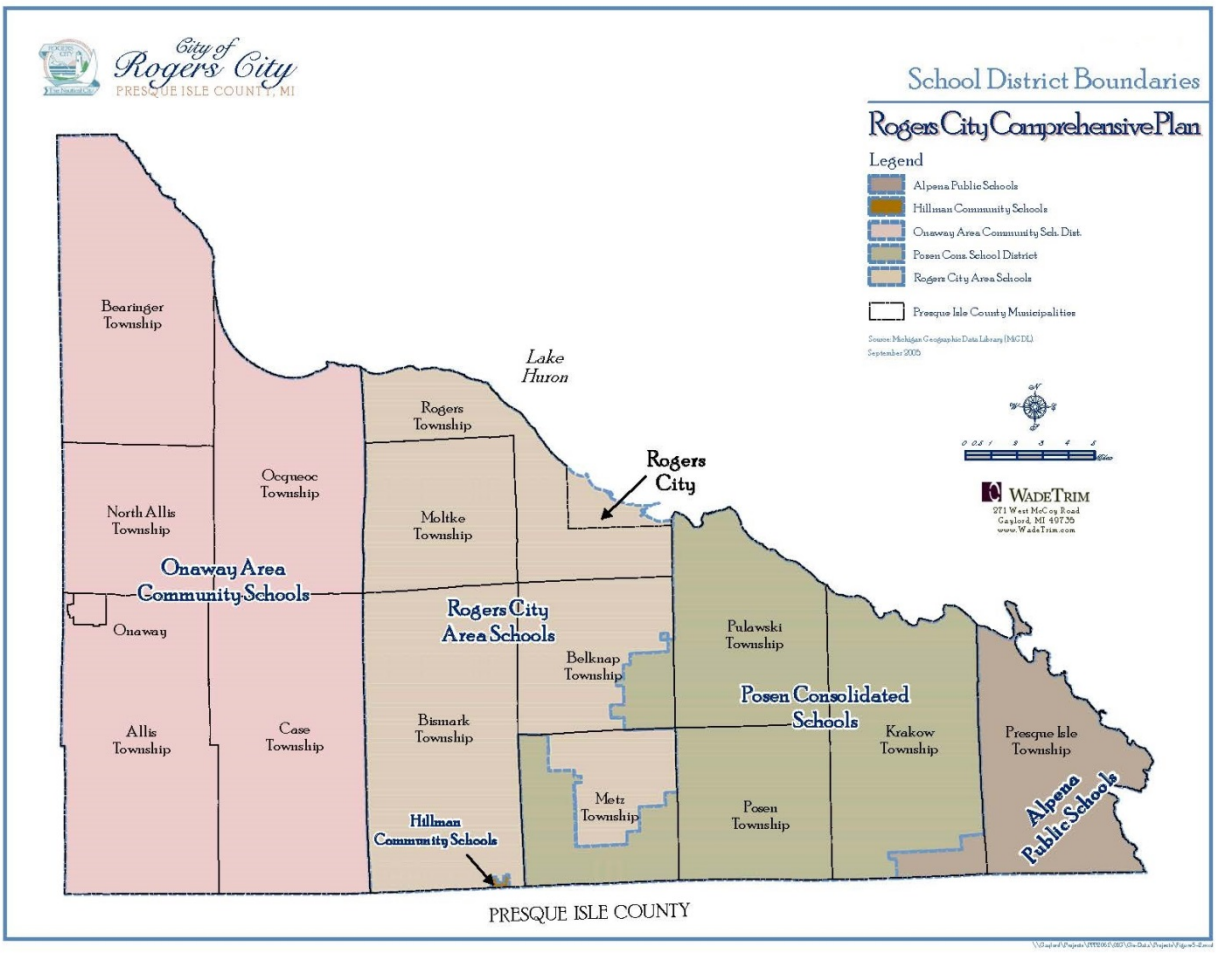
The Cheboygan-Otsego-Presque Isle Educational Service District serves 23 schools and approximately 9,000 students in the counties of Cheboygan, Otsego, and Presque Isle, roughly 2100 sq. miles in area. In addition COPESD collaborates with many other ISD's. They provide early childhood programs and activities, services through the Michigan Model of Health which promotes healthy lifestyles, and special education for special needs students.

Career & Technical Education at Alpena High School

Housed by the Alpena High School, the Tech-Ed Center provides a wide range of career and technical programs to students from Alpena, Alcona, Hillman, Atlanta, Posen and Rogers City high schools and to those from the ACES Academy. Adults may also participate in programs that range from studies in agri-science to computer specialists.

Alpena Community College (ACC) in Alpena and ***North Central Michigan College*** (NCMC) in Petoskey are two-year institutions serving the higher education needs of the area. Both offer several associate degree programs, career and technical training, as well as liberal arts and transfer programs. Both schools have joint agreements with a number of universities offering both bachelors and some masters degree programs. Students also have opportunity to further their educations online through many universities.

Figure 3.3



Libraries

Presque Isle District Library System

The Presque Isle District Library System with five branch locations to better serve the needs of the district. The main library is located in Rogers City with branches in Grand Lake, Millersburg, Onaway, and Posen. Library materials include books, e-books available through UpNorth Digital Collection, magazines, newspapers, DVDs, audiotapes and videocassettes. Library services include free computer classes, children and adult programs, on-line services, Inter-library loans, Wi-Fi connections, and highspeed Internet available to the general public.

Cultural Facilities

Parks, Trails & Beaches

Rogers City is known for its beautiful parks and other recreation areas, including **Seagull Point Park, Trout River Park, North Shore Park, Lakeside Park, Westminster Park, Sports Park, South Shore Park,**

Herman Vogler Conservation Area, and the **Huron Sunrise Trail**. The City also owns property housing baseball/little league fields complete with dugouts, restrooms and storage. The Trout River is within walking distance of Rogers City and the pond below the dam is a good place to acquaint kids with the sport of trout fishing. This area is part of the Herman Vogler Conservation Area, which covers 270 acres of public land, over seven miles of trails, spectacular scenery and an abundance of wildlife. The City owns a historic cemetery on Larke and State Streets, which contains many beautiful gravestones dating to the early history of the community. Rogers City is located within easy reach of three State Parks: Hoeft, Onaway and Thompsons Harbor.

Museums

Two museums are located in Rogers City. The **Presque Isle County Historical Museum** occupies the Carl D. Bradley house located on West Michigan Avenue and the Hoffman annex across the street. Carl D. Bradley was the founder of the Bradley Transportation Line and an early Rogers City civic leader. The museum is home to many of the household furnishings used by the Bradley family. It also contains shipping and maritime historic artifacts, as well as historical items related to Native Americans, Victorian living, lumbering, mining, fishing, farming and other industries relevant to Presque Isle County. **The Great Lakes Lore Maritime Museum** is located on Third Street and features maritime memorabilia and is dedicated to those who served in seafaring occupations.

Theatres

The Rogers City Community Theatre, incorporated as a non-profit in 2009, produces quality entertainment using community volunteers. They offer a youth summer program as well. Productions provide entertaining and educational opportunities for area residents.

Sporting Activities

Sporting activities abound in this area on a year-round basis, including fishing tournaments, canoe & kayak rentals, charter fishing boats, sailing events, scuba diving, snowmobiling and ice fishing.

Churches

Churches located within the City boundaries are listed below in no particular order. City residents may also attend places of worship in other communities.

- Grace Baptist
- Kingdom Hall of Jehovah's Witnesses
- Peace Lutheran
- Sunrise Assembly of God
- Calvary Bible
- St. John Lutheran
- St. Luke's Episcopal
- St. Ignatius Catholic
- Westminster Presbyterian

Media

The City maintains a local access cable channel that is used as an outlet for community news and events. Newspaper coverage is provided by the *Presque Isle Advance*, the City and County's only local newspaper. Located in Rogers City, it supplies local, regional and national news to area residents on a weekly basis. Other newspapers circulated to area readers include *The Alpena News, The Detroit News/Detroit Free Press, USA Today* and various advertising media.

Residents of Rogers City receive full television coverage; both network and cable stations. A wide array of radio stations can be received throughout the City and County.

Medical Facilities

Rogers City Medical Group is a multi-specialty physician group committed to providing excellent healthcare to the residents and visitors of Cheboygan, Alpena, and Presque Isle counties. They offer routine and preventative care to patients of all ages. Specialties include cardiology, orthopaedics, podiatry, pulmonary and sleep medicine, rheumatology, urology, neurology, sigmoidoscopy, as well as imaging, radiology, and digital mammography. They also offer urgent care and after hours services.

Thunder Bay Community Health Service operates five year round health centers, providing services to over 14,000 patients a year. Their service area includes Montmorency, Presque Isle, Cheboygan, and Alpena County, and all the surrounding areas. A staff of over 100 employees provide family practice health care services; dental services; immunizations; pharmacy services; preventative health care; family planning services; obstetrics and gynecology services (shared care); lab; x-ray; counseling and therapy; acute care; HIV/AIDS counseling and testing; occupational medicine: outreach services; and health education.

The City of Rogers City does not have a hospital; the building now houses a long-term care facility. For general hospital care, the closest facility is 37 miles south. Residents may utilize **Alpena Regional Medical Center**, a 146-bed acute care facility located in the City of Alpena. Alpena Regional Medical Center is the federally-designated rural Regional Referral Center for northeast Michigan and home to the Northeast Michigan Cancer Center which is affiliated with the University of Michigan. The hospital has an emergency department equipped to provide services from minor injuries and illness to trauma. Air and ambulance service is available for patients requiring care not available locally. There are two medical/surgical units and four surgical suites that can provide care for adult and pediatric patients; there is a separate womans health care unit including OBGYN care. Alpena Regional Medical Center and other local medical providers also offer a wide variety of specialized medical services. Examples include a hyperbaric chamber, kidney dialysis, specialized cancer treatments, behavioral treatment, and treatments for sleep disorders, as well as other services. Alpena Regional Medical Center has a staff of nearly 100 physicians, over 900 employees, and 300 volunteers.

Many residents also use **McLaren Northern Michigan Hospital** in Petoskey 68 miles west of Rogers City. McLaren has a 202-bed facility. This is also a federally-designated Regional Referral Center for northwest Michigan and houses the Cancer Center, affiliated with the Karmanos Cancer Institute; Nisus, a clinical trials division; and the Heart and Vascular Center. The hospital has over 1,700 employees and provides service to residents in 22 counties. The hospital has an emergency department equipped to provide services from minor injuries and illness to trauma. Air and ambulance service is available for patients requiring care not available locally. The McLaren Northern Michigan Hospital offers a wide variety of

specialized medical services including dialysis, cancer treatment, bariatric surgery, imaging services, outpatient therapies and rehabilitation, among others.

A kidney dialysis center is scheduled to open in downtown Rogers City early in 2014. DaVita is the dialysis division of DaVita HealthCare Partners Inc., a Fortune 500® company that, through its operating divisions, provides a variety of health care services to patient populations throughout the United States and abroad. A leading provider of kidney care in the United States, DaVita delivers dialysis services to patients with chronic kidney failure and end stage renal disease.

District Health Department #4 service area includes Alpena, Cheboygan Montmorency and Presque Isle Counties. Services are provided through four major divisions; Personal Health Services; Home Health Services; Environmental Health Services and Health Education. Health Department offices are located in Alpena, Cheboygan, Atlanta and Rogers City.

There are multiple offices that offer physical therapy services within the City.

Northeast Michigan Community Mental Health provides support services to developmentally disabled persons as well as persons needing mental health services. The Northeast Michigan Community Mental Health service area covers Alpena, Alcona, Montmorency, and Presque Isle Counties.

Public Safety

The Rogers City Police Department consists of a chief, a sergeant and four officers, all housed in the City municipal building. Services include 24 hour patrol, a school resource officer. Law enforcement is supplemented by the Presque Isle County Sheriff's Department, Michigan State Police and the Huron Undercover Narcotics Team (HUNT), which is a multi-jurisdictional narcotics task force serving Alcona, Alpena, Montmorency and Presque Isle Counties. Jail facilities are provided by Presque Isle County.

Firefighting and fire prevention services and medical first responder services are provided by the Rogers City Area Fire Department Authority (RCAFDA). The Authority is staffed by paid on-call firefighters and first responders. All equipment is housed in the City and consists of two pumpers, a tele-squirt, two tankers, a brush truck, a rescue truck and a vehicle for the first responders. Fire hydrants are located in all areas of the City.

Ambulance service is provided by privately-owned Allied Emergency Medical Services, which is housed in the Presque Isle County Industrial Park. Advanced life support is available around the clock.

City-Owned Facilities

Table 3.3 Community Facilities in Rogers City		
	Facility	**Location**
1	Waste Transfer Station	503 West Park Drive
2	Wastewater Treatment Facility	450 North First Street
3	Ball Field, Rink Warming House	160 East Ira Street
4	South Shore Park Pumphouse	450 Calcite Road
5	Underground Pump Station	Linden Street
6	City Hall	193 East Michigan
7	Seagull Point Park	1242 Forest Avenue
8	Pumphouse	198 Depot Street
9	Location of old water storage tank	211 Doris Lane
10	Lakeside Park Pavilion Fish Cleaning Station Marina Pumphouse	Lake Street
11	Equipment Storage Building	416 North First Street
12	DPW Garage	1221 Riverview
13	Pump Station	West Erie & Wenonah
14	New Elevated Water Storage Tank	520 Park Drive
15	Lift Station and Pump House	1342 Cedar Street

Figure 3.4

Community Facilities
Rogers City Comprehensive Plan
Huron Sunrise Trail System
City Street
Nature Trail
Trail
Parks
0
0.25
0.5
Miles
Huron Sunrise Trail to PH Hoeft State Park and Forty Mile Point Lighthouse Park
Trout River
Herman Vogler Conservation Area
DHS
Waste Water Treatment Plant
Medical Center
State Police Mini Post
Senior Center
Marina
Long Term Care Facility
District Health Department #4
County Court House
Presque Isle Sheriff Dept.
City Police Department
City Hall
Grambau Center
Presque Isle District Library
Northeast MI Community Mental Health
Rogers City Fire Department
St. John Lutheran School
High School
Elementary School
Harbor View
St. Ignatius School
Port of Calcite
Medical Center
Rogers City Chamber of Commerce
Rogers City Water Tower
Air Industrial Park
Gilpin Memorial Field
Presque Isle County Airport
Calcite Quarry
Airport Hwy
23
68

Chapter 4

Natural Resources

Climate

The climate is a factor which contributes to area's appeal as a place to live and spend leisure time. The County's climatic conditions are best described as long cold winters and moderate warm summers. The year round climate is heavily influenced by Lake Huron, particularly in coastal communities like Rogers City. In the fall, Lake Huron warms the nearby land area and prolongs the growing season. In the spring and early summer, Lake Huron has the opposite effect of cooling the adjacent land area. Further inland, the lake moderating effect diminishes. Therefore, due to the Lake's slow response to atmospheric temperature changes, the City experiences warmer autumns and cooler springs, as compared with inland locations. Temperature factors can affect recreational use of lakeshore parks and recreational facilities, including length of the swimming season and comfort level on area playing fields. The area's average annual mean temperature is 42.5 degrees Fahrenheit. The coldest month is January with a mean temperature of 20.6 degrees. The warmest month is July with an average temperature of 68.6 degrees F.

Geology and Topography

Bedrock Geology

The foundation of the Lower Peninsula, beneath the mantel of glacial deposits, consists of sedimentary bedrock formed in ancient seas between 200 and 500 million years ago. The upper layers of bedrock within the City are from the upper and lower Devonian ages of the Paleozoic Era (345 to 405 million years ago). Over the 60 million years, alternating layers of silt, clay, sediments, marine animals, plants, coral, and other calcareous materials were deposited in the shallow marine seas. Subsequently, these deposits formed shale, limestone, and dolomite bedrock.

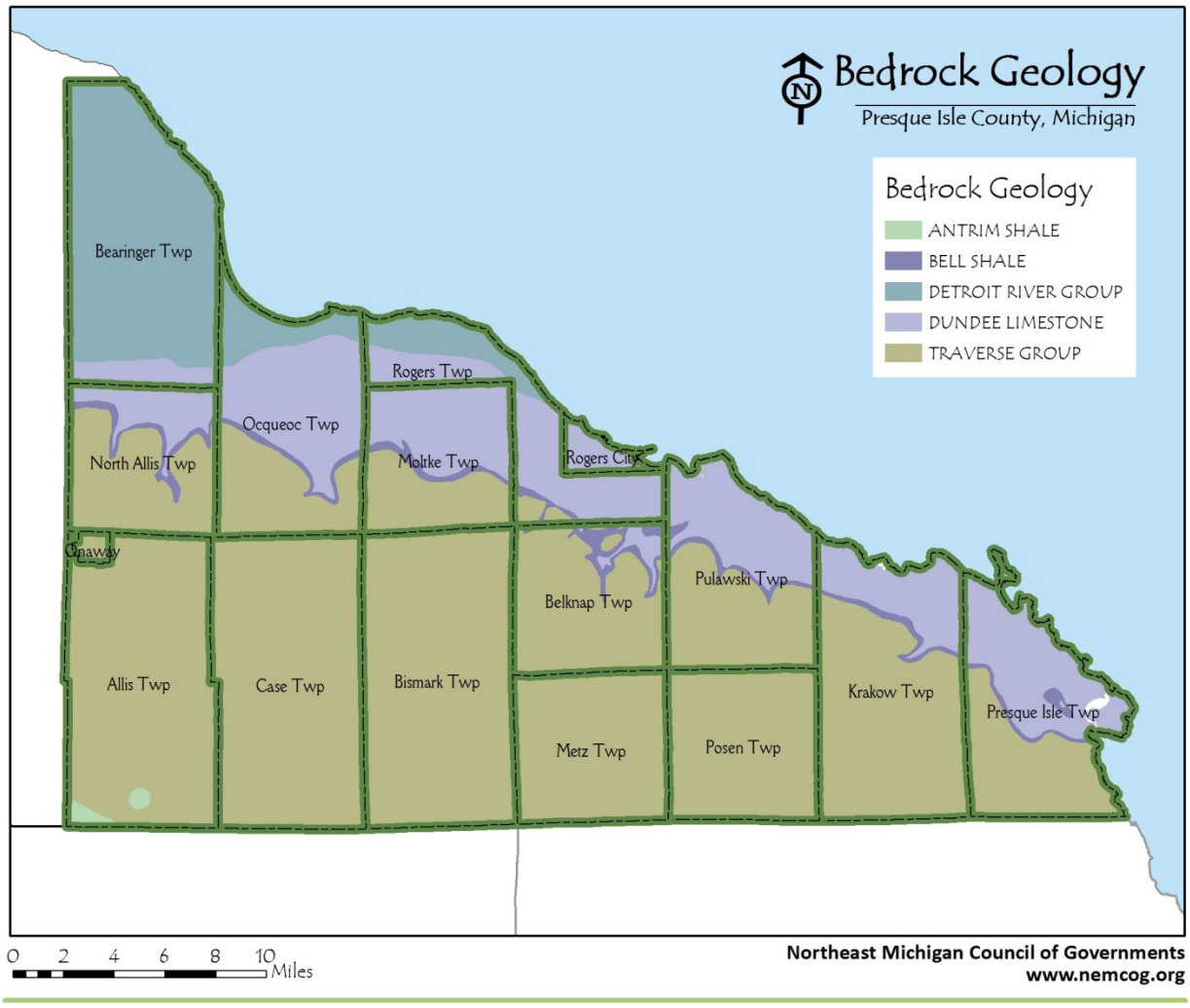
The bedrock of the Rogers City area is Dundee Limestone (**Figure 4.1**). Good exposures of the local formation can easily be seen in the Calcite quarry on the south end of town. Limestone and dolomite extracted from the quarry are fine-grained, finely crystalline, very pure and high quality. The thickness, extent, chemical quality, and ease of shipping this stone have shaped much of the economic development of the city, for the quarry is the largest open pit limestone mine in the world. Both the quarry and the deep-water port of Calcite can be observed from privately-owned viewing spots operated by Calcite and are popular tourist stops.

The Presque Isle Soil and Water Conservation District, in cooperation with a number of agencies, developed the Northeast Michigan Karst Aquifer Protection Plan. The primary objective of the plan is to protect the area's drinking water by correcting the sources of pollution. A secondary objective is to increase awareness of the connection between different land use pollutants and drinking water in karst areas.

The Karst Aquifer Protection Plan covers Presque Isle County and parts of Alpena County. According to the plan, "much of the project area is characterized by karst. Karst is defined as a type of topography that is formed over limestone, dolomite, or gypsum by dissolving or solution; and is characterized by

sinkholes, caves and underground drainage through fractures in bedrock. Karst waters are just as susceptible to contamination as surface waters because much of the water moves through open channel ways, resulting in extremely high aquifer recharge rates. Consequently, the shallow aquifers of the project area are extremely vulnerable to contamination from surface and subsurface sources." Much of Rogers City is located in within the area identified as highly sensitive karst features.

Figure 4.1



Glacial Geology and Landforms

Starting some 2 million years ago, during the Pleistocene era, continental glaciers formed in the Hudson Bay area. Four times over this two million year period, the massive sheets of ice formed and inched their way south across what is today Michigan. The massive ice sheets, more than one mile thick, advanced in a southerly direction and bulldozed their way across the landscape. The glacier pushed material in front of it, incorporated rocks and soil into the debris laden ice; and ground and broke apart the sedimentary bedrock of the Michigan Basin.

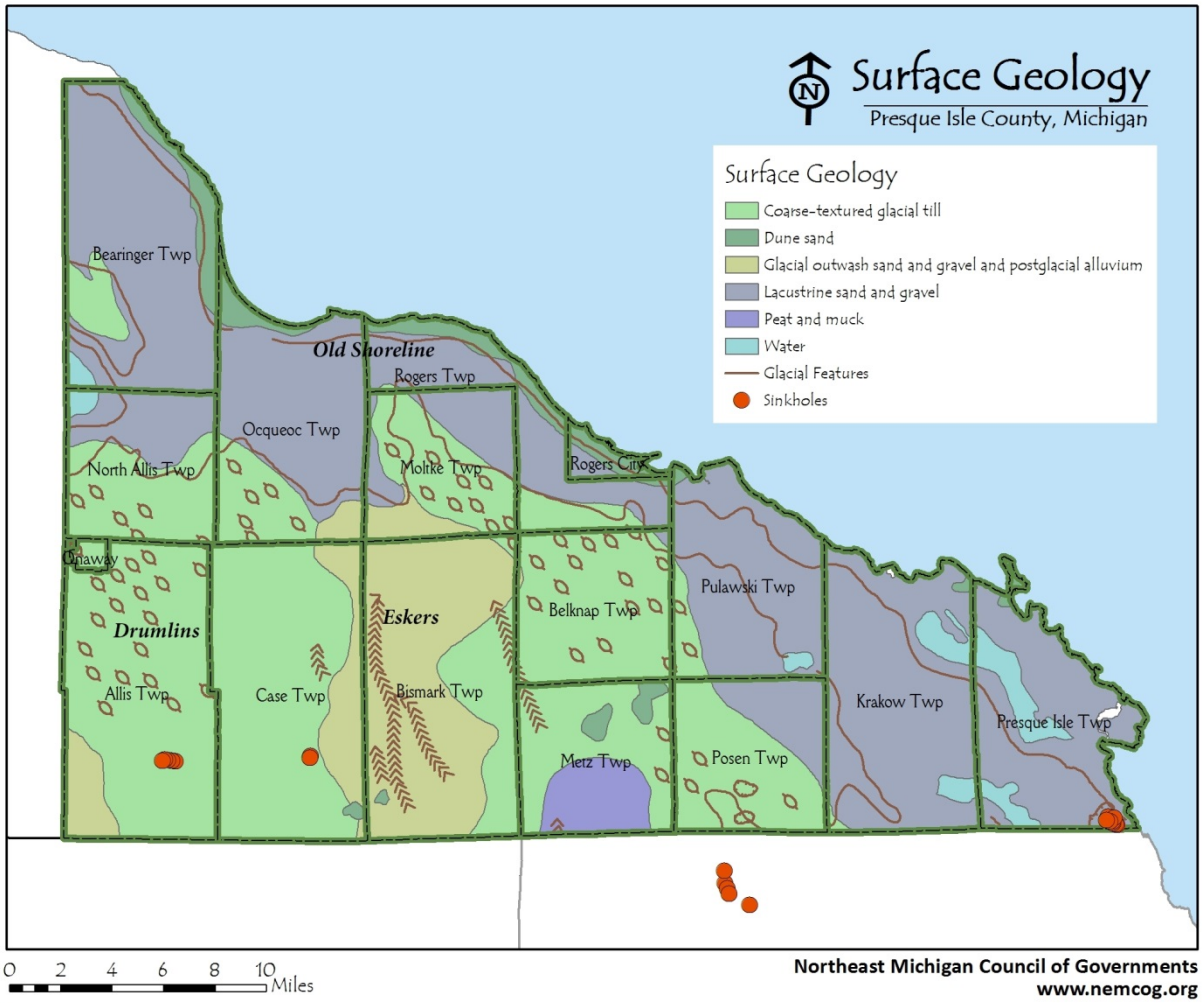
Each advance and retreat of the continental glaciers took tens of thousands of years. This reoccurring process shaped and reshaped the land; first obliterating and then creating hills, valleys, rivers and lakes,

swamps and marshes. The last glacial period, called the Wisconsin era, created the landscape we know today. As the continental glaciers melted and retreated, deep basins carved out of bedrock filled with water. These emerging lake basins were the beginnings of our Great Lakes. During different periods, the pro and post glacial Great Lakes were both much higher and much lower than the lake levels we have grown accustomed to in recent times. Geologists have identified and named the different pro-post glacial great lakes stages: Warren, Algonquin, Nipissing and Algoma. Landforms and soils adjacent to Lake Huron were heavily influenced by these different lake stages.

The City is located in a two to eleven mile wide lake plain formed from lacustrine sand and gravel and lacustrine clay and silt deposits runs along the coastal area of Alpena and Presque Isle Counties (**Figure 4.2**). Formed when the coastal regions were covered with pre- and post-glacial Great Lakes, the veneer of lacustrine deposits is discontinuous ranging from several feet thick to nonexistent. As a result the limestone bedrock is close to the surface and outcrops are frequent.

Other glacial features are visible in the city as well. For example, an abandoned shoreline of post glacial Lake Algoma is readily seen, roughly paralleling the lake shore four to six blocks inland. The sharp incline marks the shoreline formed at a time when melting polar icecaps raised lake elevations much higher than those existing today. The abandoned shoreline remains as a scenic feature of the city.

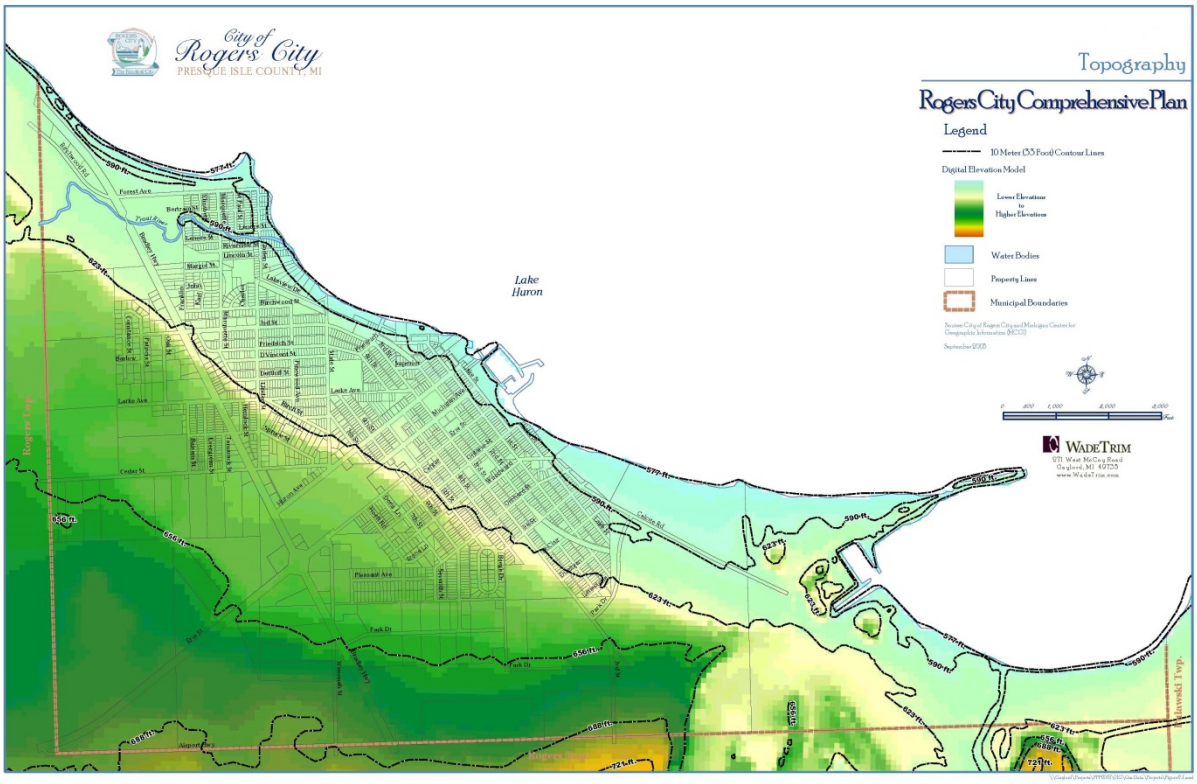
Figure 4.2


Surface Geology
Presque Isle County, Michigan
Surface Geology
Coarse-textured glacial till
Dune sand
Glacial outwash sand and gravel and postglacial alluvium
Lacustrine sand and gravel
Peat and muck
Water
Glacial Features
Sinkholes
Bearinger Twp
Old Shoreline
Rogers Twp
Ocqueoc Twp
North Allis Twp
Moltke Twp
Rogers City
Onaway
Drumlins
Eskers
Belknap Twp
Pulawski Twp
Allis Twp
Case Twp
Bismark Twp
Krakow Twp
Presque Isle Twp
Metz Twp
Posen Twp
0 2 4 6 8 10 Miles
Northeast Michigan Council of Governments
www.nemcog.org

Topography

The highest elevations (698 feet above sea level) in the city are located in the south-east and south-west portions of the city. The elevations gradually fall to the north towards Lake Huron, with the lowest elevations being 589 feet above sea level at Seagull Point. Topography of the underlying bedrock essentially reflects the surface topography. Near the lakeshore the bedrock elevation is approximately 500 feet above sea level and rises to nearly 700 feet above sea level in the southeast corner of the city.

Figure 4.3



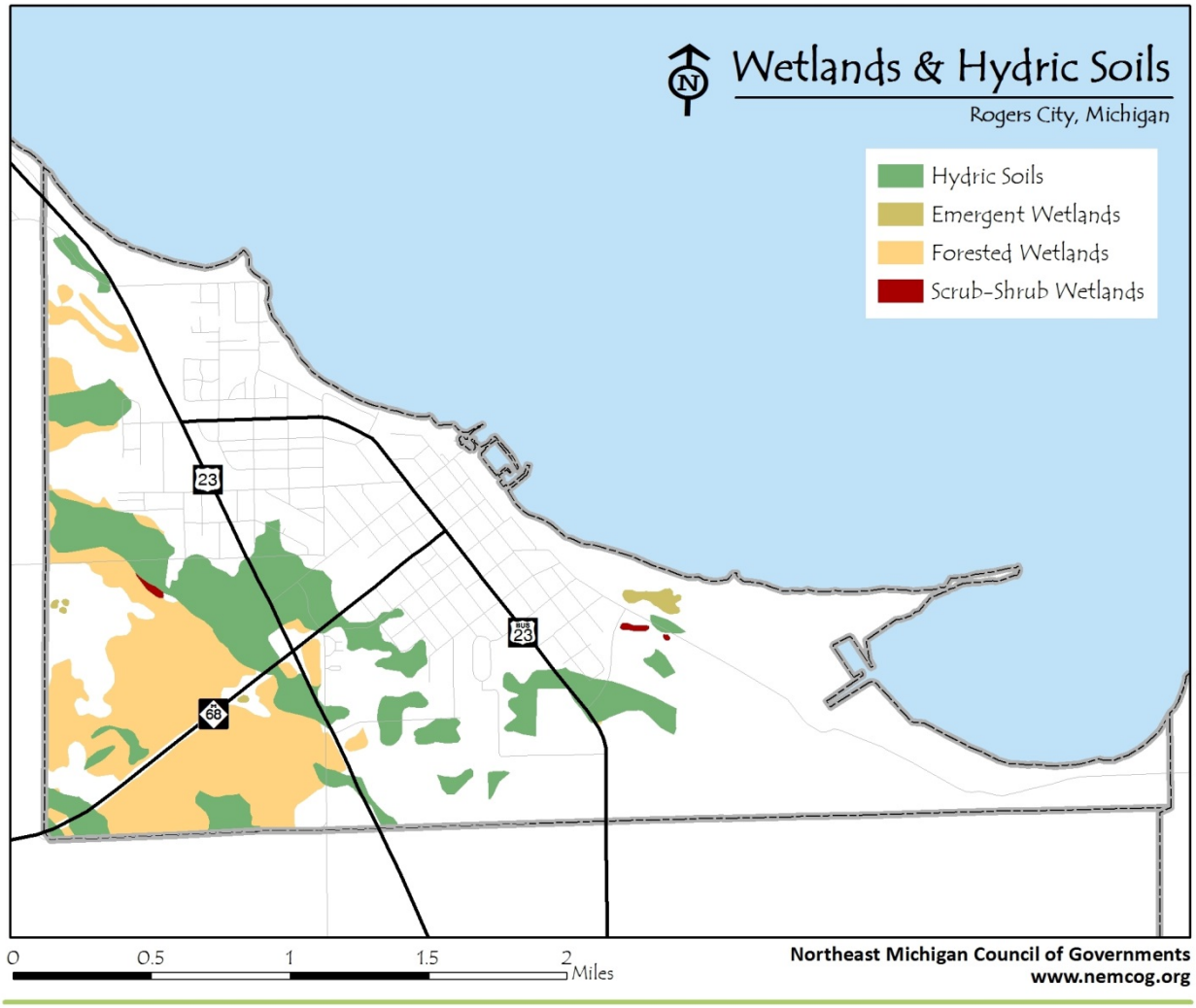
Soils

When planning for types and intensity of future land uses, soil types and slopes are two important factors that determine the carrying capacity of land. Soils most suitable for development are well drained and are not subject to a high water table. Adequate drainage is important to minimizing stormwater impacts. The construction of roads or buildings on steeply sloped areas or areas with organic or hydric soils require special design considerations. In addition, costs for developing these sensitive areas are greater than in less constrained parts of the landscape. If developed improperly, the impacts to natural resources can be far reaching.

The Natural Resources Conservation Service completed a detailed soil survey of Presque Isle County in the late 1980's. A digital or computerized version of the soil survey maps for the Rogers City area was acquired from the Michigan Center for Geographic Information. Using the published information, a soil map was prepared depicting hydric soils. In addition, National Wetlands Inventory (NWI) data is overlaid on the Hydric Soils map. The U.S. Fish and Wildlife Service developed National Wetlands Inventory (NWI)

program in the 1980's. The data provide consultants, planners, and resource managers with information on wetland location and type. The purpose of this survey was not to map all wetlands and deepwater habitats, but rather, to use aerial photo interpretation techniques to produce thematic maps that show, in most cases, the larger types that can be identified by such techniques. The objective was to provide better geospatial information on wetlands than found on the USGS topo-quads. **Figure 4.4** is a map depicts hydric soils and wetlands from the NWI. As can be seen on the map, the southwestern parts of the City have constraints related to hydric soils and wetlands.

Figure 4.4



Water Resources and Fisheries

Surface Water

Quality of life and economic base are directly linked to surface water resources. Maintaining high quality surface water is integral to the long term well-being of the community. Streams and lakes provide scenic values and recreational opportunities for residents and visitors as well as critical habitat elements for a

wide range of fish and wildlife species. In fact, the tax base and economic base are directly attributed to the abundance of surface water resources in the community. Streams function as resource connections between lakes and wetlands.

Of course, the largest surface water resource in the region is Lake Huron. The Great Lakes are the largest system of fresh, surface water on Earth, containing roughly 18 percent of the world supply. Only the polar ice caps contain more fresh water. Lake Huron is the second largest of the five Great Lakes in surface area (23,000 square miles). However, due to its many islands and inlets, it has the greatest length of shoreline at 3,827 miles, over 1,000 miles more than Lake Superior, which is the largest in surface area. Today, due to the city's foresight, a good portion of the lake shore remains as public property. The City owns approximately 2.6 miles of Lake Huron Shoreline. The lake shore is easily visible to the public and easily accessible at a number of public shoreline parks. Lake water quality is good, permitting a wide range of in-lake and lake shore recreational opportunities.

Primary among local uses is the Lake Huron sport fishery. Over the last decade, the population of certain sport fish species, in particular Chinook salmon and brown trout significantly declined. However, the sport fishery has rebounded with a diverse fishery and catch rates are equal or better currently. Chinook salmon are adapting and their numbers are growing. Wild reproduction of lake trout, steelhead and pink salmon is increasing dramatically and along with the Chinook salmon, these species provide an excellent fishery. In addition, brown trout are being replaced with an expanding Atlantic salmon program that offers much potential and walleyes and Coho salmon are often caught.

Trout River is the most significant stream within the City limit. It enters Lake Huron on the north end of town. The City owns a large undeveloped parcel of land along the river, and the Herman Vogler Conservation Area upstream of city property and partially within the City boundary provides additional recreational opportunities. Outside of Rogers City, a number of inland lakes exist that are used by city residents for fishing, boating, and second home locations. The most popular of these lakes is Grand Lake, approximately 15 miles south of Rogers City, and Lake May and Lake Nettie chain lakes located 12 miles to the southwest. The Ocqueoc River, flowing through and out of this lake chain is also an important natural resource.

Fluctuating Lake Level

Rogers City has always been tied to the Great Lakes, whether shipping, fishing or recreating. Over the last century the community has had to adjust to fluctuating lakes levels, such as dredging the harbor when levels are low. The most recent dredging took place in the fall of 2013. Water levels on lakes Michigan and Huron have been at historic lows. A five-year joint U.S.-Canadian study says water levels on the Great Lakes will continue to drop, in part because of changing weather patterns. If recent trends in lower lake levels continue, recreational boating and the municipal marina will be impacted. The U.S. Army Corps of Engineers have maintained lake level records for Lake Huron since 1900. **Figure 4.5** shows Lake Huron-Lake Michigan Lake levels from 1900 to 2013. During periods of high water levels, shoreline erosion is problematic, particularly where development is close to the lakeshore and on bluffs.

Fluctuating lake levels create an ever changing and dynamic environment for coastal resources. The ebb and flow of lake levels creates a constant see-saw of early succession plant communities along the shore zones. Coastal wetlands change in size and species composition as Lake Huron water levels fluctuate. During periods of low water levels, wetland herbaceous vegetation expands out into the exposed bottomlands. Woody plants such as northern white cedar and balsam poplar march outward from the forests edge onto now dryer sites. As the lake level rises, the newly established vegetation is inundated

and the plant communities are pushed back inland. The flooded vegetation creates critical habitat for fish and wildlife, in addition to protecting shore areas from erosion. **Figure 4.6** from "Filling the Gaps" publication by Michigan Department of Environmental Quality depicts the fluctuations of lake levels and the ever changing coastal landscape. While communities and landowners may be tempted to remove the "weeds" growing on the exposed lake bottom when levels are low, such activates have wide spread impacts on the coastal ecosystems and can encourage the establishment of undesirable and invasive plants.

Figure 4.5: Lake Michigan-Lake Huron Water Levels

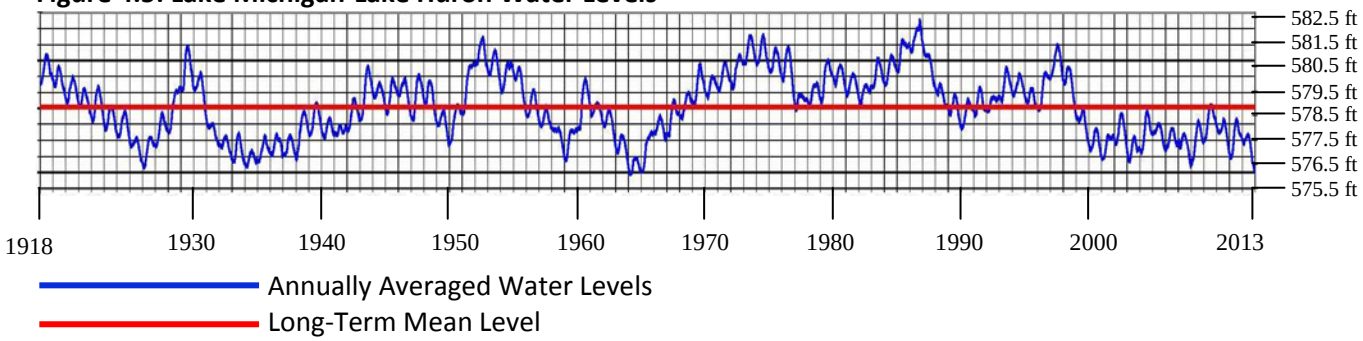
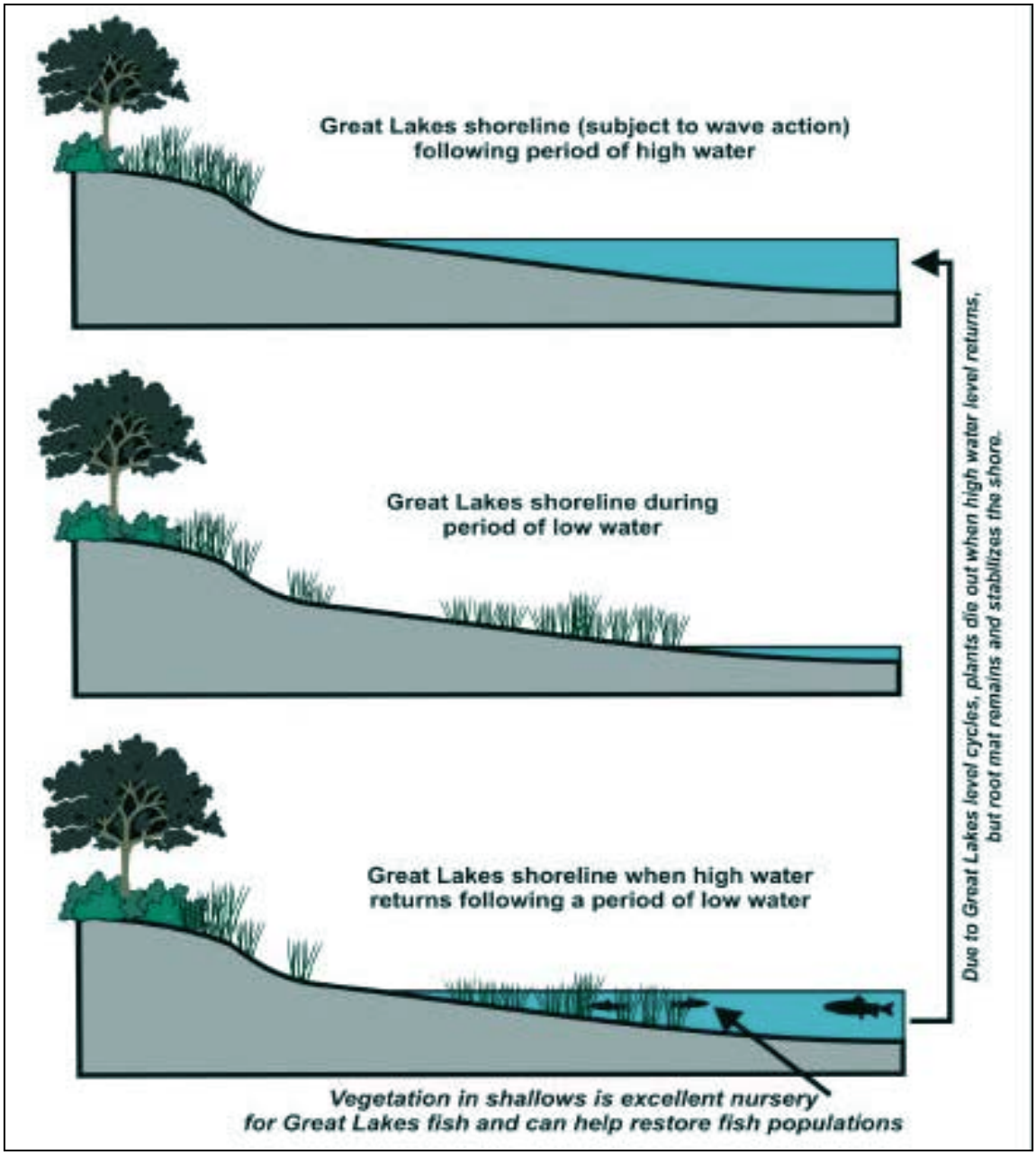


Figure 4.6



Josh Warbach, Planning and Zoning Center, Inc

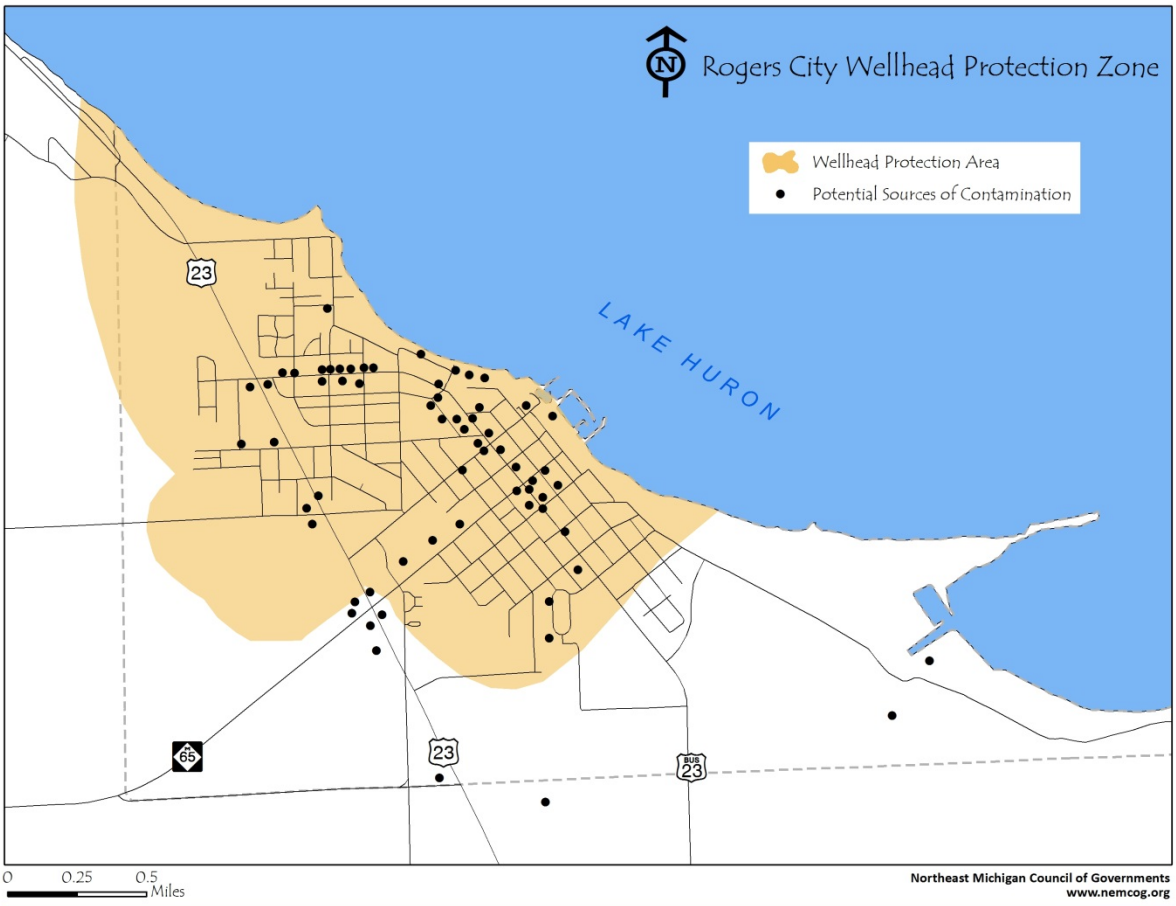
Groundwater

Maintaining high quality groundwater and surface water is vital to the long term sustainability of the community. Residents and visitors must rely on groundwater for drinking water. In fact, all of the drinking water in Presque Isle County, whether municipal or individual private wells, is derived from groundwater in subsurface aquifers. *Groundwater* is water beneath the earth's surface that fills openings *(pore spaces)* in sand or gravel or in fractures of sand, gravel, or rock. It begins as rain or snow and passes through the soil and bedrock. An *Aquifer* is an underground layer of rock, sand, or gravel containing enough groundwater to supply a well.

Depth to bedrock ranges from approximately 80 feet along the Lake Huron shoreline to within 10 feet of the surface near the southern city limits. Most private wells south of the City are in limestone bedrock. Municipal wells between 1920 and the late 1940's were drilled into the limestone bedrock. Current production well #4 was also drilled into the deeper limestone aquifer.

Much of the City is served by a public water system that draws water from groundwater aquifers. There are currently three producing wells and a newly drilled well that needs to be hooked up to the public distribution system. All of the wells are drilled into fractured limestone located along the lakeshore. Well #4 is the oldest well; it was completed in the late summer of 1992. It was drilled to a depth of 160 feet deep into the Dundee formation of fractured limestone bedrock. There are over 80 feet of gravely clay capping the limestone at this location. Well #4 produces 500 gallons per minute. Well #5 is slated to be replaced by the newly drilled production Well #8. Well #8 is located 360 feet west-northwest of Well #5 and was drilled in the late summer of 2012. It was completed to a depth of 270 feet and is protected with 30 feet of clay to approximately 110 feet. It was a rated capacity of 455 gpm but currently needs to be connected to the public water system. Wells #6 and #7 were drilled near Seagull Point Park to a depth of 282 feet into the Dundee formation. Well #6 has a rated capacity of 205 gpm and Well #7 has a capacity of 150 gpm. The City's Wellhead Protection Plan is being implemented as resources allow and will be updated in2014.

Figure 4.7



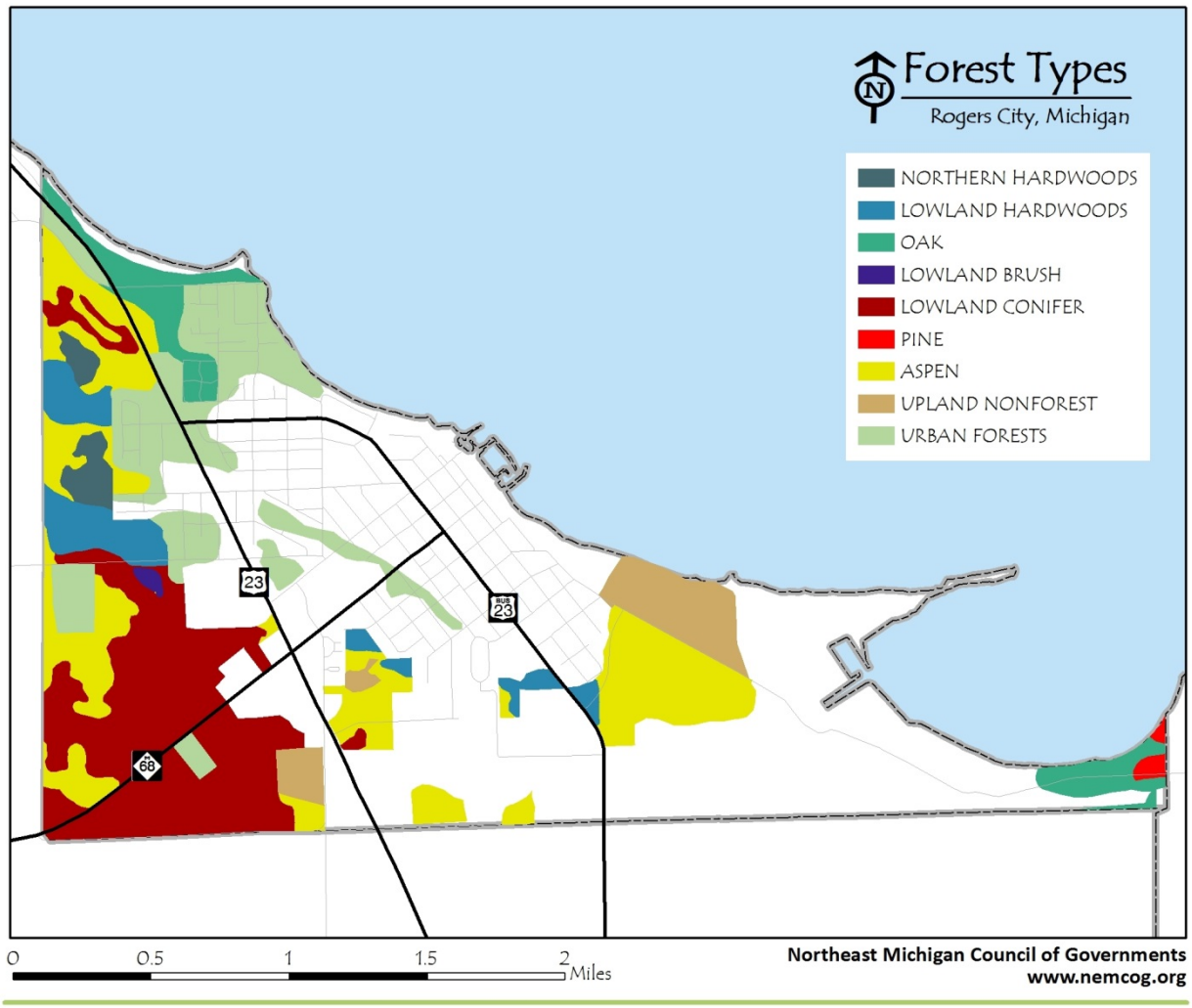
Woodlands and Wildlife

Within the City limits, substantial areas of land remain as undeveloped woodlands. Large wooded tracts include privately held undeveloped parcels on the far western edge of town, surrounding Highway 68 and publicly held woodlands in the Seagull Point and Herman Vogler nature areas. Furthermore, Calcite holds several large second-growth parcels on the southern side of the City, adjacent to the quarry. On a smaller scale, undeveloped wooded lots exist throughout many of the City's residential neighborhoods, even within older urbanized areas. **Figure 4.8** shows the forests within in the City. Forest types were mapped according to information available from Michigan Resource Information Systems Land Cover and National Wetlands Inventory. It is important to note the scope of this project did not allow for onsite field inventories.

The aspen-birch type is quite variable in species component and depending upon forest age and soils. In addition to bigtooth aspen and quaking aspen, other tree species such as white birch, white pine, balsam fir, northern white cedar, red maple and sugar maple are mixed with the forest type. Northern hardwoods include species such as sugar maple, red maple, American beech, basswood and yellow birch. Poorly drained, lowland areas support lowland conifers (northern white cedar, tamarack, balsam fir, black spruce, eastern hemlock, white pine, and balsam poplar) and lowland hardwoods (black ash, slippery elm, balsam poplar, aspen, paper birch, speckled alder and shrub willows). Residential areas within the city that have forest cover, typically newer residential development, have been delineated on the forest map. Additionally, lowland brush (tag alder and willow shrubs) and upland opening (grasses, herbaceous open and shrubs) are mapped.

Forested areas provide wildlife habitat makes small game a frequent sight within the city. Small game animals such as rabbit, raccoon, coyote, and fox are common as are many species of songbirds and waterfowl. Deer are often sighted at the edges of town. Bears and bald eagles are also occasionally seen. Wildlife found in northern hardwood forests include black-capped chickadee, yellow-bellied sapsucker, white-breasted nuthatches, gray squirrel, sharp-shinned hawk, broad-winged hawk, red-eyed vireo, scarlet tanager, black-throated blue warbler, blue jay, northern grosbeak, ruffed grouse, eastern chipmunk, woodland jumping mouse, and gray fox. Woodland creatures that use the aspen-birch forests for nesting and feeding include the least flycatcher, red-eyed Vireo, rose-breasted grosbeak, black-billed cuckoo, American redstart, ruffed grouse, veery, black-capped chickadee, yellow-bellied sapsucker and northern flying squirrel, snowshoe hare, white tailed deer, eastern chipmunk, long-tailed weasel, marbled salamander, ringneck snake, milk snake and smooth green snake.

Figure 4.8



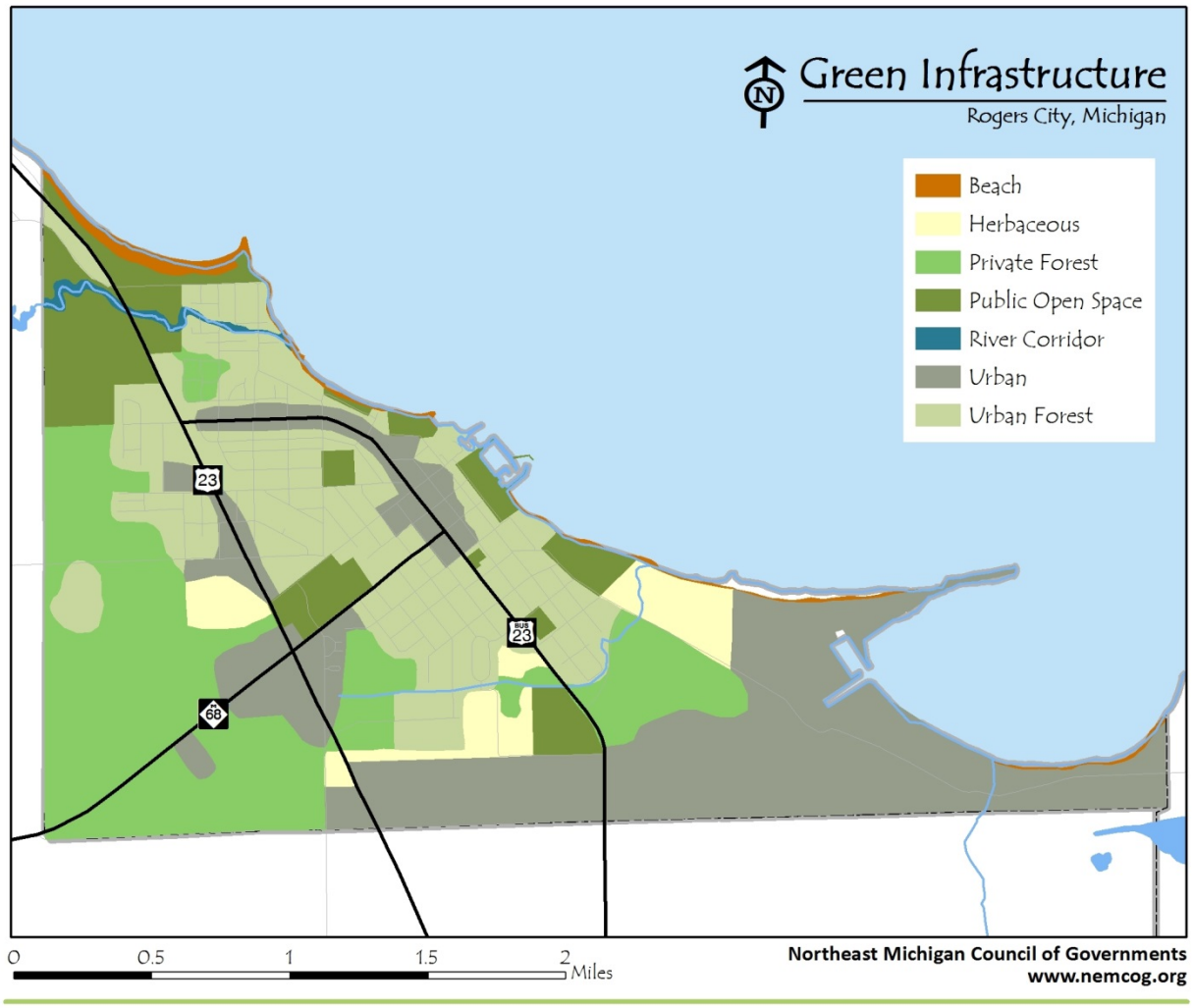
Green Infrastructure

GreenInfrastructure.net defines Green Infrastructure as "our Nation's natural life support system - an interconnected network of protected land and water that supports native species, maintains natural ecological processes, sustains air and water resources and contributes to the health and quality of life for America's communities and people. It is a strategically planned and managed network of wilderness, parks, greenways, conservation easements, and working lands with conservation value that supports native species, maintains natural ecological processes, sustains air and water resources, and contributes to the health and quality of life for communities and people."

Figure 4.9 is a depiction of the green infrastructure within Rogers City. Public open space is shown in dark green and represents parks and public lands. Privately owned forestlands are shown as light green on the maps and include both upland forests (aspen, birch, oak, & northern hardwoods) and lowland forest types (northern white cedar, black and white spruce elm, and ash). The urban forests include

developed areas with varying amounts of forests and shade trees. Green infrastructure is an important element of maintaining high quality livable and sustainable communities. Planting of shade trees within developed areas of the city will improve the environment and enhance the community's green infrastructure.

Figure 4.9



Sites of Environmental Contamination

Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act (Public Act 451 of 1994, as amended) provides for the identification, evaluation and risk assessment of sites of environmental contamination in the State. The Remediation and Redevelopment Division (RRD) of the Department of Environmental Quality is charged with administering this law. A site of environmental contamination, as identified by ERD, is "a location at which contamination of soil, ground water, surface water, air or other environmental resource is confirmed, or where there is potential for contamination of resources due to site conditions, site use or management practices. A search of the Department of Environmental Quality's web site database found six sites of environmental contamination in Rogers City.

Table 4.1 Sites of Environmental Contamination	
Site ID: 71000054 **Site Name: Sawmill (former)** **Site Address: 780 Pinewood Ave.** **City: Rogers City** **Zip Code: 49779** **County: Presque Isle** **Source: Lumber &Wood Products** **Pollutant(s): Al; Co; Fe; Mg; Mn; Xylenes** **Score: 39 out of 48** **Score Date: 12/20/2006 11:02:44 AM** **Township: 35N Range:05ESection:16** **Quarter: Quarter/Quarter:** **Status: Interim Response conducted - No further activities anticipated**	**Site ID:** 71000050 **Site Name:** West Cedar Street Dump **Site Address:** 1415 West Cedar Street **City:** Rogers City **Zip Code:** 49779 **County:** Presque Isle **Source:** Refuse Systems **Pollutant(s):** Hg; Solid wastes **Score:** 18 out of 48 **Score Date:** 6/30/2004 4:16:01 PM **Township:** 35N **Range:**05E**Section:**21 **Quarter: Quarter/Quarter:** **Status:** Inactive - no actions taken to address contamination
Site ID: 71000053 **Site Name: Storm's Icehouse (former)** **Site Address: 751 Linden Street** **City: Rogers City** **Zip Code: 49779** **County: Presque Isle** **Source: Lumber &Wood Products** **Pollutant(s): Al; Co; Fe; Mg; Mn; Na** **Score: 39 out of 48** **Score Date: 12/20/2006 11:00:48 AM** **Township: 35N Range:05ESection:16** **Quarter: Quarter/Quarter:** **Status: Interim Response conducted - No further activities anticipated**	**Site ID:** 71000052 **Site Name:** Rogers City DPW Garage **Site Address:** 1221 Riverview Property **City:** Rogers City **Zip Code:** 49779 **County:** Presque Isle **Source:** Road Commission **Pollutant(s):** Al; Sb; Cl; Co; CN; Fe; Mg; Mn; Methylene chloride; Na; Tl; Hg **Score:** 39 out of 48 **Score Date:** 12/20/2006 11:00:25 AM **Township:** 35N **Range:**05E**Section:**16 **Quarter: Quarter/Quarter:** **Status:** Interim Response conducted - No further activities anticipated
Site ID: 71000055 **Site Name: Ken's Oil (former)** **Site Address: S.of Lakeview St. btw. Linden &State St** **City: Rogers City** **Zip Code: 49779** **County: Presque Isle** **Source: Petroleum Bulk Stations &Term** **Pollutant(s): 1,2,4 TMB; Al; As; Cd; Co; Fe; Mg; Mn; Na; Xylenes** **Score: 39 out of 48** **Score Date: 12/20/2006 11:03:06 AM** **Township: 35N Range:05ESection:16** **Quarter: Quarter/Quarter:** **Status: Interim Response conducted - No further activities anticipated**	**Site ID:** 71000056 **Site Name:** Kiwanis Park **Site Address:** Birchwood &Lakeview St. **City:** Rogers City **Zip Code:** 49779 **County:** Presque Isle **Source:** Unknown **Pollutant(s):** Al; Co; CN; Fe; Mg; Mn; V **Score:** 39 out of 48 **Score Date:** 12/20/2006 11:03:25 AM **Township:** 35N **Range:**05E**Section:**16 **Quarter: Quarter/Quarter:** **Status:** Interim Response conducted - No further activities anticipated
Source: Michigan Department of Environmental Quality	

Surface Water Discharge Permits

Table 4.2 shows National Pollutant Discharge Elimination System (NPDES) permits issued in Rogers City. Anyone discharging, or proposing to discharge, waste or wastewater into the surface waters of the State is required to obtain a NPDES permit. The NPDES program is intended to control direct discharge into

the surface waters of the State by imposing effluent limits and other conditions necessary to meet State and federal requirements. The NPDES program regulates pollutants discharged directly into waterways from wastewater sources.

Table 4.2
NPDES Permits

Name	Address	City	Permit #	Exp. Date
Cadillac Products Inc-Rogers	4858 Williams Road	Rogers City	MIS210545	4/1/2017
N L Kowalski Forest Products	5658 US 23 South	Rogers City	MIS210575	4/1/2017
Calcite-Rogers City	1035 Calcite Road	Rogers City	MI0004111	10/1/2016
Rogers City WWTP	450 North First Street	Rogers City	MI0057813	10/1/2016

Information Gathered by the City of Rogers City

Chapter 5

Existing Land Use

Land Use Mapping

As part of the 2005 Comprehensive Plan update, an intensive survey was made of existing land use in Rogers City. Mapping was done on a property line base which showed existing subdivision plats and parcel lines. A lot-by-lot survey was made to determine actual use during the summer of 2005. The existing land use map from the 1992 Comprehensive Plan was also referenced. If more than one use occurred on a lot or parcel, both uses were recorded. Land use data was then transferred from field maps to a Geographic Information System (GIS) to facilitate manipulation and future updating. In, 2013, Rogers City staff updated the existing land use map with changes that had occurred since 2005. The Master Plan Sub-Committee reviewed the map and provided input as well.

The 2013 Existing Land Use Map **(Figure 5.1)** shows the pattern of existing land use in the City. Most of the City's developed land lies between Lake Huron and U.S. 23. The limestone quarry and Port of Calcite occupy the City's southeastern sector, while the county airport lies at the south-central City limits. The county industrial park is located adjacent to the airport and both are totally within City boundaries. Large tracts of wooded public open space predominate at the north side of town including Seagull Point Park, and Herman Vogler Conservation area. Residential development occupies most of the land north of the airport and quarry but south of the parks noted above. Commercial and office uses are oriented along major transportation routes. Third Street, or Business 23, has historically formed the retail and civic spine of downtown Rogers City. Newer commercial and office development has located on U.S. 23, especially near the intersection of U.S. 23 and M-68. Land to the west of U.S. 23 is largely undeveloped; however, two churches, a vacant hardware/lumberyard, and mini storage facility are located on the M-68 corridor.

Table 5.1 below shows the summary calculations for various land use categories in Rogers City. As can be seen, undeveloped land is still the most extensive category, comprising 34 percent of the total area. Much of the undeveloped land is forested and can be referenced on **Figure 4.8**, Forest Types Map. Twenty-six percent of all land is devoted to industrial purposes. The bulk of this is the quarry site and commercial harbor. Relative to other cities in Michigan, Rogers City also has a very large amount of property dedicated to public parks and open space uses: 181 acres, or more than six percent of the total land area. The City owns 2.6 miles of Lake Huron coast line which is dedicated to public parks.

The single-family residential use category has grown from ten percent of the total land area in 1992 to 12.3 percent in 2005 to 12.5 percent in 2013. During the same time span, commercial uses have expanded from one percent to 2.5 percent of the total land area.

Table 5-1 Existing Land Use			
Land Use Category	**Number of Acres**		**Percent of Total**
	2006	2013	2013
Undeveloped	1,005.8	991.8	33.6%
Industrial	775.0	775.0	26.3%
Single-Family Residential	363.8	369.7	12.5%
Right-of-Way	347.0	347.0	11.8%
Parks	181.2	180.6	6.1%
Institutional	156.5	161.6	5.5%
Commercial	72.6	74.3	2.5%
Multiple-Family Residential	30.1	30.1	1.0%
Office	9.4	10.8	0.4%
Water Bodies	6.4	6.4	0.2%
Public Parking	1.4	1.9	<0.1%
Total		**2,949.2**	**100.0**%
Source: Wade Trim, Inc. field survey, summer of 2005. City of Rogers City and NEMCOG, 2013.			

Existing Land Use Concerns

Many of the land use concerns visible in Rogers City are typical of older developed areas. For example, non-conforming commercial structures and uses persist in several older neighborhoods, occasionally causing traffic, parking, or noise problems.

As marina and waterfront uses continue to grow, there may be some conflicts due to the proximity of residential uses and active, noisy, or boisterous recreational uses. This problem, however, may be compensated for by the attraction of living near the lake and lake activities.

Some current land use problems are a remnant of prior land division practice. For example, much of the older parts of town were platted in the early part of this century when residential and commercial lot sizes were much smaller. This contributes to difficulties in site assembly, providing adequate off-street parking, and meeting current setback requirements.

In the downtown area, a few retail structures at critical locations are vacant or underutilized. Many of these structures are not even on the active real estate market. Relatively low assessed values and correspondingly low taxes mean there is less pressure to dispose of a commercial property; so several critical areas are subject to informal land banking or speculation. This in turn makes it difficult to foster commercial revitalization.

Opportunities in Existing Land Use Patterns

Because of relatively small lots and compact development, virtually the entire City is within walking distance. The proximity of the lakeshore and harbor to the central business district is a tremendous benefit to commercial development as well as local quality of life. Furthermore, the vast amount of public open space along Lake Huron makes Rogers City unique among the Lake Huron coastal

communities.

The existence of large tracts of undeveloped land is also a significant asset. Even older properties which have become vacant may reappear on the market when the price is right, and many use conversions can be made on vacant parcels without dispossessing active business.

The availability of adequate industrial acreage may prove an advantage. That both an industrial park and airport lie within city limits also bodes well for the future. Studies have shown that communities grow faster along interstate highways. With I-75 forty miles away, Rogers City must concentrate on the advantages of access to U.S. 23 and M-68.

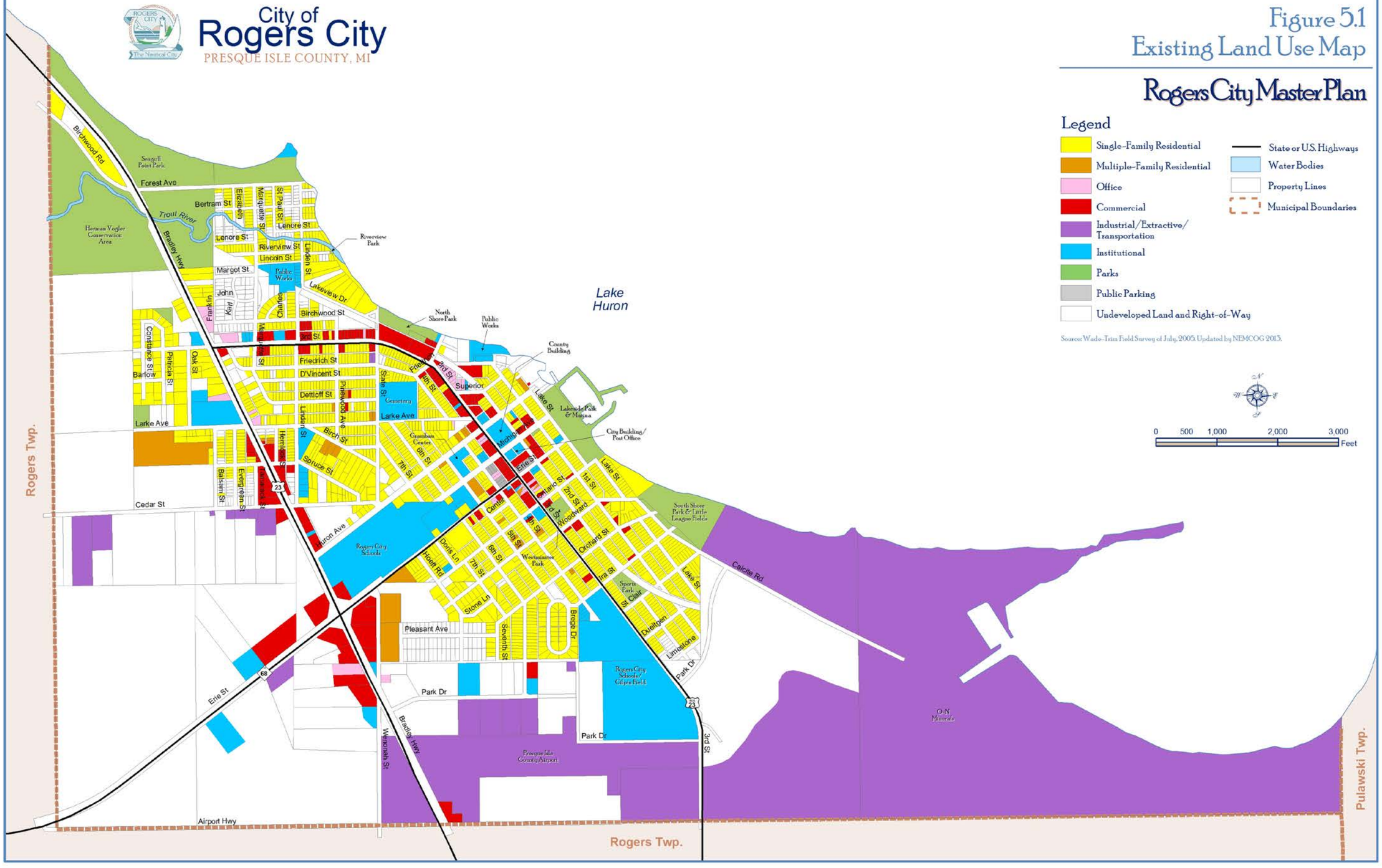
There are "Renaissance Zones" located in Rogers City which offer tax free development sites. The Presque Isle County Development Commission is offering commercial land around the airport on the County's airport property. The City also has commercial lots available in the Presque Isle County Airport Industrial Park.

Several buildings on the former Vogelheim Lumber property have been removed, making this site attractive for waterfront residential development.

Figure 5.1
Existing Land Use Map

Rogers City Master Plan

City of Rogers City
PRESQUE ISLE COUNTY, MI



Legend

- Single-Family Residential
- Multiple-Family Residential
- Office
- Commercial
- Industrial/Extractive/ Transportation
- Institutional
- Parks
- Public Parking
- Undeveloped Land and Right-of-Way
- State or U.S. Highways
- Water Bodies
- Property Lines
- Municipal Boundaries

Source: Wade-Trim Field Survey of July, 2005. Updated by NEMCOG 2013.

0 500 1,000 2,000 3,000 Feet

Chapter 6

Goals, Objectives & Implementation

Purpose

The purpose of this chapter is to establish the goals, objectives and action steps that will guide future growth and development in a manner that will reflect the City's unique character. In developing community goals and objectives, it is important to analyze demographics, housing, economic conditions, services and facilities, cultural and natural resources and existing land use. Preceding chapters of this Master Plan have documented the above characteristics.

An equally important step in developing goals is community input. Rogers City commissioned a City-wide survey that was available online to all residents. The survey was available on the City's website. In addition, hard copy surveys were also available at City Hall and the Presque Isle District Library. City staff helped input the survey for anyone that needed assistance. Press releases were issued and notifications sent in all 1534 utility bills to inform the public about the availability of the surveys. At the end of the survey period, 147 surveys were completed and received. The results of this online survey far surpassed the 2006 Comprehensive Plan public input process (which resulted in a session which was attended by approximately thirty people). The 147 responses yielded by this survey, combined with the large number of written responses, provided a very satisfactory level of input for this Master Plan update.

Participants were asked a number of different questions, including the identification of assets in Roger's City; the identification of negative issues about Rogers City; and a number of different questions regarding government services, community facilities, natural resources, housing, economic development, transportation, and quality of life. Lastly, participants were asked to provide suggestions on improvements that could be undertaken by Rogers City in the future. Input was received from 147 people and responses were carefully compiled and analyzed. With guidance from the community survey results, the Planning Commission established the goals, objectives, and action steps identified in this chapter.

Survey Summary

- *Respondents*:
  - 121 Full-Time Residents
  - 6 Non-Residents
  - 18 Seasonal Residents
  - 2 surveys had no response
  - 93% of Respondents own their own home
  - 55% of Respondents have lived and/or owned property in Rogers City for over 20 years
  - 89% of respondents are age 40 and above
  - 50% of respondents are retired

City Assets

The people living in Rogers City value the water resources and the "small town" nature of the community. The cleanliness of the community, friendliness of the citizens and abundance of recreational and natural resources was also indicated as one of the premier assets of the City. The tranquility, peace and safety of living in a rural environment are also high on their list of City assets.

The following items were the most identified by survey respondents as being the most liked reasons for living in Rogers City:

Most Liked Aspects of Living in Rogers City – Most Common Responses

- Cleanliness
- Small Town Environment
- Trail System
- Recreation – parks, concerts
- Quality Schools
- Friendly People
- Waterfront Community
- Beautiful
- Safe Community/Low Crime
- Walkable Community
- Quiet & Peaceful Place to Live
- Natural Resources
- Historic Assets
- Low Traffic Volume
- Quarry

The following illustrate a number of positive issues about living in Rogers City that were identified by survey participants.

SATISFACTION: 92% of respondents are very satisfied or satisfied living in Rogers City.

SENSE OF COMMUNITY: 74% believe that there is a sense of community in Rogers City.

GOVERNMENT: 54% of responses indicated that services provided by the City were excellent or good. A smaller percentage (43%) felt the government was responsive to their needs, and only 36% believed the City government worked well with other entities, although 40% didn't know or felt neutral. Many comments indicated a perceived lack of connection between City leaders and their constituency. 79% believed that the City should collaborate with other local units of government for provision of services. Additionally, 69% believe the City cemetery is adequately maintained.

LEVEL OF DEVELOPMENT: 76% of respondents say that the City has too little development, while 23% say that the level of development within the City is "just right." Economic development to increase jobs and shopping options were the most frequent reasons stated for this opinion. A need to see more young families moving to the area was also noted as one way to growing the community.

COMMERCIAL/INDUSTRIAL DEVELOPMENT: Near unanimous agreement (96%) among respondents supported the growth of commercial/industrial development within the City. Some comments were noted that encouraged more commercial development and others were concerned with subsidizing development with taxpayer dollars.

RESIDENTIAL DEVELOPMENT: 85% of respondents wish to see continued residential development within the City. Over half of the respondents (55%) believed the quality and range of housing options in the City were either excellent or good.

PUBLIC SAFETY: 89% of respondents are satisfied with police protection in the City, although some comments addressed the size of the force. 88% were satisfied with the fire protection services.

CULTURAL RESOURCES: The data shows overwhelming support for cultural and historical resource protection. There is very strong support for all categories of resource protection, including cultural and historic resources.

RECREATIONAL FACILITIES: 11% of respondents use the Huron Sunrise Trail daily. Facilities with the highest percentage of respondents saying they use the facility 1-2 times per month include Lakeside Park, Seagull Point Park, and the Rogers City Marina. Facilities that respondents say they use 1-2 times per year are the Herman Vogler Conservation Area, Westminster Park, Seagull Point Park, Trout River Park, Memorial Park Cemetery, and South Shore Park. Unfortunately, many of the facilities ranked highly in the "never used" category; however this is likely due to the fact that nearly 60% of the respondents are over 60 years of age.

City Issues

A wide range of concerns were expressed by the respondents. However, the lack of jobs was, overwhelmingly, the most noted concern. Other frequently mentioned issues were the lack of shopping options, very limited medical care options, the increasing number of vacant residential and commercial buildings, and increasing utility rates. Additional comments included the lack of "vision" and/or resistance to change and the lack of implementation of new ideas.

The following items were the most identified by survey respondents as being the most disliked reasons for living in Rogers City:

Most Disliked Aspects of Living in Rogers City – Most Common Responses

- Lack of gainful employment
- Citizenry not wanting change
- Lack of Amenities/Stores
- Blight
- Building Vacancies
- Poor Road Maintenance
- Not enough young families; aging population
- Declining Population
- High taxes and utility rates
- Lack of High-Speed Internet, Cell Phone Coverage, and Utility Services
- Limited medical care and no emergency medical facility
- Gas and Grocery Prices

The following illustrates a number of potential problem issues about living in Rogers City that were identified by survey participants:

QUALITY OF LIFE: Approximately 38% of respondents believe that the City's overall quality of life has declined, whereas 40% of respondents see no change in the City's quality of life. Less than 25% of respondents believe that the City's overall quality of life has improved.

JOBS: 94% of respondents believe that there are inadequate job opportunities within the City.

AGE: The majority of respondents were between the ages of 50-80. Only seven responses (5%) were from individuals under the age of 30 and none were under the age of 20. Nearly 10% of respondents

were 80 or above. This demographic breakdown could influence views upon services to the elderly within the City.

ROADS: 57% of respondents were not satisfied with street conditions and maintenance in the City, although 73% were satisfied with snow removal operations. A majority of respondents (61%) were not familiar with asset management practices for street preservation and even more (73%) were not aware as to how the City was using asset management practices. Further investigation as to how to educate the public on this topic is warranted.

BLIGHT: Respondents were split in their opinion of blight. 45% believe blight is a problem in the City, while 44% believed it wasn't. Many respondents commented that the vacancies contribute to the blight issue, and that it's becoming an increasing problem as time passes.

ECONOMIC DEVELOPMENT: Over three-quarters (86%) of respondents indicated that they leave the City for shopping experiences 1-2-times/month (59%) or 1-2 times/week (27%). Over half (56%) of respondents also indicated that they leave the City for entertainment opportunities either monthly or weekly. The impacts upon the local economy are likely significant and should generate additional follow-up. 87% support proactive economic development efforts in the City, and 81% think efforts to improve the Central Business District should continue.

SENIOR HOUSING & SERVICES FOR THE ELDERLY: Over two-thirds of respondents are supportive of developing assisted living facility for seniors. 43% believe there are adequate services for elderly, although 34% disagree and 23% didn't know or were neutral on the topic.

TELECOMMUNICATIONS: Results were not overwhelmingly clear on this topic. 42% believed the cellular network was adequate, while 46% disagreed. 55% believed high-speed internet access was adequate, while 28% disagreed and 17% didn't know or were neutral on the topic.

LOW-INCOME HOUSING: A majority of respondents (56%) do not support the development of low-income housing units. Comments provided indicate that respondents believe there is an adequate supply in the community.

MEDICAL FACILITIES: There is a clear split regarding satisfaction with medical facilities in the City. While a narrow majority (51%) of respondents are not satisfied with medical facilities in the City, 46% are satisfied with the emergency medical facilities while 35% are not and 19% are don't know or are neutral. It's an interesting result considering many of the comments spoke to the lack of an emergency facility in the area.

Additional suggestions offered to the City:

- Expand service provision for low income families.
- Focus on Economic Development and creating job opportunities.
- Be open to new ideas and business opportunities.
- Elected officials need to focus on moving the community forward and making improvements.
- Promote Tourism.
- Prioritize the attraction of businesses and a younger population.
- Create a long-term plan for natural resource protection.

Focus Areas

After reviewing the survey results, the City has adopted the goals which fall into the following categories:

Community Character & Quality of Life

A community's "character", an intangible item which identifies the attributes which make a community unique, will continually change over time. Preserving it can be a very important part of maintaining a community's cultural heritage and traditions. A community's "quality of life" helps define the viability of a community as a place to live, work, and play. The goals listed in this section are intended to be general in nature. Community character and quality of life are also addressed throughout the remaining goals and objectives.

Planning, Zoning and Community Development

Governmental institutions owe their constituents an efficient and open organization by continually seeking ways in which to operate in the most cost-effective manner. Efficient and consistent delivery of services to the public is critical in achieving this goal. Cooperation and collaboration between local units of government is also an important part of achieving this goal. Open lines of communication with the public will help to assure constituents that this is being pursued.

Transportation, Infrastructure and Public Services

Maintaining and improving a community's transportation and infrastructure system is another essential part of ensuring a vital and healthy community. Transportation systems are complex and expensive to maintain and expand. Changes in transportation infrastructure can have a profound impact on a community's environmental conditions and land use patterns. It is therefore necessary to continually and carefully plan for ongoing improvements. In addition to the transportation infrastructure, other types of facilities, infrastructure and services (i.e. water, sewer, fire, police, schools, etc.) constitute the backbone of a community. Having well designed and managed infrastructure and services greatly adds to the "livability" of a community. The continued maintenance of these facilities is essential and requires constant oversight. The expansion of infrastructure and services is extremely expensive and places additional funding burdens on the public. Expansions which are not carefully planned can inadvertently add to environmental degradation and undesirable sprawl.

Natural, Cultural and Recreation Resources

The protection of a community's natural environment is imperative in maintaining the quality of life and ensuring that future generations live in healthy surroundings. A clean and attractive environment helps to attract new businesses, residents and tourists. The area's many recreational facilities and opportunities are also very important in attracting tourists and new residents and businesses. Maintaining and improving these recreational facilities and opportunities is vital for present and future generations. Economic development and environmental protection are both necessary for a healthy community.

Housing

A diverse and well-maintained selection of housing choices is another vital component of a community. The strength of a local economy is based, in part, on the affordability and selection of the housing stock. As a strong economy is an essential element of a healthy community, adequate housing choices must be available for residents to feel economically secure. In order to have productive community members and attract new citizens to an area, a local community needs a broad mix of demographics to develop a

well-rounded economy. This helps to add to the quality of life and makes the community a more enjoyable place in which to live and work. Housing choices impact more than just what type of structure an individual buys. Access to and the affordability of housing choices impacts overall community development by influencing such factors as access to quality education, church attendance, community organizations, and convenient shopping opportunities. Therefore, a local community must actively seek ways in which to encourage desirable residential development.

Economic Development

A strong economy is an essential element of a healthy community. Residents must have the opportunity to earn family-sustaining wages in order to be productive community members. A strong economy does not usually just "happen" without the local community actively seeking ways to encourage desirable development. The U.S. and world economies are changing rapidly, which is profoundly affecting local economies, as well.

Goals, Objectives & Implementation Strategies (Action Items)

The following table contains goals, objectives, strategies, timelines and responsible parties for the six focus areas listed above. It is important to note that, while responsible parties are listed below, situations change and 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 the correct mix of stakeholders are involved. In addition, the City maintains the following table as a working "Implementation Strategies Table" separate from the Master Plan. This working Implementation Strategies Table is updated on a continual basis as conditions in the City change and as new implementation opportunities arise. Every five years, the Implementation Strategies Table within this Master Plan will be reviewed and updated, as necessary.

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.

ON-GOING: Actions that do not have a beginning and end period but which are continuously on-going in the City.

CC = City Council
PC = Planning Commission
DPW = Department of Public Works, Water Department, Sewer Department
CM = City Manager
Staff = City Staff
DDA = Downtown Development Authority
HC= Housing Commission
MW= Michigan Works
LE= Law Enforcement
FD= Fire Department
EMS= Emergency Medical Services
CD= Central Dispatch
Chamber = Chamber of Commerce
ZO = Zoning Officer

IMPLEMENTATION STRATEGIES TABLE			
FOCUS AREA	**OBJECTIVES AND ACTION ITEMS**	**TIMEFRAME**	**RESPONSIBLE PARTY**
1 Community Character & Quality of Life	**GOAL 1: Maintain and enhance the overall quality of life in Rogers City.**		
	OBJECTIVE A Implement the Rogers City Master Plan's goals and objectives to improve the overall quality of life for city residents.		
	(1) Coordinate implementation efforts with the appropriate departments, local units of government, agencies, and organizations.	Ongoing	CC, DPW, CM, Staff, DDA, Chamber
	(2) Actively engage in strategic planning to ensure goals and objectives are being met.	Short	CC, CM, Staff
	(3) Assign responsible parties and realistic timelines to hold individuals accountable for achievements.	Ongoing	CC, DPW, CM, DDA, Chamber
	OBJECTIVE B Encourage public feedback regarding ongoing efforts to improve the City's quality of life.		
	(1) Talk to residents and encourage the use of the contact section on the City's website.	Ongoing	CC, CM, Staff, DDA, Chamber
	OBJECTIVE C Implement placemaking programs throughout the community to create a sense of place and maintain small-town character.		
	(1) Investigate placemaking funding opportunities.	Ongoing	CC, CM, Staff, DDA, Chamber
	(2) Encourage the continuance of year-round community events.	Ongoing	CC, CM, Staff, DDA, Chamber
	(3) Regularly attend training and share ideas with other communities about cost effective placemaking projects.	Ongoing	CC, CM, Staff, DDA, Chamber

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
1 Community Character & Quality of Life	**GOAL 2: Maintain and enhance the appearance and character of Rogers City.**		
	OBJECTIVE A Enhance community gateways, parks, and streets.		
	(1) Maintain implementation and enforcement of land use controls, landscaping and screening.	Ongoing	ZO, CC, CM
	(2) Enhance streetscapes to include pedestrian-friendly features such as trees, street furniture, trash receptacles, pedestrian-scaled lighting and public art.	Medium	CC, PC, ZO, DPW
	(3) Expand beautification efforts to enhance the appearance of the public facilities and gateways into the City.	Ongoing	DPW, CC
	(4) Continually maintain the City-owned public spaces to ensure they remain clean and attractive.	Ongoing	DPW
	(5) Work with the Alliance for the Great Lakes' Adopt-a-Beach program to organize and implement a volunteer-based beach clean-up program for the City's public beaches.	Short	CC, DPW
	OBJECTIVE B Encourage the maintenance and upgrade of private businesses and residences.		
	(1) Implement City-wide clean-up days or collaborate with other jurisdictions to implement countywide clean-up days.	Short	CC, Staff, DPW
	(2) Investigate incentive programs or contests to encourage property improvement.	Ongoing	Staff
	(3) Develop a blight ordinance to ensure private properties remain clean and attractive.	Short	ZO, PC, CC
	OBJECTIVE C Protect and preserve local history, including historic buildings, residential neighborhoods, and scenic features.		
	(1) Explore tax incentives and/or loan programs for the preservation of older and/or historic buildings.	Ongoing	ZO, Staff
	(2) Develop guidelines for the appropriate reuse and renovation of historic buildings.	Short	ZO, PC, CC
	(3) Protect key scenic vistas.	Short	ZO, PC
	(4) Encourage private efforts to protect valuable historic resources.	Ongoing	ZO, PC, Staff
	(5) Support historic resource education to assist landowners, businesses, and communities.	Ongoing	ZO, Staff
	(6) Incorporate features that reflect the City's character and cultural heritage into signs and streetscape elements within the City.	Ongoing	ZO, Staff, DPW

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
2 **Planning, Zoning, and Community Development**	**GOAL 1: Cooperate and effectively communicate with other levels of government, governmental agencies, and the public on land use, zoning and development issues.**		
	OBJECTIVE A Maintain and implement an updated Master Plan and Zoning Ordinance that is responsive to public needs.		
	(1) Initiate and maintain proactive conversations with property owners regarding preferred future land uses.	Ongoing	CC, CM, Staff, DDA, Chamber
	(2) Review the *Master Plan*, including the goals and objectives at five-year intervals per state law.	Ongoing	PC, CC, ZO
	(3) Review and amend the *Zoning Ordinance* when the *Master Plan* is updated or amended.	Short	PC, CC, ZO
	(4) Respond accordingly to changes in state planning statutes.	Ongoing	PC, CC
	(5) Actively engage in strategic planning to ensure goals and objectives are being met.	Short	CC, CM, Staff
	OBJECTIVE B Improve communication with the public and surrounding governmental entities.		
	(1) Communicate with the county and adjacent townships about land use and site plan issues for properties near their boundaries.	Ongoing	CC, CM, ZO
	(2) Assist property owners with contacting the appropriate county and state agencies about land use and environmental issues for development in wetlands near Lake Huron.	Ongoing	Staff, ZO
	(3) Maintain an open decision-making process and promote ongoing active citizen involvement.	Ongoing	CC, PC, Staff, ZO
	(4) Research the feasibility of joint intergovernmental council or planning commission meetings.	Short	CC, CM, Staff
	(5) Develop standard operating procedures for the timely exchange of information between the city planning commission, township planning commissions, and the county planning commission.	Short	PC, CC, CM
	(6) Sponsor community and neighborhood public forums to solicit public feedback from all demographic sections in the city.	Ongoing	Staff, CM
	(7) Use the City's website to disperse information, such as news releases, newsletters, commission agendas, meeting minutes, the zoning ordinance, application forms, and plans.	Ongoing	Staff

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
2 **Planning, Zoning, and Community Development**	**GOAL 2: Guide development to meet the long-term needs of the community through the protection of existing development, preservation of community character, fostering of development, and the conservation of natural resources and the environment.**		
	OBJECTIVE A Foster distinct, attractive development to enhance the visual character in the city.		
	(1) Encourage creative design and planning techniques to produce visual harmony while preserving special features and natural resources.	Ongoing	ZO, PC
	(2) Implement the design standards in the *Zoning Ordinance* while allowing for flexibility in creative design.	Ongoing	ZO, PC
	(3) Consistently enforce the current zoning standards and other city ordinances.	Ongoing	ZO, PC
	(4) Work with the DDA to develop and implement façade improvement programs.	Medium	ZO, PC, CC, CM
	(5) Consider the City's character when applying the site plan review process per the *Zoning Ordinance*.	Ongoing	ZO, PC
	OBJECTIVE B Encourage diverse business development through community development.		
	(1) Research innovative development options to increase the tax base while maintaining the essential character of the community.	Ongoing	CC, CM, DDA, Chamber
	(2) Continue to implement innovative zoning techniques that allow for a mix of residential and commercial uses as well as expansions of the home-based business and cottage industry.	Ongoing	PC, ZO, Staff, DDA
	(3) Continue to encourage businesses to use outdoor spaces (e.g. sidewalk cafes).	Ongoing	ZO, PC, Staff
	(4) Research and apply to programs (e.g. Brownfield Redevelopment Programs) that encourage responsible land use in Rogers City.	Ongoing	ZO, Staff, CM, DDA
	OBJECTIVE C Promote mixed-use development and walkable designs.		
	(1) Encourage mixed-use development options through zoning.	Ongoing	ZO, PC, Staff
	(2) Review and amend the City sidewalk program to maintain a pedestrian-friendly community while minimizing the cost to adjacent landowners.	Short	ZO, Staff, CM, DPW

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
3 **Transportation, Infrastructure and Public Services**	**GOAL 1: Improve and maintain the transportation systems, community facilities, programs, public utilities, and telecommunications to accommodate the needs of residents, visitors, and commercial enterprises.**		
	OBJECTIVE A Provide the community with access to the necessary public services and amenities.		
	(1) The Capital Improvements Plan (CIP), as amended, is incorporated, by reference, in this Master Plan and will continue to be maintained and implemented.	Ongoing	CM, CC, Staff, DPW
	(2) Direct future development to areas where necessary public services and utilities already exist or where expansion of services and utilities are planned and/or required.	Ongoing	ZO, PC
	(3) Maintain the water and sewer infrastructure while striving to keep costs low.	Ongoing	DPW
	(4) Provide for and maintain adequate roads, streets, and sidewalks to ensure safety and facilitate orderly growth.	Ongoing	ZO, PC, DPW
	(5) Support public transportation services to assist those with limited mobility and to conserve energy.	Ongoing	CC, DDA
	(6) Maintain safe and convenient on-street and off-street parking.	Ongoing	DPW
	(7) Encourage new street and utility improvements to coincide with new developments.	Ongoing	ZO, PC
	(8) Encourage the placement of utilities underground.	Ongoing	ZO, PC
	(9) Continue implementing the *Rogers City Wellhead Protection Plan* to protect the city's water system. By reference, the goals of the *Rogers City Wellhead Protection Plan* are incorporated into the planning goals of this *Master Plan*.	Ongoing	DPW
	(10) Coordinate planning efforts with Community Development Authority and Chamber of Commerce to address land use issues that impact public services and facilities that serve the needs of residents and visitors.	Ongoing	ZO, Chamber, PC
	(11) Per City Council Resolution 2011-124, incorporate Complete Streets design concepts into the City's planning efforts to ensure all forms of transportation are adequately provided for. Ensure the Complete Streets concept is factored into roadway improvement projects, trail projects, and private development (through zoning requirements and site plan review standards).	Ongoing	PC, CC, DDA, CM, Staff
	OBJECTIVE B Support the construction of efficient communication networks within the City.		
	(1) Research approaches that will improve cell phone service coverage within the City.	Short	ZO, PC, CC, CM, Staff

	(2) Research methods to upgrade the available internet services to high-speed capability.	Short	ZO, PC, CC, CM, Staff
	(3) Work with telecommunications companies to ensure the latest telecommunications technology is available in the city.	Ongoing	ZO, PC, CC, CM, Staff

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
3 **Transportation, Infrastructure and Public Services**	**GOAL 3: Ensure efficient response of emergency services within the city.**		
	OBJECTIVE A Support existing public safety services (e.g. police, fire, emergency medical services).		
	(1) Plan for and upgrade existing public safety equipment to ensure the provision of efficient services.	Ongoing	CC, CM, LE, FD, EMS, CD
	(2) Inventory the current telecommunication services and plan for the future telecommunication needs of the public safety services.	Ongoing	Staff, CM, LE, FD, EMS, CD
	(3) Maintain adequate response times to public safety incidents.	Ongoing	CD, LE, FD, EMS
	(4) Research collaboration or consolidation methods between local units of government to efficiently use tax dollars to provide public safety services.	Short	CM, CC, LE, FD, EMS, CD
	(5) Allocate sufficient resources to ensure adequate staffing.	Ongoing	CC, CM
4 **Natural, Cultural, and Recreation Resources**	**GOAL 1: Conserve, protect and maintain natural resources for the enjoyment of current and future residents and visitors.**		
	OBJECTIVE A Coordinate development intensity with the environmental integrity and land limitations.		
	(1) Consistently apply standards when reviewing development proposals.	Ongoing	ZO, PC
	(2) Develop or amend the *Zoning Ordinance* to protect the natural resources and direct development away from environmentally-sensitive areas.	Short	PC, CC, ZO
	(3) Encourage LEED-certified (Leadership in Energy and Environmental Design) developments to promote sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.	Ongoing	PC, ZO
	(4) Encourage county officials to adopt environmentally sustainable ordinances, such as stormwater controls, and to effectively administer and enforce current regulations, such as soil erosion and sedimentation control.	Ongoing	ZO, PC, CC
	OBJECTIVE B Identify sites with existing pollution or the potential for pollution and develop measures to rectify the existing issues and prevent future		

	problems.		
	(1) Continue implementing the *Rogers City Wellhead Protection Plan*.	Ongoing	DPW
	(2) Work with other agencies, organizations, associations, and resource professionals to develop a landowner technical assistance program that promotes a healthy and diverse natural environment.	Short	DDA, Chamber, ZO, CM, CC, PC
	(3) Encourage the use of natural landscaping in community parks, around public facilities and on private lands, where appropriate.	Ongoing	PR, PC, ZO

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
4 **Natural, Cultural, and Recreation Resources**	***OBJECTIVE C*** Identify and protect desirable open space areas, scenic vistas, wildlife habitat, and environmentally-sensitive areas.		
	(1) Encourage the use of native plants for reforestation projects, wildlife habitat, street and neighborhood trees, landscaping, parks and roadside areas.	Ongoing	PR, PC, ZO, DPW
	(2) Pursue grant funding to assist in protecting the identified areas.	Ongoing	Staff
	(3) Use overlay zones to assist in protection efforts, where necessary.	Ongoing	PC, ZO
	GOAL 2: Protect and preserve the cultural resources for the enjoyment of current and future residents and visitors.		
	OBJECTIVE A Assist in promoting cultural tourism in the City through the support of public and private cultural and civic organizations, including the expansion and/or improvement of the existing facilities and activities and the development of new facilities and activities.[1]		
	(1) Identify and promote the significance of historic neighborhoods, buildings, or places.	Ongoing	DDA, Chamber
	(2) Work with local organizations to tell the story about Rogers City with the incorporation of cultural resources.	Ongoing	DDA, Chamber
	(3) Establish regional partnerships to collaboratively tell the story about the cultural resources along coastal Northeast Michigan.	Ongoing	DDA, Chamber
	(4) Pursue grant funding to assist in protecting the cultural resources.	Ongoing	ZO
	GOAL 3: Maintain and enhance recreational facilities and activities.		

	OBJECTIVE A Develop a strategic plan for the Sunrise Coastal Trail.		
	(1) Develop the concept of and implement a continuous bike trail loop within the City limits.	Medium	ZO, CC, CM, DDA, Chamber, DPW
	(2) Continue to maintain the trail.	Ongoing	DPW
	(3) Continue to promote the trail and attractions along the trail to residents and visitors.	Ongoing	Chamber, DDA
	OBJECTIVE B Maintain quality recreational sites in Rogers City.		
	(1) Maintain and implement the *Community Recreation Plan for the City of Rogers City and the Rogers City Area School District*. By reference, the goals of the Recreation Plan are incorporated into the planning goals of this Master Plan.	Ongoing	ZO, CC, PC, CM, DPW

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
5 **Housing**	**GOAL 1: Allow suitable housing opportunities for all income levels, age groups, household types, and resident type (year-round and seasonal).**		
	OBJECTIVE A Encourage the development of a mixture of quality housing within the City.		
	(1) Encourage the development of affordable single-family housing, multiple family rental units, age-progressive senior and assisted living housing, and provide for opportunities to age in place.	Ongoing	ZO, PC, CC
	(2) Research, implement, and maintain rental housing programs to ensure high standards are maintained in single- and multi-family rental housing.	Ongoing	ZO, PC, CC
	(3) Match residential densities to the characteristics and available services of proposed sites.	Ongoing	ZO, PC
	(4) Use the 2016 Target Market Analysis, Presque Isle County, to assess the demand for a mixture of housing types and seek out opportunities for development.	Ongoing	CC, CM, Staff
	OBJECTIVE B Encourage the maintenance of the existing housing stock and residential neighborhoods in good repair, appearance, usefulness and safety.		
	(1) Enforce codes to remove unsanitary or unsafe housing.	Ongoing	ZO

	(2) Research grant programs, such as the Community Development Block Grant Program, to rehabilitate existing low and moderate income housing units.	Ongoing	ZO, HC, Staff
	(3) Identify available funding sources for residential improvements and notify residents about the rehabilitation programs.	Ongoing	ZO, Staff
	OBJECTIVE C Protect the neighborhood character of residential areas.		
	(1) Require buffers or transition areas between residential and non-residential uses to maintain property values and aesthetics.	Ongoing	ZO, CC, PC
	(2) Encourage clustering residential development in areas where services and utilities are available to preserve open spaces.	Ongoing	ZO, CC, PC
	(3) Discourage the infringement of commercial and industrial uses near residential neighborhoods, while allowing for the continuation of existing neighborhood small businesses.	Ongoing	ZO, CC, PC

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
6 **Economic Development**	**GOAL 1: Provide opportunities to retain existing businesses, establish new commercial uses and redevelop vacant commercial buildings which meet the demonstrated market needs of area residents.**		
	OBJECTIVE A Support efforts to create a vibrant downtown area.[1]		
	(1) Encourage commercial development or redevelopment (retail, personal services, office and professional services) in the downtown business district.	Ongoing	ZO, CC, PC, CM
	(2) Develop a concept for, implement, and maintain a pedestrian route between the downtown and the marina.	Medium	ZO, CC, PC, CM, DPW
	(3) Promote the vitality of the downtown area by emphasizing the entertainment and cultural center, restaurants, theater, library, museums, parks, marina, and shopping.	Ongoing	DDA, Chamber
	(4) The Downtown Development Authority (DDA) Development Plan and Tax Increment Financing Plan, as amended, are incorporated, by reference, in this Master Plan.	Ongoing	DDA, CM, Staff
	OBJECTIVE B Retain existing businesses for the economic well-being of Rogers City. [1]		
	(1) Research, promote, and/or implement programs that retain existing businesses.	Ongoing	Chamber, DDA, ZO, Staff
	(2) Research and promote business façade improvement programs.	Medium	Staff, Chamber

	(3) Develop partnerships between community organizations, regional community colleges, and Michigan Works to provide education and training programs that continue to meet the needs of the City's current employers and future businesses.	Ongoing	Chamber, DDA, MW
	(4) Identify and promote programs that provide training to existing business owners in the provision of quality services, business management, and a variety of other issues.	Ongoing	Chamber, MW
	(5) Work with local business owners to encourage the implementation of strategies to create a "sense of place."	Ongoing	Chamber, DDA, ZO
	OBJECTIVE C Support business development and attraction efforts. [1]		
	(1) Participate in local and regional entrepreneurial and business attraction efforts.	Ongoing	Chamber, MW
	(2) Market entrepreneurial training programs to assist residents in starting and maintaining their own small businesses.	Ongoing	Chamber, Staff
	(3) Diversify business opportunities through the use of community development programs to make Rogers City a desirable place to live.	Ongoing	Chamber, CM, Staff
	(4) Evaluate tax incentives and abatement programs to attract commercial developments.	Ongoing	CM, CC, Staff
	(5) Attract medical service business developments.	Ongoing	Chamber, CM

FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
6 **Economic Development**	***OBJECTIVE D*** Provide a family-friendly high quality of life to attract diverse age groups to the city. [1]		
	(1) Encourage the development of goods, services, recreation and employment opportunities needed to retain families.	Ongoing	ZO, PC, CC, CM
	(2) Continue developing and promoting the area's recreational amenities.	Ongoing	Chamber, DDA, Staff, ZO
	(3) Develop and implement a public relations campaign to emphasize Rogers City's parks system, historic character, and waterfront amenities.	Ongoing	Chamber
	GOAL 2: Develop and promote the growth of a diverse industrial economic base to serve the employment needs in the city and region.		
	OBJECTIVE A Expand the City's role in attracting industrial developments. [1]		
	(1) Develop relationships between the City and existing industrial businesses.	Ongoing	CM
	(2) Identify and address City regulations perceived as burdensome by potential investors and employers.	Ongoing	ZO, CC, PC

	(3) Provide the necessary services, facilities and programs to expand industrial development opportunities within the City.	Ongoing	CM, DPW
	(4) Expand the infrastructure needed to attract industrial development to the city.	Ongoing	ZO, CM, CC, DPW
	(5) Streamline the approval processes so proposed industrial development is not delayed.	Short	ZO, PC, CC
	(6) Initiate a public education campaign regarding the nature and economic impact of industrial development.	Short	Chamber
	OBJECTIVE B Support county and regional economic development initiatives to establish new industries that diversify the local economy and ensure the retention and competitiveness of existing industry. [1]		
	(1) Provide appropriate locations for clean, light industrial and research-type developments.	Ongoing	ZO, PC, CC
	(2) Encourage the location of industrial industries in the existing industrial park and county renaissance zone.	Ongoing	ZO, PC, CC
	(3) Re-evaluate and utilize tax incentive and tax abatement programs to encourage industrial development.	Ongoing	Staff, ZO
	(4) Attract high tech, and research and development businesses to the City.	Ongoing	CM
	(5) Improve marketing efforts, including internet-based marketing efforts, to attract new industrial development to the City.	Ongoing	Chamber, CM, Staff
	(6) Capitalize on the Port Calcite Collaborative to expand the area's industrial capabilities.	Ongoing	CM

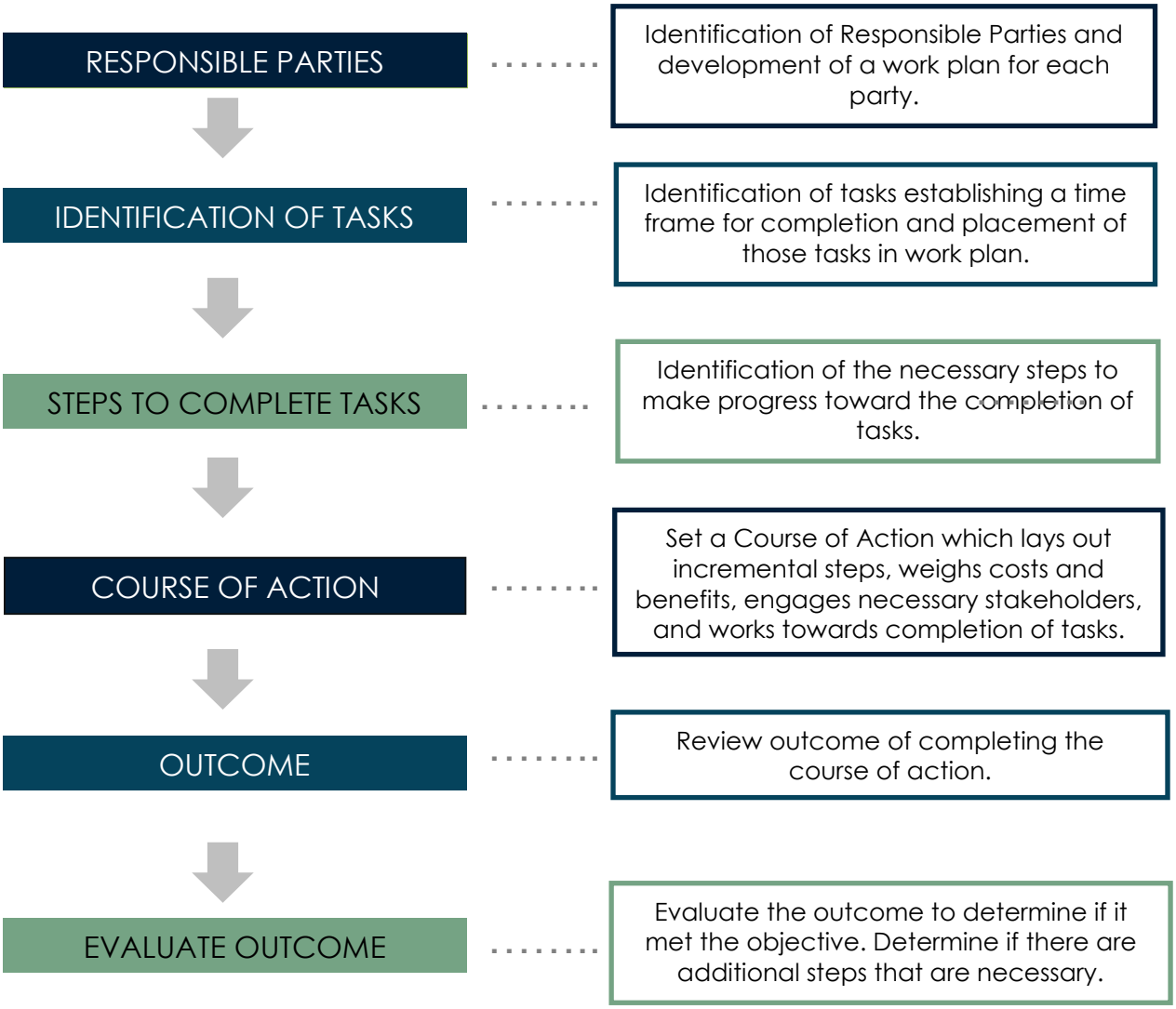
FOCUS AREA	OBJECTIVES AND ACTION ITEMS	TIMEFRAME	RESPONSIBLE PARTY
6 Economic Development	(7) Support industry that utilizes the area's rich resource base to produce marketable goods.	Ongoing	ZO, CC, PC
	(8) Participate in the *Pure Michigan Business* to *Business Connect* program.	Ongoing	CC, CM
	(9) Participate in Michigan Works! Northeast Consortium to encourage industry to purchase local goods and services and share workforce skills.	Ongoing	ZO, CC, PC
	GOAL 3: Continue to market the Rogers City area as a tourism destination.		
	OBJECTIVE A Participate in regional tourism marketing efforts. [1]		
	(1) Participate in the US 23 Heritage Route tourism program.	Ongoing	CM, Chamber
	(2) Participate in the Pure Michigan campaign.	Ongoing	CM, Chamber
	(3) Research the feasibility of establishing a regional CVB to assist with marketing efforts.	Medium	CM
	(4) Participate in regional and statewide trails marketing efforts.	Ongoing	DPW, CM
	OBJECTIVE B Support local tourism business development and training. [1]		
	(1) Work with the Chamber of Commerce to identify hospitality training for local tourism businesses and transmit those training opportunities to local business owners.	Ongoing	Staff, Chamber
	(2) Research and utilize programs that assist with start-up loans, façade improvements, and renovations.	Ongoing	Staff
	OBJECTIVE C Research and implement opportunities and techniques that attract tourism. [1]		
	(1) Develop tourism packages that include sites of interest, and lodging and dining coupons.	Ongoing	Staff, DDA, Chamber
	(2) Research the feasibility of implementing the "winter cities" concept.	Short	ZO, CM
	(3) Participate in a regional Dark Skies initiative.	Ongoing	CC, CM
	(4) Support the development of mixed lodging opportunities (e.g. hotels, bed and breakfasts, tourist homes, cabins, etc.).	Ongoing	ZO, PC
	(5) Capitalize on industrial tourism opportunities offered by the limestone quarry.	Ongoing	Staff, Chamber
	(6) Capitalize on maritime tourism opportunities offered by the Thunder Bay National Marine Sanctuary.	Ongoing	Staff, Chamber
	(7) Recruit maritime-related tour opportunities (e.g. boat tours, freighter watching tours, kayak or Jet Ski rentals, etc.).	Ongoing	DDA, Chamber

[1] The 2019 Economic Development and Community Marketing Strategy, as amended, is incorporated, by reference, in this Master Plan.

Implementation

This Master Plan was developed to provide a vision of the community's future. It will serve as a tool for decision making on future development proposals. The plan will also act as a guide for future public investment and service decisions such as the local budget, grant applications, road maintenance and development, community group activities, tax incentive decisions, and administration of utilities and services.

The Rogers City Planning Commission and City Council maintains a continuously updated Implementation Strategies Table in order to identify priority items and work plans in the intervening years between Master Plan updates. This will allow the City to work on a proactive basis in order to better accomplish the goals identified in the Master Plan as opportunities arise and conditions change. In order to develop a work plan for each strategy identified in the Implementation Table, the City uses a management process as indicated in the following flowchart to implement actions to achieve objectives. These work plans will be developed with guidance from all responsible parties identified in the Implementation Strategies Table.



Chapter 7

Future Land Use

Prior Comprehensive Plans

Rogers City has prepared master plans in the past, which serve as important background to the update process. The first plan prepared in 1963 came about when the City was experiencing rapid growth. Between 1950 and 1960, city population increased from 3,873 to 4,722; a 22 percent increase in ten years. Prior to that, the population experienced a 26 percent growth between 1940 and 1950. It is not surprising that the 1963 plan envisioned full residential development to the municipality's west boundary. Two large residential neighborhoods were sketched out on the west side of U.S. 23, each with its own neighborhood elementary school and park. A large area northwest of Huron Avenue, between State Street and Fourth Street, was designated for multiple family dwellings. Commercial development, however, was to be concentrated in the Central Business District and along North Third Street. Very little land was allocated to highway commercial uses. Light industrial uses were recommended for the area in the southwest portion of the City, bounded by M-68, U.S. 23, Wenonah Drive, and Airport Highway.

By the time the first plan was updated in 1979, visions of the City's future had changed substantially. The late 1970's were a period of industrial retrenchment and population loss. By 1980, Rogers City population had declined to 3,923, or nearly back to the level of 1950. Commercial growth, especially associated with tourism and recreation, was seen as a possible alternative to industrial decline. Accordingly, past land use plans greatly increased the amount of land available for commercial use, especially along North Third Street near the intersection with U.S. 23 and virtually everywhere along the U.S. 23 corridor. Industrial uses were recommended only for the quarry, industrial park, and county airport.

The 1992 future land use plan recommended locations for four different types of residential development: single family, multiple family, medium density, and estate. Generally, they were separated based on lot size and density. Areas in the southwest corner of the City were recommended for agriculture or planned developments. A new industrial area was recommended for the south side of Cedar Street, west of U.S. 23. An area for professional offices and services was recommended for the U.S. 23 corridor between Larke Avenue and North Third Street. In 1998, the comprehensive plan was amended to include recommendations for a waterfront residential district. The zoning map was subsequently amended to implement this recommendation.

Developing Land Use Policy

This Master Plan update takes into account current development patterns, existing zoning district designations, and anticipated population projections of limited or no growth. Residential development is encouraged, without presuming that all of the City's undeveloped land will "fill up" during the planning period of twenty or more years. In fact, residential development is likely to occur as redevelopment or conversion of previously developed properties on or near the waterfront. The plan seeks to balance

office, commercial, and industrial growth while maintaining a mix of residential uses for year-round and part-time residents and visitors considering varying income levels. Some neighborhoods are recommended for a blend of uses adjacent to the marina, parks, and downtown in a pedestrian friendly setting.

Zoning Plan

Section 33 of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, calls for a Master Plan to include a zoning plan for the control of height, area, bulk, location and use of buildings and premises in the City. The zoning plan identifies the current zoning districts and their purposes, as well as how the land use categories on the future land use map relate to the districts on the zoning map. Rogers City completed a comprehensive rewrite of its Zoning Ordinance in 2011 and has updated it several times since then. The new Zoning Ordinance better reflects and supports the implementation of the goals and objectives and future land use contained in this Master Plan. Additionally, the Ordinance reflects changing conditions in the community and along the coastline. The zoning plan for Rogers City is being incorporated into the future land use discussion below. During the 2011 re-write of the Zoning Ordinance, the City accomplished many goals it set in terms of implementing the 2006 Future Land Use recommendations. Therefore, the discussion of the Zoning Plan is limited to a description of what was recently accomplished. Future zoning recommendations for the City are limited to fine-tuning the Zoning Ordinance to respond to specific issues that arise. **Table 7.1** highlights the future land use categories shown on **Figure 7.1** and indicates the zoning districts that will accommodate those uses.

Table 7.1
Rogers City Future Land Use Categories/Zoning Equivalency

Future Land Use Category	Zoning District (that can accommodate the use)
Estate Residential	R-1
Single Family Residential	R-1, R-2, R-T, RM-1, R-C, OS-1
Medium Density Residential	RM-1, RM-H, W
Multi-Family Residential	RM-1, OS-1
Mixed Use	W, B-2, OS-1
Waterfront	W
Schools	OS-1, R-T, R-1, R-2
Parks	R-1, R-2, R-T, RM-1, RM-H, W, RC
Office Service	OS-1, A-1, B-2, B-3, I-1
Downtown Business	B-2
Highway Commercial	B-3
Industrial/Transportation	I-1, I-2, A-1
Quarry	I-2

Source: NEMCOG – 2020 Future Land Use Map

Residential Development

The future land use recommendations preserve existing residential neighborhoods for **SINGLE FAMILY RESIDENTIAL** use. Three of these neighborhoods are older areas which are at or approaching full development: 1) the lakeside neighborhood defined by Lake Huron on the east, Third Street on the west, downtown to the north, and the quarry property to the south; 2) the central city neighborhood west of Third and south of Erie; and 3) the neighborhood which surrounds the cemetery, north of Erie between U.S. 23 and Third Street. These neighborhoods are characterized by relatively small lots, contiguous single family homes, and an aging but well-kept housing stock. In addition to single family uses, parks and other institutional/governmental uses are appropriate. Within these areas, several small neighborhood businesses and duplex dwellings have existed for decades. This plan supports the continuation of these uses, because they provide necessary services to the neighborhoods. These neighborhoods are currently zoned R-2 (Single Family Residential) and have smaller lot size requirements and reduced setbacks in the Zoning Ordinance. Setbacks were reduced during the update in 2011 in order to better conform to the older neighborhood development pattern. In addition, a process of setback averaging exists which allows new homes to be built using the setbacks of established homes on the block. Newer single family residential neighborhoods are emerging further from the town center and adjacent to some of Rogers City's most fabulous natural amenities. The Trout River neighborhood lies next to Lake Huron on the north side of town between Seagull Point and both sides of Trout River. This neighborhood is currently zoned R-1 (Single Family Residential) and requires larger lot sizes and greater setbacks.

The Constance Street and Patricia Street neighborhood (Hornbacher's Second Addition) is nestled in a thickly wooded area adjacent to the Herman Vogler Conservation Area, west of U.S. 23. This subdivision is typified by more recently platted lots which are much larger than existing zoning minimums. Its character would best be maintained by designation as a large lot or **ESTATE RESIDENTIAL** area and limited to only single family homes. The undeveloped area west of Constance Street is recommended for expansion of **ESTATE RESIDENTIAL** development if additional residential space is needed. The **ESTATE RESIDENTIAL** area is currently zoned R-1 which is appropriate due to the larger lot size and greater setback requirements.

Another residential neighborhood has been identified in the older lakeshore area of town which is situated between the Central Business District and the Boat Harbor/Lakeshore Park area. Advantages of this **MIXED USE** category include direct visual and pedestrian access both to the lakeshore and to the downtown area. Possible disadvantages include small lot size, an aging housing stock, and increasing incursion from surrounding recreational traffic and commercial activities. While this area is mostly residential in nature, several commercial, office, and institutional uses are expected to continue in the future. New small scale, waterfront, and tourist-related commercial uses, such as pedestrian-oriented shops and restaurants, along with private and public recreation and seasonal use businesses are encouraged. Businesses with high vehicular traffic and parking requirements would be discouraged. Currently, this area is pre-dominantly zoned R-2 (smaller residential lots with reduced setbacks). A portion has been zoned B-2 (Central Business District) due to the presence of pedestrian-oriented businesses which appropriately corresponds to the future land use designation of this area as **MIXED USE.**

Multiple family residential uses, perhaps designed under the condominium concept, are expected to co-exist with parks, the marina, and waterfront-related commercial uses in the **WATERFRONT** area. In the 2011 Zoning Ordinance, this area was rezoned to the Waterfront District which allows a mix of uses

including accommodation, food services, farm markets, art studios, waterfront tourism uses, museums, parks, dwellings located above commercial establishments, townhouses, and select retail. The Waterfront District allows development from side lot line to side lot line and requires commercial buildings to provide waterfront entrances and street side entrances.

The existing **MULTI-FAMILY RESIDENTIAL** complex located southeast of the Wenonah Drive/ Erie Street intersection is maintained, and additional property west of Hoeft Road and north of Airport Drive is a natural extension of this use. This area is currently predominantly zoned Low-Rise Multiple Family with a small section zoned General Business and R-2 Single Family Residential. The existing mobile home park south of Larke Street and west of Balsam Street is retained as **MEDIUM DENSITY RESIDENTIAL** use, with a potential westward expansion of this housing density between Larke Avenue and Cedar Street to the City's western boundary. The current zoning designates the west half and northeast quadrant of this area as the Residential Manufactured Housing District with the southeast quadrant being the Low-Rise Multiple-Family Residential District.

Office/Service Uses

The **OFFICE SERVICE** use designation applies to the nursing home/rehab hospital vicinity. On **Figure 7.1**, Future Land Use Map, the area encompasses the U.S. 23 corridor from Larke Avenue to the public park lands to the north. Several professional offices are currently located in this region alongside residences. As more office service space is needed, it is expected that the trend toward conversion of residences to office use will continue. However, existing residential uses are welcome to continue at the owner's discretion. Consistent with the Future Land Use Plan, the current zoning designates this area as Office Service which also allows residential uses.

Office uses, such as financial institutions, real estate and insurance office, professional offices, and similar uses are also encouraged and welcome in the **MIXED USE**, **DOWNTOWN BUSINESS**, and **HIGHWAY COMMERCIAL** areas.

Commercial Development

Several different types of commercial development are anticipated in this land use plan. The existing small-scale neighborhood commercial uses which remain from an earlier period of development are to be retained where the use makes a positive contribution to the surrounding **SINGLE FAMILY RESIDENTIAL** neighborhoods. The "Mom and Pop" operations are part of the flavor of Rogers City and are valuable resources to year-round residents and visitors alike. The B-1 (Local Business) Zoning District has been created to encourage these types of uses. The setbacks of the B-1 District have been changed in the current zoning ordinance to match those of the residential neighborhoods in which the district occurs in order to establish a consistent look and feel of the neighborhood businesses alongside the residences. In addition, these neighborhood businesses are to be architecturally compatible with the surrounding neighborhood.

The two most extensive commercial districts in Rogers City are the **DOWNTOWN BUSINESS** area and the **HIGHWAY COMMERCIAL** area. From time to time, these districts have appeared to compete with one another. However, every attempt has been made to develop different standards and a distinct character

for each area. The **DOWNTOWN BUSINESS** district is envisioned to emphasize its relation to the lakeshore and to marina and tourist traffic, as well as its position as civic headquarters for city and county government. Cultural uses, like the museums, library, and Rogers City Theater are important activities blended with small-scale business and office uses. Residential use in conjunction with a business is acceptable. This area is meant to be pedestrian-friendly to accommodate the retail needs not only for residents, but for the recreational interest of marina visitors and tourists. The current zoning establishes this area as a B-2 District (Central Business District). Within B-2, development standards are in place which address height, parking lot location, building materials, façade elements and design treatments, transparency, roofs, building scale, outdoor display, sidewalk encroachment, open spaces, and require lot line to lot line construction and front setbacks consistent with existing buildings. These development standards were designed to maintain a traditional downtown design to the Central Business District.

The **HIGHWAY COMMERCIAL** area, in contrast, is designed for auto-related businesses with heavy vehicular traffic or large space requirements. The U.S. 23 **HIGHWAY COMMERCIAL** district is intended as a commercial cluster centering on the U.S. 23 and M-68 intersection, south to Wenonah Street and north to Larke Avenue. Areas north of Larke Avenue on U.S. 23 are envisioned for **OFFICE SERVICE** uses. North Third Street is suitable for **HIGHWAY COMMERCIAL** uses, but because of the smaller lots, it is expected that smaller operations will occur here, as compared to the U.S. 23 area. The **HIGHWAY COMMERCIAL** future land use category corresponds to the B-2 (General Business) District in the current zoning ordinance. To address the difference between the Third Street area and M-68/US 23, an overlay district was created. The Third Street overlay allows for a reduced setback due to the smaller lot sizes.

It is anticipated that many small- and medium-scale commercial uses will develop during the planning period in waterfront or near waterfront areas. Waterfront-related commercial uses, such as hotels, retail shops, and food service businesses are expected in the **WATERFRONT** area. Small-scale retail shops are recommended for the **MIXED USE** area between the marina/Lakeshore Park and Second Street. Care must be taken, however, that scarce waterfront or near waterfront properties are reserved for uses which will enhance and support the City's Marina and associated tourist and recreational potential for this key area. Along with development, special controls may be needed in **WATERFRONT** areas to ensure that important amenities like water quality, lakefront views, and public parklands are protected from abuse. As mentioned previously, the 2011 re-write of the Zoning Ordinance established a Waterfront District which allows a mix of uses including accommodation, food services, farm markets, art studios, waterfront tourism uses, museums, parks, dwellings located above commercial establishments, townhouses, and select retail. This district allows development from side lot line to side lot line and requires commercial buildings to provide waterfront entrances and street side entrances.

Due to increased interest in the development of a recreational vehicle park in the city limits, Rogers City has designated areas of the city which would be appropriate for development of an RV park. Rather than designate RV Parks as allowable uses in a specific district, the city intends to apply an RV Park Overlay which encompasses several different districts. These areas are denoted on the future land use map as the "RV Park Overlay." Two areas are west of US 23 and north of M-68 while the third area lies just south of M-68 and east of US 23.

Community Facilities

Existing large-scale, public-oriented uses are recognized for preservation in the current future land use recommendations. The designation includes the public and parochial **SCHOOLS** and associated grounds and the Presque Isle County Airport in the **TRANSPORTATON** category. In addition, the Grambau Center, Presque Isle County Historical Museum, Great Lakes Lore Maritime Museum, Presque Isle District Library, Presque Isle County Courthouse, and Rogers City Municipal Offices are also identified for continued use throughout the planning period. Schools and museums are designated allowable uses in the districts in which they are located and no change to this policy is expected. The Presque Isle County Airport is located within the newly-created Airport District. This district allows a mix of uses including those relating to airports but also including limited food service, construction, heavy commercial and manufacturing uses. In addition, an Airport Approach Overlay Zone has been adapted from the Airport Approach Plan Land Use Guidelines (approved by the Michigan Aeronautics Commission in 2006). This overlay zone crosses three districts: Airport District, Heavy Industrial District, and General Business District. The airport approach overlay includes five sub-zones where specific land uses are prohibited (allowable uses are based on sub-zone). In general, uses which concentrate density are prohibited. In addition, other development requirements include low vegetation, location of structures away from runway centerlines, underground placement of utilities, and downward-directed lighting.

Industrial Development

Former industrial sites in the heart of the **WATERFRONT** area are recommended for conversion to multiple family residential purposes or to uses which complement waterfront development. This type of redevelopment will enhance the aesthetics of the waterfront and adjacent downtown areas.

The expanded Industrial area at the Airport has space for new **INDUSTRIAL** uses. The Industrial Park has paved roads and public water and sewer services, in addition to the location adjacent to the airport and U.S. 23 access. This area has been zoned to be part of the Airport District which does allow industrial uses.

A general light **INDUSTRIAL** zone designation is suggested to accommodate local trucking, storage, warehousing, and lumber-related uses. This area is indicated west of U.S. 23 and south of Cedar Street to the City limits. This area is lacking municipal services and would not be appropriate for manufacturing operations requiring large quantities of water, and the street is not paved. The current Zoning Ordinance designates this area as a Light Industrial zone.

Mining operations, manufacturing and shipping are contemplated for the **HEAVY INDUSTRIAL** (quarry) area. This area is zoned Heavy Industrial which is consistent with this future land use plan. With the recent establishment of the Port Collaborative and the “High Wire Corridor”, large manufactured items may be transported from the west side of Presque Isle County by truck then assembled on-site and shipped from the Port of Calcite to locations around the Great Lakes. In Rogers City, much of the quarry property has already been mined, but the processing and shipping operations still exist within the City limits. Eventually, large portions of quarried land may be usable for commercial or residential waterfront development, presuming there is a willingness to think creatively and invest in site restoration. Already, “Harbor View” is a tourist attraction which may have commercial potential. On a related track, it may be possible to enhance existing commercial harbor uses at the deep water port to

serve boaters, tourists, and merchant marine clients. Because these commercial, residential, and marine potentials have yet to be fully explored, it is recommended that the city periodically review the suitability of industrial zoning for this area, in consultation with quarry owners and members of the public.

Parks and Recreation

Rogers City takes pride in its extensive recreational opportunities. It is one of only a few communities in Michigan with more miles of public waterfront property than privately owned waterfront land. The City is committed to retaining existing recreational facilities for future generations. All **PARKS**, as identified during the existing land use inventory, are shown on the Future Land Use Map. The recently-adopted Zoning Ordinance establishes as Recreation Conservation District into which all park properties have been placed.

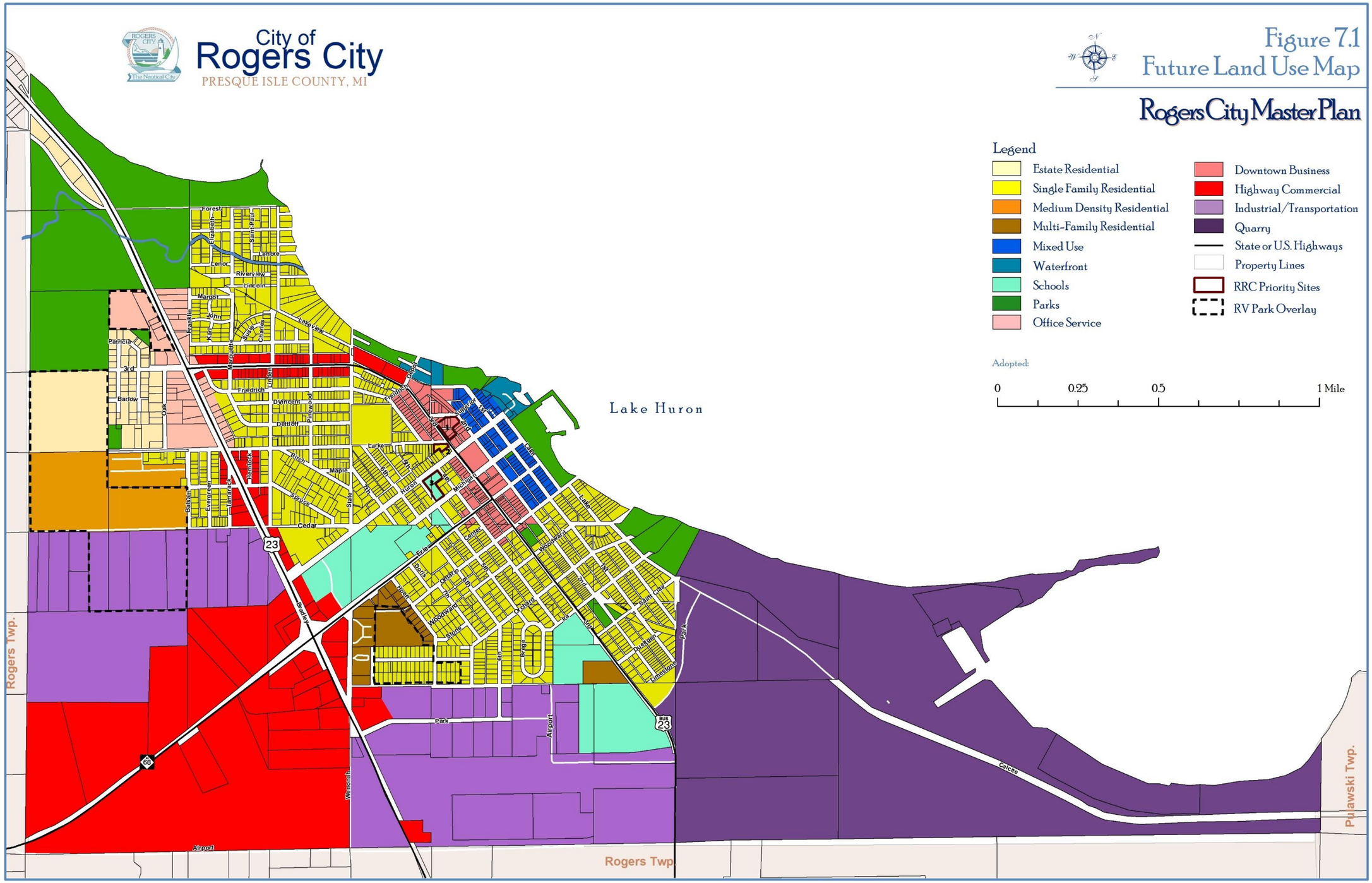
Priority Redevelopment Sites

Priority redevelopment sites have been designated on the Future Land Use Map and labeled as 1, 2, and 3. Specific strategies for these sites have been developed separately but are included in this document by reference. These strategies are expected to be flexible and will change over time based on circumstance and available opportunities. As opportunities arise, the city may designate additional sites to be included as priority redevelopment sites or areas.

City of
Rogers City
PRESQUE ISLE COUNTY, MI

Figure 7.1
Future Land Use Map

Rogers City Master Plan



Legend

- Estate Residential
- Single Family Residential
- Medium Density Residential
- Multi-Family Residential
- Mixed Use
- Waterfront
- Schools
- Parks
- Office Service
- Downtown Business
- Highway Commercial
- Industrial/Transportation
- Quarry
- State or U.S. Highways
- Property Lines
- RRC Priority Sites
- RV Park Overlay

Adopted:

0 — 0.25 — 0.5 — 1 Mile

Chapter 8

Implementation & Adoption

A Master Plan is a cohesive set of land use goals and recommendations intended to guide a community in making day-to-day development decisions and ultimately achieving the future desired by community members. To be effective, the plan must be put to active use. There are a number of ways Rogers City can implement the plan and assure that plan recommendations will be carried out. Several common methods are described briefly below.

Continuing Public Information and Outreach

While this 2020 update was more limited than in previous years, citizen input was solicited in the preparation of the Master Plan in previous years by conducting a public input gathering session and the use of an online survey. The outreach effort of the Planning Commission and City Council must continue if the plan is to be a success. A well-organized public outreach effort can build public understanding and support for the plan and encourage its application to future public and private development decisions. Properly understood, the plan can be the citizen's window into the local government process, helping both individuals and groups gain a sense of inclusion and ownership. Alternatively, lack of such public support can seriously impair the City's ability to carry out development proposals, fund public improvements, or address public service needs.

Many aspects of successful public outreach are relatively simple and inexpensive. The easy availability of Rogers City Master Plan, Zoning Ordinance, and Zoning Map on the City website, at the City offices for inspection, at the library for reference, and for purchase at a reasonable price will encourage public understanding of land use and zoning issues. Advance publication and posting of meeting agendas and welcoming public comments at meetings will assure a continuing citizen involvement. Providing local leadership training opportunities and inviting new members to join local boards and commissions can help keep these boards and commissions alive and effective. This plan also recommends that the City provide information on planning and zoning issues to the local media to keep the public informed on development activities.

Land Development Codes

The most common way to implement Master Plan goals and recommendations is through adoption of a zoning ordinance based on the plan. In the case of Rogers City, the zoning ordinance is already in place.

Additionally, the zoning ordinance should periodically be reviewed for conformance to recent court decisions, changes in state laws, or the appearance of new development trends. If day-to-day enforcement problems emerge, or repetitive appeals or requests for variances are encountered, zoning modifications can be designed to address these issues.

Capital Improvements

A number of public projects and facilities were identified as needed or desired during the planning process. Capital improvement projects are usually considered to be projects with a larger price tag and a longer useful life

than can be encompassed by a single year budget cycle. To provide a stable funding mechanism over a number of years, communities often undertake a capital improvement program (CIP). A CIP includes several elements or phases: identification of desired projects, cost estimation, project prioritization, funding source identification, and a multi-year phasing plan. Normally, a CIP will span a six-year period. As year-one projects are funded and constructed, they come off the list, and new projects are added annually.

Under Michigan municipal law, the City Council has the power of the purse strings. Thus capital improvements are ultimately the Council's responsibility. Yet many communities feel it appropriate to involve the Planning Commission in developing and maintaining the CIP.

It is important to realize that the Master Plan document is not, in itself, a CIP. It cannot serve that purpose due to conflicting time periods. A Master Plan can remain essentially valid for ten to twenty years (but must be reviewed at five-year intervals), while the CIP must of necessity be amended annually.

Funding Assistance Sources

Many sources of funding assistance are available to municipalities in Michigan. State law allows communities to target or set aside certain current or future tax revenues for public facilities and programs. A few of the current programs are noted below. Each program has its own rules and procedures. Any Master municipal funding effort is likely to employ many of the approaches noted here. New opportunities are created on a regular basis and must be constantly monitored for applicability to Rogers City's needs.

Selected Grant and Loan Programs

- Rural Development Water and Wastewater Disposal Loan and Grant Program
- Economic Development Administration Public Works Program
- Michigan Natural Resources Trust Fund
- Clean Michigan Initiative Program
- Coastal Zone Management Program
- Transportation Grants and Enhancement Grants
- Community Development Block Grants
- Jobs Commission Grants and Loans
- Housing Rehabilitation Loans and Grants
- Brownfields Program Grants
- National Endowment for the Arts Grants

Competition for public grant funding is generally very competitive, and local matching funds are usually required. Securing funding through such sources is an important part of implementing the public facilities and land development goals of any active community.

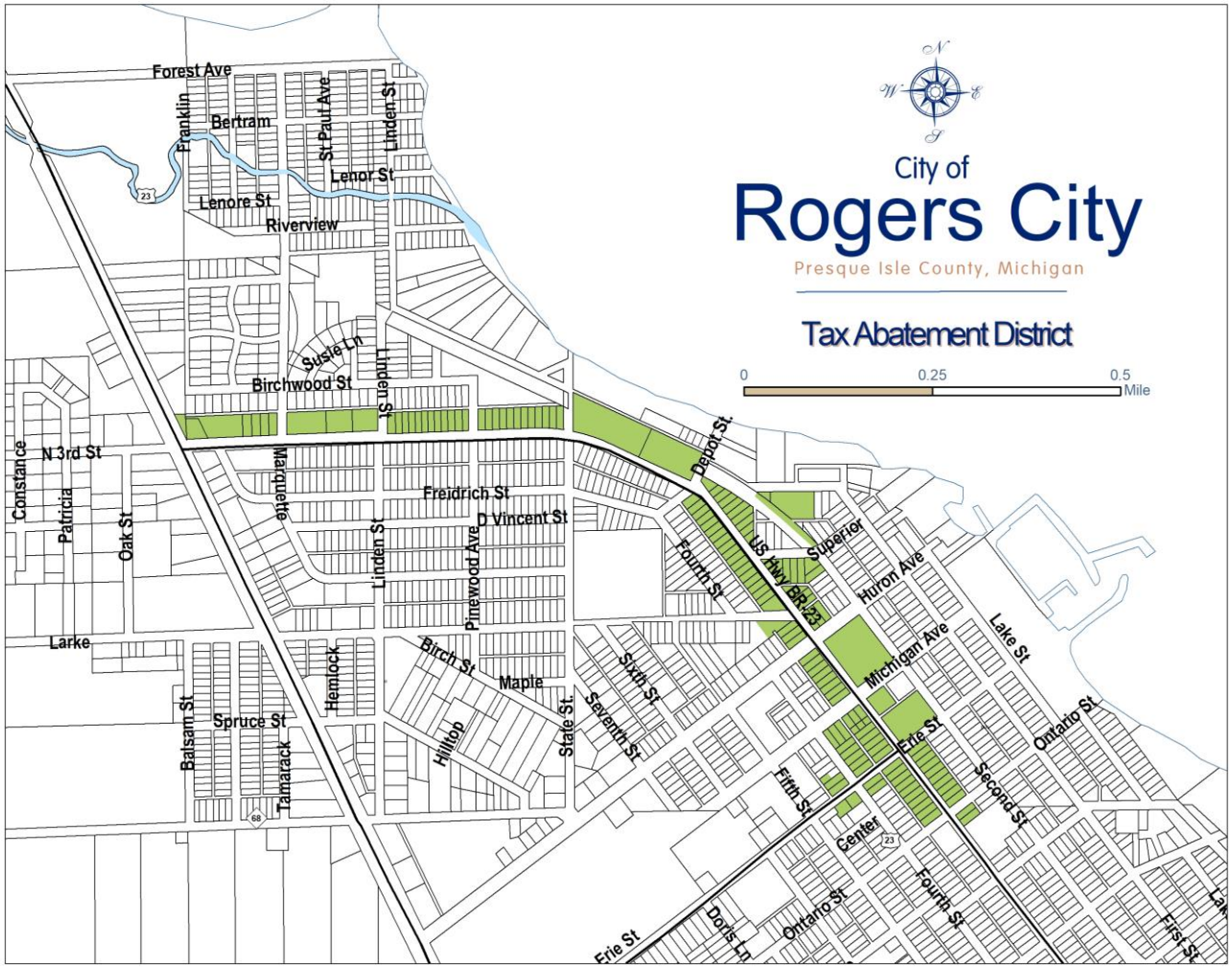
Beyond such well-known funding programs, many local communities have been able to tap support closer to home. Especially for small-scale projects, local civic and charitable organizations, as well as local businesses and utility providers, are frequently ready to assist communities with public projects through donated cash, material, or volunteer labor. In tight-knit communities like Rogers City, these opportunities for local support are frequently evident. It is essential that the Planning Commission and City Council create and maintain ties to local civic groups, foundations, and businesses and invite them to partner with the City in achieving plan goals.

Tax Revenue Allocation Approaches

- General Obligation Bonds
- Revenue Bonds
- Tax Increment Finance Authority Districts (TIFA)
- Local Development Finance Authority Districts (LDFA)
- Special Assessment Districts
- Tax Abatement District

In 2019, the city established a tax abatement policy which allows the city to consider tax abatements through PA 255 of 1978 (Commercial Redevelopment Act), PA 146 of 2000 (Obsolete Property Rehabilitation Act), and PA 210 of 2005 (Commercial Rehabilitation Act). The City has established a tax abatement district as shown in Figure 8.1 below.

Figure 8.1



Plan Coordination and Review

As required by the Michigan Planning Enabling Act (PA 33 of 2008), as amended, notification of intent to develop the Rogers City Master Plan was sent on July 17, 2019 to all adjacent communities and other relevant entities to request cooperation and comment. A copy of the notice letter, affidavit of mailing and entities notified can be found at the end of this chapter.

After the draft plan was completed by the Rogers City Planning Commission, a draft was transmitted to the City Council for approval to distribute the plan for review and comment. The draft plan was transmitted on October 8, 2020, to entities notified at the initiation of the plan update. After the required comment period, public hearing and plan adoption the final plan was transmitted to all required entities. A copy of all relevant information can be found at the end of this chapter.

Public Hearing

A public hearing on the proposed Master Plan for Rogers City, as required by the Michigan Planning Enabling Act (PA 33 of 2008) as amended, was held on December 16, 2020. Section 43(1) of the Act requires that 15 days notice of the public hearing be given in a publication of general circulation in the municipality. A notice of the public hearings was published in a local newspaper. Copies of the public hearing notice are reproduced at the end of this chapter.

The purpose of the public hearing was to present the proposed Master Plan and to accept comments from the public. During the hearing, maps of existing land use, resource maps and proposed future land use recommendations were presented.

Plan Adoption

The Rogers City Planning Commission formally adopted the Master Plan on December 16, 2020.

AFFIDAVIT OF NOTICE OF INTENT TO PREPARE A MASTER PLAN

AFFIDAVIT OF MAILING
NOTICE OF INTENT TO PREPARE A MASTER PLAN

I, Toby Kuznicki, certify that the communities and agencies on the attached list were notified of Roger City's intent to prepare a Master Plan. The notification was sent on July 19, 2019 by first class mail and in accordance with Public Act 33 of 2008, as amended.

1. ***Northeast Michigan Council of Governments***
   PO Box 457, Gaylord, MI 49734
2. ***Presque Isle County Planning Commission***
   PO Box 110, Rogers City, MI 49779
3. ***Rogers Township Board***
   2442 County Rd. 451, Rogers City, MI 49779
4. ***Pulawski Township Board***
   5025 Darga Hwy., Posen, MI 49776
5. ***Michigan Department of Transportation – Alpena TSC***
   1540 Airport Rd, Alpena, MI 49707
6. ***Presque Isle County Road Commission***
   657 S Bradley Hwy, Rogers City, MI 49779
7. ***Thunder Bay Transportation Authority***
   3020 US 23 South, Alpena, MI 49707
8. ***DTE***
   PO Box 740786, Cincinnati, OH 45274-0786
9. ***Presque Isle Electric & Gas Co-op***
   19831 M-68 Hwy., Onaway, MI 49765
10. ***Consumers Energy***
    Lansing, MI 48937-0001
11. ***Frontier Communications***
    180 S. Clinton Ave., 7th Floor, Rochester, NY 14646
12. ***Lake State Railway Company***
    750 North Washington Ave., Saginaw, MI 48607
13. ***Charter Communications***
    P.O. Box 3019, Milwaukee, WI 53201-3019

NOTICE OF INTENT TO PREPARE A MASTER PLAN

193 E. MICHIGAN AVENUE • ROGERS CITY, MI 49779-1615
OFFICE (989) 734-2191
FAX (989) 734-4833

Notice of Intent to Update Master Plan: Rogers City

July 17, 2019

Dear Sir/Madam:

Rogers City has begun working to update of their Master Plan.

As required by Public Act 33 of 2008, as amended, the Michigan Planning Enabling Act, notification is being sent to all adjacent governmental entities, utilities, and transportation agencies to request cooperation and comment.

ADJACENT GOVERNMENTAL UNITS: Prior to and after adoption of the Master Plan, draft and final copies of the plan will be sent to all adjacent governmental units, as defined in the Michigan Planning Enabling Act, for review and comment. The plan will be transmitted via CD unless the governmental unit requests a printed copy.

UTILITIES & PUBLIC TRANSPORTATION AGENCIES: Utilities and public transportation agencies must request copies and may be charged for copies, and postage. Note: there will be no charge to utilities that choose to receive the plan on CD or via email.

Thank you for your cooperation and we look forward to your participation in this important project.

Sincerely,

Ellen Planck-Haut

Ellen Planck-Haut

Chairperson, Rogers City Planning Commission

This institution is an equal opportunity provider and employer.

MINUTES OF THE PLANNING COMMISSION MEETING
HELD VIA ZOOM ON THURSDAY, AUGUST 27, 2020

Vice Chr. Peltz called the meeting to order at 5:02 p.m.

ROLL CALL: Present: Dick Adair, Mohamed Elkammash, Allan Gapczynski, Steve Harris, Scott McLennan, Robert Peltz, Mary Thomas, and Dave Walters
Absent: Ellen Haut

City staff present: City Manager Joe Hefele, Zoning Administrator Toby Kuznicki, and City Attorney Mike Vogler

APPROVAL OF MINUTES:
McLennan made a motion, seconded by Adair, to approve the minutes of the February 27, 2020 meeting with correction of date in prior minute approval. Ayes-All, the motion carried.

CITIZENS APPEARING: None.

REPORTS:
The city attorney provided a legal opinion as to the potential conflict of interest by Member Harris on the request for a special land use permit at 814 Linden, as Mr. Harris' niece-in-law, Jennifer Smith, is a neighbor to that address and has submitted a written objection to the request. Though Mr. Harris stated he believed he could be objective, Mr. Vogler said the planning commission bylaws require that the board decide by vote whether Member Harris should abstain from the deliberation and vote on that matter. A motion was made by McLennan, seconded by Thomas, that Member Harris abstain from the deliberation and the vote on the special land use permit at 814 Linden. Ayes-All, minus Member Harris who did not vote, the motion carried.

UNFINISHED BUSINESS:
PUBLIC HEARING PROPOSED ZONING MAP CHANGES FROM RM TO R-1 AND R-2
Vice Chr. Peltz opened the public hearing at 5:14 p.m. The city manager explained the request from Council and stated that the Rogers City Downtown Development Authority has asked that its properties retain the RM zoning designation. Member McLennan echoed that request. Jim Beland, who owns a duplex within the area, wanted to be sure that his duplex would be grandfathered should a new zoning designation prohibit duplexes. A petition supporting the rezoning of the properties was acknowledged. Vice Chr. Peltz closed the hearing at 5:21 p.m. Richard Tulgestke was granted permission to speak after the hearing was closed. He believes the property should be rezoned and would like to see it sold to the neighbors. He believes developments like duplexes and townhouses would decrease neighboring values and quality of life. He believes the neighbors should have been notified of the DDA discussions about the property. Tim Berg had questions about the existing offers on the DDA property and the status of the environmental work that was holding up the DDA's consideration of those offers.

RESOLUTION PC2020-02
A motion was made by Thomas, seconded by McLennan, that the planning commission recommend to City Council that all properties framed in by Linden, Birchwood, and Pinewood streets and the alley between State and Linden north of Third, be rezoned from RM Low Rise Multiple Family Residential to R-2 Single Family Residential. Ayes-All, the motion carried.

RESOLUITION PC2020-03
A motion was made by Gapczynski, seconded by Elkammash, that the planning commission recommend to City Council that all properties framed in by Lakeview, State, and Linden streets, and the alley between State and Linden north of Third, with the exception of the property framed in by Linden, Birchwood, and Pinewood, and that alley, be rezoned from RM Low Rise Multiple Family Residential to R-1 Single Family Residential. Ayes- Elkammash, Gapczynski, and Walters; Nays-Adair, Harris, McLennan, Peltz, and Thomas, the motion failed.

PUBLIC HEARING PROPOSED AMENDMENT TO ARTICLE 3, SECTION 32-45 (SIGNS) OF THE ROGERS CITY ZONING ORDINANCE (ORDINANCE 2011-1 AS AMENDED)
Vice Chr. Peltz opened the public hearing at 5:56 p.m. There was no written comment received in advance of the hearing and no one asked to make comment during the hearing. Vice Chr. Peltz closed the hearing at 5:57 p.m. after which the zoning administrator discussed the request from City Council to the planning commission in greater detail.

RESOLUTION PC2020-04
A motion was made by Adair, seconded by Gapczynski, to recommend to City Council the amendment to Article 3, Section 32-45 (Signs) of the Zoning Ordinance as presented. Ayes-All, the motion carried.

PUBLIC HEARING PROPOSED SPECIAL LAND USE PERMIT FOR A COTTAGE INDUSTRY AT 814 LINDEN ST. (PARCEL NO. 150-005-000-040-00)
After the zoning administrator explained the request, which would include pottery and fused glass creation, sales, and classes, Vice Chr. Peltz opened the public hearing at 6:06 p.m. Written comment opposed to the permit, from Gordon and Linda Ide, and Jennifer Smith, written concerns expressed by Lois and Gordy Cantwell, and written comment from the applicant in support of the permit, were acknowledged. Daniel Florip said he was speaking on behalf of Ms. Smith and asked that the permit be denied in large part because the applicant could not reach the property in question without increasing the use of an easement through Ms. Smith's property. Anastasia Hoffman, the applicant, noted that Ms. Smith was primarily using her property as a vacation rental, which she said would be more likely to negatively impact the neighborhood than small scale pottery sales and/or classes. Richard Tulgestke said he believed Ms. Smith should

do a better job of instructing her tenants to stay off neighbors' beaches. The city attorney, when asked for an opinion on the easement, said he did not believe it was pertinent to this decision and was a civil matter between the neighbors. Vice Chr. Peltz closed the hearing at 6:19 p.m. Members McLennan, Peltz, and Thomas spoke in favor of the application. The zoning administrator said he can authorize the classes proposed and will limit the number taking classes at any time to not more than two people.

RESOLUTION PC2020-05
A motion was made by Walters, seconded by Elkammash, to approve the special land use permit for the cottage industry requested by the owners of 814 Linden, with permission to produce and sell pottery and fused glass seven days per week, between the hours of 8 a.m. and 7 p.m. from the detached garage, with no more than nine customer vehicles allowed at any one time. Ayes-All, minus Harris, who did not vote, the motion carried.

SITE PLAN REVIEW FOR IMPROVEMENTS AT 326 S FIRST (PARCEL NO. 150-009-000-028-00 & 150-009-000-027-00)
The owner of 326 S. First, commonly known as Greka's Tavern, have submitted a site plan that includes a deck off the rear entrance and an obscuring wall around a backyard/sideward serving area. The zoning administrator took the planning commission through the site plan. Member Thomas voiced support for the improvements to the building and property.

RESOLUTION PC2020-06
A motion was made by McLennan, seconded by Adair, to approve the site plan with a 48-inch obscuring railing around the deck. AYES-All, the motion carried.

MASTER PLAN CHAPTER 6, GOALS AND OBJECTIVES - REVIEW AND APPROVAL
MASTER PLAN CHAPTER 7, FUTURE LAND USE, AND FUTURE LAND USE MAP - REVIEW AND APPROVAL
MASTER PLAN CHAPTER 8, IMPLEMENTATION AND ADOPTION – REVIEW AND APPROVAL
MASTER PLAN UPDATES COMPLETE – MOTION TO FORWARD PLAN TO COUNCIL FOR REVIEW AND TRANSMITTAL
The zoning administrator briefly explained the changes, which incorporate an "RV Park overlay" that establishes those areas the planning commission believes are appropriate for that use and several modifications necessary to get the plan in compliance with MEDC Redevelopment Ready Community (RRC) best practices. Member McLennan spoke to the importance of RRC certification.

RESOLUTION PC2020-07
A motion was made by Adair, seconded by Thomas, to review and approve updated Chapters 6-8 of the City's Master Plan and forward the entire updated Plan to City Council for review and transmittal. Ayes-All, the motion carried.

NEW BUSINESS: None

OTHER BUSINESS:
Member McLennan welcomed Mary Thomas to the planning commission and thanked all of the planning commission members for their service to the community, noting that the decisions this board must make are often difficult. He also encouraged members to attend the remote Team Rogers City meeting the following day.

ADJOURNMENT:
Vice Chr. Peltz declared the meeting adjourned at 6:51 p.m.

_____
Robert Peltz, Vice Chairperson

_____
Toby Kuznicki, Recording Secretary

_____
Steve Harris, Secretary

TRANSMITTAL LETTER - DRAFT PLAN TO CITY COUNCIL

ROGERS CITY
The Nautical City

193 E. MICHIGAN AVENUE ● ROGERS CITY, MI 49779-1615

OFFICE (989) 734-2191
FAX (989) 734-4833

September 1, 2020

Rogers City Council:

The Rogers City Planning Commission hereby transmits to you, the Rogers City Council, the draft Rogers City Master Plan for your review. This plan has been reviewed and updated by the Rogers City Planning Commission. The next step in the Master Plan process is to distribute the plan to adjacent communities and requesting agencies for their review and comment for a 63-day period. Please see the attached minutes from the Rogers City Planning Commission meeting of August 27, 2020 where a motion was made and passed to send the draft plan to City Council for approval of distribution. If the City Council concurs that the plan is ready to be distributed for review and comment, a motion should be made as follows:

MOTION:

The Rogers City Council, in accordance with section 41(2) of Public Act 33 of 2008, approves the Rogers City Master Plan for distribution to adjacent communities for a 63 day period for review and comment.

Sincerely,

Robert Peltz

Rogers City Planning Commission Vice Chair

This institution is an equal opportunity provider and employer.

CITY COUNCIL MINUTES – TRANSMIT DRAFT PLAN TO ADJACENT COMMUNITIES/AGENCIES

MINUTES OF THE REGULAR MEETING OF THE ROGERS CITY CITY COUNCIL
HELD IN COUNCIL CHAMBERS ON TUESDAY, SEPTEMBER 15, 2020
AND VIA ZOOM PLATFORM

Mayor McLennan presided and called the meeting to order at 7 p.m. with Council Member Fuhrman leading the Pledge of Allegiance.

ROLL CALL: PRESENT – Council Members Richard Adair, Kenneth Bielas, Larry Fuhrman, Gary Nowak and Mayor Scott McLennan.
OTHER CITY PERSONNEL PRESENT – City Atty. Michael Vogler (via Zoom), Police Chief Jamie Meyer, City Mgr. Joseph Hefele, and City Clerk/Treasurer Terri Koss.

APPROVAL OF AGENDA
It was moved by Council Member Nowak, seconded by Council Member Fuhrman, to approve the agenda as presented.
ROLL CALL: Ayes – All, the motion carried.

CITIZENS APPEARING BEFORE THE COUNCIL: None.

APPROVAL OF MINUTES
It was moved by Council Member Adair, seconded by Council Member Bielas, that the minutes of the September 1, 2020 Workshop, September 1, 2020 Regular Council Meeting and September 9, 2020 Special Meeting be approved as written.
ROLL CALL: Ayes – All, the motion carried.

CITY CLERK'S REPORT:
Clerk/Treasurer Koss reported that approximately 700 absentee ballot applications have been received.

CHECK AND INVOICE APPROVAL:
It was moved by Council Member Adair, seconded by Council Member Bielas, that the following total fund expenditures be recognized as payments made and payments to be made, in the amount of $489,137.43 and the Mayor is authorized to sign the check register.
ROLL CALL: Ayes – All, the motion carried.

CITY ATTORNEY'S REPORT:
City Atty. Vogler reported on the Dog Law of 1919. The liability is on the dog owner. Consensus of Council was to add it to the next Council agenda. Vogler also reported on the Tax Tribunal action with Carmeuse Lime & Stone.

CITY MANAGER'S REPORT:
City Mgr. Hefele reported on meeting with MDOT regarding slowing traffic at the 3rd & Erie intersection.

COMMISSION AND BOARD REPORTS:
Included in the meeting packet were the minutes of the **August 27, 2020 Planning Commission** meeting.

LIAISONS: None.

MAYOR:
Mayor McLennan encouraged everyone to fill out the CENSUS, and he would like Renee Szymanski and Erica Comerford re-appointed to the Parks and Recreation Commission. McLennan commended Police Chief Meyer for the recent training all City officers participated in.

RESOLUTION NO 2020-123
A motion was made by Council Member Bielas, seconded by Council Member Nowak, to re-appoint Erica Comerford and Renee Szymanski to the Parks and Recreation Commission with their terms to expire September 2023.
ROLL CALL: Ayes – All, the motion carried

UNFINISHED BUSINESS:
DAILY LAUNCH PAY STATION
City Mgr. Hefele reviewed Harbor Master Saile's recommendation for the daily launch station.

September 15, 2020

RESOLUTION NO. 2020-124
A motion was made by Council Member Nowak, seconded by Council Member Fuhrman, to allow Harbor Master Saile and City Mgr. Hefele to move forward with the contract with Park Mobile.
ROLL CALL: Ayes – All, the motion carried.

NEW BUSINESS:

ORDINANCE 2020-4
FIRST READING – ZONING ORDINANCE AMENDMENT - SIGNS
A motion was made by Council Member Nowak, seconded by Council Member Adair, for first reading:

AN ORDINANCE AMENDING ARTICLE 3, SECTION 32-45 (SIGNS) OF THE ROGERS CITY ZONING ORDINANCE (ORDINANCE 2011-1, AS AMENDED).

THE CITY OF ROGERS CITY ORDAINS:
Section 1. Article 3 (General Provisions), Section 32-45 (Signs), Subsection G (office, commercial, and industrial district requirements), Number 2 (wall signs), letters "a" and "c" are amended to read as follows:

2. Wall signs
   a) For walls or buildings with architectural detailing (windows, doors, cornices, moldings, columns, etc.), the signable area shall be the two-dimensional area that describes the square, rectangle, or parallelogram on the façade of a building free of architectural details where a wall sign would be placed.
      (1) OS-1, WD, RC, B-1, and B-2 Districts: Wall signs shall not exceed fifty (50) percent of the signable area ~~to a maximum of fifty (50) square feet of signage per façade.~~
      (2) B-3, A, I-1, and I-2 Districts: Wall signs shall not exceed fifty (50) percent of the signable area ~~to a maximum of seventy-five (75) square feet of signage per façade unless regulated by subsection (c) below.~~
   ~~c) Wall Sign Increase (Figure 2). The size of the wall sign may be increased twenty (20) percent for principal structures located between one hundred (100) feet and one hundred fifty (150) feet from the property line, and twenty (20) percent for every fifty (50) feet beyond one hundred fifty (150) feet thereafter, to a maximum of one hundred eighty (180) percent of the original sign size. However, under no circumstances may the area of a wall sign(s) exceed ninety (90) percent of the signable area for a building façade.~~

Section 2. If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.
Section 3. The City of Rogers City Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.
Section 4. This ordinance shall take effect upon the expiration of seven days after the publication of a summary of its provisions.
ROLL CALL: Ayes – All, the motion carried

ORDINANCE 2020-5
FIRST READING – ZONING ORDINANCE AMENDMENT – MAP
A motion was made by Council Member Bielas, seconded by Council Member Fuhrman, for first reading.

AN ORDINANCE TO AMEND THE CITY OF ROGERS CITY ZONING ORDINANCE (ORDINANCE 2011-1, AS AMENDED) TO REZONE PROPERTY FROM RM LOW RISE MULTIPLE-FAMILY RESIDENTIAL TO R-2 SINGLE FAMILY RESIDENTIAL

THE CITY OF ROGERS CITY ORDAINS:
Section 1. The Zoning Map of the Rogers City Zoning Ordinance (Ordinance 2011-1, as amended) is amended to change the zoning classification of all property within the area described below from RM Low Rise Multiple Family Residential to R-2 Single Family Residential:
The area framed in by Linden, Birchwood, and Pinewood streets, and an alley north of W. Third Street
Section 2. A summary of the provisions of this ordinance shall be published within fifteen (15) days of adoption.
Section 3. This ordinance shall be effective on the expiration of seven (7) days after the publication of a summary of its provisions.
ROLL CALL: Ayes – All, the motion carried.

MASTER PLAN DISTRIBUTION
RESOLUTION NO. 2020-125
A motion was made by Council Member Nowak, seconded by Council Member Adair, that in accordance with Section 41(2) of Public Act 33 of 2008, approve the Rogers City Master Plan for distribution to adjacent communities for a 63-day period for review and comment.
ROLL CALL: Ayes – All, the motion carried.

September 15, 2020

ERIE STREET PARKING LOT - LEASE AGREEMENT
RESOLUTION NO. 2020-126
A motion was made by Council Member Nowak, seconded by Council Member Bielas, to approve the agreement with EV Build LLC and authorize City Mgr. Hefele to sign said agreement contingent upon review by both City Atty. Vogler and City Mgr. Hefele.
ROLL CALL: Ayes – All, the motion carried.

ASSESSING CONTRACT
RESOLUTION NO. 2020-127
A motion was made by Council Member Nowak, seconded by Council Member Adair, to approve a one-year contract with Berg Assessing in the amount of $2,400 per month, contingent upon review of said contact by City Atty. Vogler and City Mgr. Hefele. Additional charges must be approved by City Mgr. Hefele prior to being paid.
ROLL CALL: Ayes – All, the motion carried.

SEWER MAIN REPAIR
City Mgr. Hefele reviewed the history of the televising of the sewer lines during the Saw Grant.

RESOLUTION NO. 2020-128
A motion was made by Council Member Nowak, seconded by Council Member Fuhrman, to approve the proposal from Monchilov Sewer Services LLC for the Erie Street sewer repair in the amount of $67,870.
ROLL CALL: Ayes – All, the motion carried.

BUDGET AMENDMENTS #4
City Mgr. Hefele reviewed the revenues and expenditures included in the Budget Amendment.

RESOLUTION NO. 2020-129
A motion was made by Council Member Nowak, seconded by Council Member Bielas, BE IT RESOLVED, by the City Council of the City of Rogers City, Michigan to amend the FY2020-2021 Annual Budget as prepared by City Staff, presented to Council in writing, and reviewed at this September 15, 2020 meeting. A copy of said amendment to be placed on file in the City Clerk's office.
ROLL CALL: Ayes – All, the motion carried.

TRICK OR TREAT HOURS
RESOLUTION NO. 2020-130
A motion was made by Council Member Adair, seconded by Council Member Fuhrman, to set Trick or Treat hours for Saturday, October 31, 2020 from 5:30 to 7:30 pm.
ROLL CALL: Ayes – All, the motion carried.

OTHER BUSINESS: None.

CLOSED SESSION: None.

ADJOURNMENT:
With nothing further to come before Council, Mayor McLennan declared the meeting adjourned at 8:19 p.m.

SCOTT MCLENNAN, MAYOR

TERRI L. KOSS, CITY CLERK/TREASURER

AFFIDAVIT – MAILING OF DRAFT PLANS

AFFIDAVIT OF MAILING
DRAFT MASTER PLAN TO ADJACENT COMMUNITIES

I, Toby Kuznicki, certify that the communities and agencies on the attached list were provided Roger City's draft Master Plan. The masterplan was sent on 10/8/2020 by first class mail and in accordance with Public Act 33 of 2008, as amended.

1. ***Northeast Michigan Council of Governments***

   PO Box 457, Gaylord, MI 49734 – Hand delivered

2. ***Presque Isle County Planning Commission***

   106 E Huron Ave. Suite B, Rogers City, MI 49779 – Hand delivered

3. ***Rogers Township Board***

   6966 Chipmunk Ln., Rogers City, MI 49779

4. ***Pulawski Township Board***

   5816 M-65, Posen, MI 49776

5. ***Michigan Department of Transportation – Alpena TSC***

   1540 Airport Rd, Alpena, MI 49707

6. ***Presque Isle County Road Commission***

   657 S Bradley Hwy, Rogers City, MI 49779 – hand delivered

7. ***Charter Communications***

   P.O. Box 3019, Milwaukee, WI 53201-3019

   (via Email ted.matthews@chartercom.com)

TRANSMITTAL LETTER TO ADJACENT COMMUNITIES/AGENCIES

ROGERS CITY
The Nautical City

193 E. MICHIGAN AVENUE • ROGERS CITY, MI 49779-1615
OFFICE (989) 734-2191
FAX (989) 734-4833

October 7, 2020

RE: ROGERS CITY MASTER PLAN DRAFT REVIEW BY ADJACENT COMMUNITIES

Rogers City is submitting a copy of the draft Rogers City Master Plan for your review and comment. This draft is being submitted to you pursuant to Section 41 of Public Act 33 of 2008, as amended. Your municipality/agency has a maximum of 63 days from the receipt of this draft plan to submit comments on the draft plan to Rogers City.

Please submit comments to:

Attn: Toby Kuznicki
193 E Michigan Ave
Rogers City, MI 49779

Or via email: tkuznicki@rogerscity.com

Thank you for your cooperation, and we look forward to your comments. If you have any questions, please contact Toby Kuznicki, Zoning Administrator @ 989-734-2191 Ext.4.

Sincerely,

Ellen Haut

Ellen Haut
Rogers City Planning Commission Chair

This institution is an equal opportunity provider and employer.

AFFIDAVIT OF PUBLICATION – PUBLIC HEARING

CITY OF ROGERS CITY
PUBLIC NOTICE

The Planning Commission will hold public hearings on **Wednesday, December 16, 2020** at 5:00 p.m. to consider the following:

1) A request to conditionally rezone Parcel 150-001-000-148-00 (Block 14, Lot 24 of the City of Rogers City, commonly known as 177 Superior) from B-2 Central Business to R-2 Single Family Residential. The conditional rezoning will automatically revert the parcel back to B-2 if it is used for a purpose other than a single family residence or it is vacant for a period of 24 consecutive months.

2) Adoption of the proposed Master Plan, which can be viewed in advance of the hearing at the City's web site (www.rogerscity.com) or at Rogers City Hall during regular office hours.

2) An amendment to Article 14 (General Business), Section 32-171 (Uses Permitted by Right & Special Land Uses) of the Rogers City Zoning Ordinance which would allow Planned Unit Developments as a Special Land Use per the requirements set forth in Section 32-274 (Planned Unit Development Supplemental Regulations) of the Ordinance.

Guidelines established by the Michigan Department of Health and Human Services aimed at stopping the spread of Covid-19 necessitate that these hearings, and the planning commission meeting in which they are included, be conducted electronically via Zoom. Instructions on how to attend the meeting, including these hearings, and speak during public comment, via Zoom will be posted at the City's website, www.rogerscity.com. The public can provide input at the hearing, or advance in writing mailed or dropped off to the address above. Those looking to contact staff/board members with concerns/ questions prior to the hearing can do so by calling City Hall at (989) 734-2191 or via the "Contact" item on the City's web site.

Terri L. Koss, City Clerk/Treasurer

AFFIDAVIT OF PUBLIC HEARING NOTICE TO ADJACENT COMMUNITIES/AGENCIES

AFFIDAVIT OF MAILING
NOTICE OF PUBLIC HEARING

I, Toby Kuznicki, certify that the communities and agencies listed below were mailed the Rogers City Master Plan Public Hearing Notice. The notification was sent on November 25, 2020 by first class mail and in accordance with Public Act 33 of 2008, as amended.

1. ***Northeast Michigan Council of Governments***
   PO Box 457, Gaylord, MI 49734
2. ***Presque Isle County Planning Commission***
   106 E Huron Ave. Suite B, Rogers City, MI 49779
3. ***Rogers Township Board***
   6966 Chipmunk Ln., Rogers City, MI 49779
4. ***Pulawski Township Board***
   5816 M-65, Posen, MI 49776
5. ***Michigan Department of Transportation – Alpena TSC***
   1540 Airport Rd, Alpena, MI 49707
6. ***Presque Isle County Road Commission***
   657 S Bradley Hwy, Rogers City, MI 49779
7. ***Charter Communications***
   P.O. Box 3019, Milwaukee, WI 53201-3019 (via Email ted.matthews@chartercom.com)

The foregoing are all of the entities who should receive this draft Master Plan as required by the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended).

Toby Kuznicki

11/25/2020
Date

PUBLIC HEARING NOTICE /LETTER TO ADJACENT COMMUNITIES/AGENCIES

ROGERS CITY
The Nautical City

193 E. MICHIGAN AVENUE • ROGERS CITY, MI 49779-1615
OFFICE (989) 734-2191
FAX (989) 734-4833

November 25, 2020

RE: PUBLIC HEARING NOTICE OF MASTER PLAN ADOPTION

Dear Sir/Madam:

The Rogers City Planning Commission will hold a Public Hearing to adopt their proposed Master Plan on Wednesday, December 16, 2020 at 5:00 p.m. The meeting will be conducted electronically via Zoom. Instructions on how to attend the meeting, including these hearings, and speak during public comment, via Zoom will be posted at the City's website, www.rogerscity.com.. The Master Plan can be accessed via the internet at www.rogerscity. Written comments may be mailed to Toby Kuznicki at the above address or tkuznicki@rogerscity.com.

If you have any questions, please contact me at 989-734-2191.

Sincerely,

Toby Kuznicki

This institution is an equal opportunity provider and employer.

ROGERS CITY
The Nautical City

193 E. MICHIGAN AVENUE • ROGERS CITY, MI 49779-1615
OFFICE (989) 734-2191
FAX (989) 734-4833

CITY OF ROGERS CITY
PUBLIC NOTICE

The Planning Commission will hold public hearings on Wednesday, December 16, 2020 at 5:00 p.m. to consider the following:

1) A request to conditionally rezone Parcel 150-001-000-148-00 (Block 14, Lot 24 of the City of Rogers City, commonly known as 177 Superior) from B-2 Central Business to R-2 Single Family Residential. The conditional rezoning will automatically revert the parcel back to B-2 if it is used for a purpose other than a single family residence or it is vacant for a period of 24 consecutive months.

2) Adoption of the proposed Master Plan, which can be viewed in advance of the hearing at the City's web site (www.rogerscity.com) or at Rogers City Hall during regular office hours.

3) An amendment to Article 14 (General Business), Section 32-171 (Uses Permitted by Right & Special Land Uses) of the Rogers City Zoning Ordinance which would allow Planned Unit Developments as a Special Land Use per the requirements set forth in Section 32-274 (Planned Unit Development Supplemental Regulations) of the Ordinance.

Guidelines established by the Michigan Department of Health and Human Services aimed at stopping the spread of Covid-19 necessitate that these hearings, and the planning commission meeting in which they are included, be conducted electronically via Zoom. Instructions on how to attend the meeting, including these hearings, and speak during public comment, via Zoom will be posted at the City's website, www.rogerscity.com. The public can provide input at the hearing, or advance in writing mailed or dropped off to the address above. Those looking to contact staff/board members with concerns/questions prior to the hearing can do so by calling City Hall at (989) 734-2191 or via the "Contact" item on the City's web site.

Terri L. Koss
City Clerk/Treasurer

This institution is an equal opportunity provider and employer.

PUBLIC HEARING MINUTES – PLANNING COMMISSION

MINUTES OF THE PLANNING COMMISSION MEETING
HELD VIA ZOOM ON WEDNESDAY, DECEMBER 16, 2020

Chr. Peltz called the meeting to order at 5:03 p.m. and City Manager Hefele stated for the record that the meeting featured electronic components with commissioners, public/media and staff attending remotely via Zoom due to COVID-19 occupancy limits for the council chambers established by the Michigan Department of Health and Human Services.

ROLL CALL: Present: Council Member Dick Adair, Commissioners Mohamed Elkammash, Alan Gapczynski, Mayor Scott McLennan, Robert Peltz, Mary Thomas and Dave Walter (left meeting at 5:32 p.m.) (all attending remotely from Rogers City).
Absent: Steve Harris and Ellen Haut (attempted to join on Zoom, but had technical problems).

Also present: Zoning Admin. Toby Kuznicki, City Mgr. Joe Hefele and Recording Secretary Elizabeth Fuhrman.

APPROVAL OF MINUTES:
Mayor McLennan made a motion, seconded by Comm. Adair, to approve the minutes of the October 29, 2020 meeting as written.

ROLL CALL: Ayes - Adair, Elkammash, Gapczynski, McLennan, Peltz, Thomas and Walters.
Nays – None, the motion carried.

CITIZENS APPEARING: None.

REPORTS:
Zoning Admin. Toby Kuznicki reported on the following:

- Inquires and applications for zoning permits.
- Staff level site plan approved and zoning permit was issued to Hunter Concrete for development of a parcel located at 1415 M-68 Hwy.
- Gave information to the commission pertaining to the public hearings.

UNFINISHED BUSINESS: None.

NEW BUSINESS:
Chr. Peltz explained the third agenda item will be discussed first, due to Comm. Walters not being able to attend the entire meeting. Peltz explained that the Planning Commission will hold public hearings to take verbal and written comments on the following:

PUBLIC HEARING – ADOPTION OF MASTER PLAN
Chr. Peltz opened the public hearing at 5:10 p.m. by stating this public hearing is for the adoption of the proposed Master Plan. With no verbal or written comment, the public hearing was closed at 5:11 p.m. Discussion ensued and the following resolution was offered.

RESOLUTION PC2020-10
A motion was made by Comm. Adair, seconded by Comm. Thomas, to approve the adoption of the Rogers City Master Plan by the Planning Commission as presented.

WHEREAS: The City of Rogers City, Presque Isle County, Michigan established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Rogers 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 City retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The Rogers City Planning Commission, in accordance with Section 39(2) of the Act, notified all required entities of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities, the Presque Isle County Planning Commission, and

transit agencies for review and comment, and;
WHEREAS: The plan was presented to the public at a hearing held on December 16, 2020, before the Planning Commission, with notice of the hearing being published in the Presque Isle Advance on November 26, 2020, in accordance with Section 43(1) of the Act;

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 Rogers City Planning Commission as the Rogers City Master Plan on this 16th day of December, 2020.

ROLL CALL: Ayes – Gapczynski, McLennan, Peltz, Thomas, Walters, Adair and Elkammash.
Nays – None, the motion carried.

PUBLIC HEARING – CONDITIONAL REZONING OF 177 SUPERIOR FROM B-2 TO R-2
Chr. Peltz opened the public hearing at 5:16 p.m. by stating this public hearing is to take comment on a conditional rezoning of 177 Superior from B-2 Central Business to R-2 Single Family Residential. The conditional rezoning would revert the parcel back to B-2 if the property is used for a purpose other than a residence or is vacant for a period of 24 consecutive months. A verbal comment was received by Kuznicki from neighboring business manager (Nicole Budnick) of Seconds on Third; who was inquiring what the public hearing entailed, Kuznicki explained and Budnick was satisfied. With no further written or verbal comments the public hearing was closed at 5:18 p.m. Discussion ensued and the following resolution was offered.

RESOLUTION PC2020-11
A motion was made by Mayor McLennan, seconded by Comm. Gapczynski, to recommend that City Council rezone Block 14, Lot 24 of the Original Plat of the City of Rogers City, commonly known as 177 Superior Street, from B-2 Central Business to R-2 Single Family Residential, based on the condition that the property only be used as a single-family residence. With the added condition that zoning will automatically revert to B-2 Central Business if it becomes vacant; with utilities such as water, gas, and/or electricity shut off for a period of 24 consecutive months.

ROLL CALL: Ayes – McLennan, Peltz, Thomas, Walters, Adair, Elkammash and Gapczynski.
Nays – None, the motion carried.

PUBLIC HEARING – ZONING ORDINANCE AMENDMENT THAT WOULD ALLOW PLANNED UNIT DEVELOPMENTS AS A SPECIAL USE WITH SUPPLEMENTAL DEVELOPMENTAL REQUIREMENTS ON ALL PROPERTIES ZONED B-3
Chr. Peltz opened the public hearing at 5:21 p.m. by stating this public hearing is to take comment on Planned Unit Development (PUD) in the B-3 district; allowing PUD's adds flexibility to zoning and can aid in development and redevelopment of property. With no verbal or written comment, the public hearing was closed at 5:21 p.m. Discussion ensued and the following resolution was offered.

RESOLUTION PC2020-12
A motion was made by Comm. Adair, seconded by Comm. Elkammash, to recommend that City Council make a zoning ordinance amendment that would allow Planned Unit Development (PUD) as a special use with supplemental development requirements on all properties in the B-3 district.

ROLL CALL: Ayes – Peltz, Thomas, Walters, Adair, Elkammash, Gapczynski and McLennan.
Nays – None, the motion carried.

OTHER BUSINESS: None.

ADJOURNMENT:
Chr. Peltz declared the meeting adjourned at 5:33 p.m.

_____ _____
Robert Peltz, Chairperson Elizabeth Fuhrman, Recording Secretary

_____
Steve Harris, Secretary

RESOLUTION OF ADOPTION

RESOLUTION OF ADOPTION
BY THE ROGERS CITY PLANNING COMMISSION
Rogers City Master Plan

WHEREAS: The City of Rogers City, Presque Isle County, Michigan established a Planning Commission under State of Michigan Public Act 33 of 2008, as amended, and;

WHEREAS: The Rogers 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 City retained the services of Northeast Michigan Council of Governments (NEMCOG) as its consultant to assist the Planning Commission in preparing this plan, and;

WHEREAS: The Rogers City Planning Commission, in accordance with Section 39(2) of the Act, notified all required entities of the intent to develop a plan and, in accordance with Section 41(2) of the Act, distributed the final draft to adjacent communities, the Presque Isle County Planning Commission, and transit agencies for review and comment, and;

WHEREAS: The plan was presented to the public at a hearing held on December 16, 2020, before the Planning Commission, with notice of the hearing being published in the Presque Isle Advance on November 26, 2020, in accordance with Section 43(1) of the Act;

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 Rogers City Planning Commission as the Rogers City Master Plan on this 16th day of December, 2020.

Motion: Comm. Adair
Second: Comm. Thomas

Roll Call Vote:
Ayes: Gapczynski, McLennan, Peltz, Thomas, Walters, Adair and Elkammash.
Nays: None, the motion carried.
Absent: Harris and Haut.

Certification

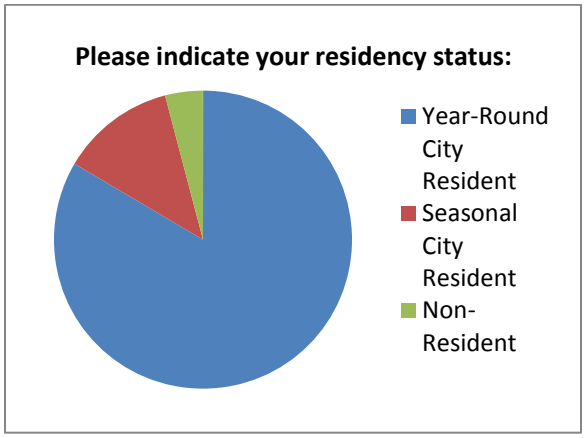
I hereby certify that the above is a true and correct copy of the resolution adopted at the December 16, 2020, meeting of the Rogers City Planning Commission.

Robert Peltz, Chairperson
Rogers City Planning Commission

Steve Harris, Secretary
Rogers City Planning Commission

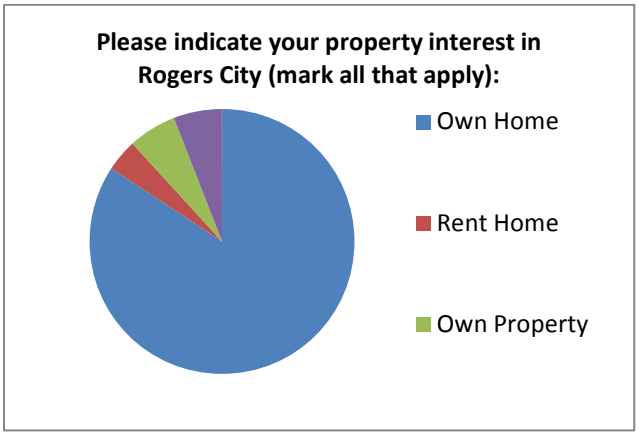
Appendix A
Survey Results

1. Please indicate your residency status:		
Answer Options	**Response Percent**	**Response Count**
Year-Round City Resident	83.4%	121
Seasonal City Resident	12.4%	18
Non-Resident	4.1%	6
If non-resident, indicate place of residence		6
answered question		**145**
skipped question		**2**



Comments to Question1:
California due to military service. I do own property and plan to retire to RC within the next 10 yrs
Hawks
Alpena
Cheboygan
Presque Isle
Dearborn Heights, MI

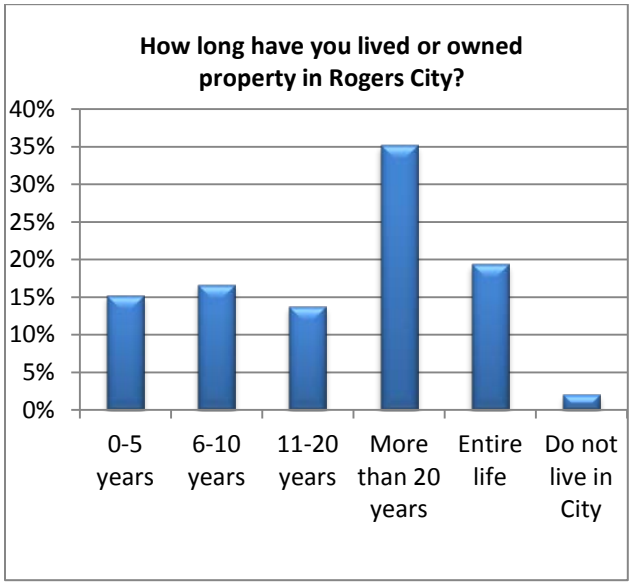
2. Please indicate your property interest in Rogers City (mark all that apply):		
Answer Options	**Response Percent**	**Response Count**
Own Home	92.8%	129
Rent Home	4.3%	6
Own Property	6.5%	9
Own Business/Business Property	6.5%	9
Other (please specify)		6
answered question		**139**
skipped question		**8**

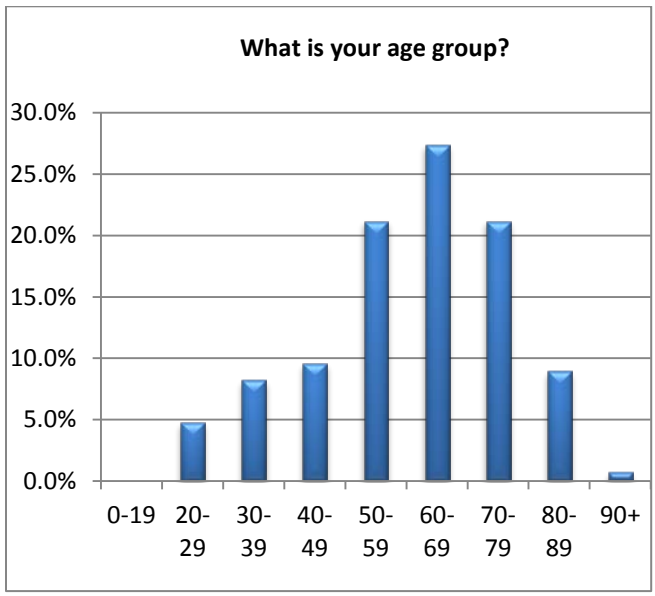


Comments to Question 2:
Own cottage on lake Nettie
Property manager
none
Live with my uncle who owns a home
staying with friend
Marina

3. How long have you lived or owned property in Rogers City?		
Answer Options	**Response Percent**	**Response Count**
0-5 years	15.2%	22
6-10 years	16.6%	24
11-20 years	13.8%	20
More than 20 years	35.2%	51
Entire life	19.3%	28
Do not live in City	2.1%	3
answered question		**145**
skipped question		**2**

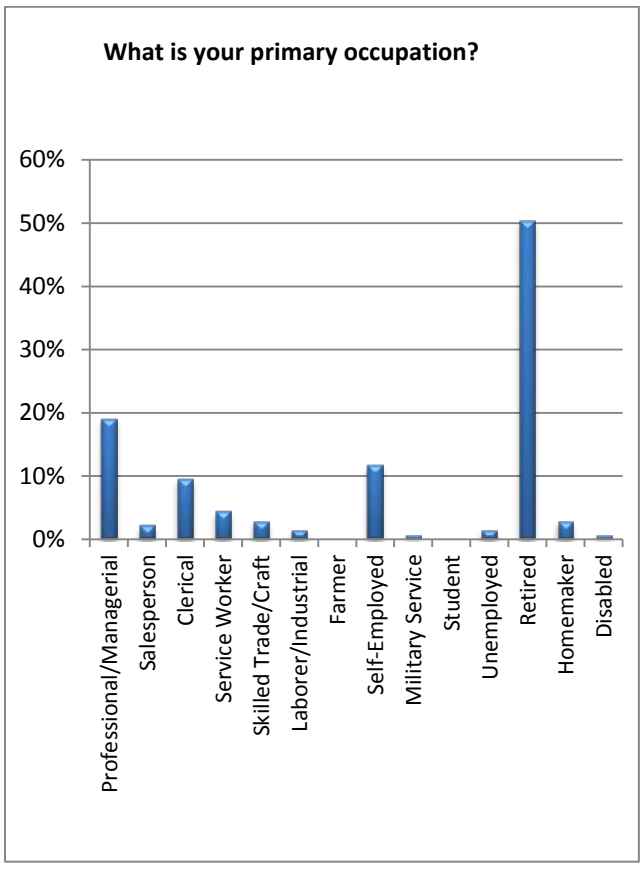
4. What is your age group?		
Answer Options	**Response Percent**	**Response Count**
0-19	0.0%	0
20-29	4.8%	7
30-39	8.2%	12
40-49	9.6%	14
50-59	21.2%	31
60-69	27.4%	40
70-79	21.2%	31
80-89	8.9%	13
90+	0.7%	1
answered question		**146**
skipped question		**1**





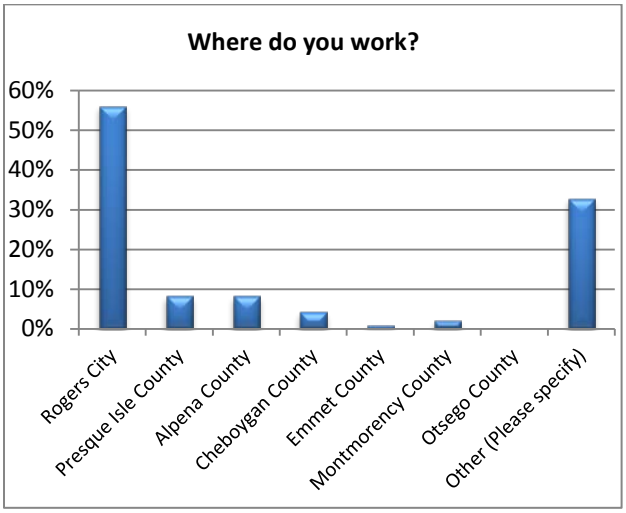
5. What is your primary occupation?

Answer Options	Response Percent	Response Count
Professional/Managerial	19.0%	26
Salesperson	2.2%	3
Clerical	9.5%	13
Service Worker	4.4%	6
Skilled Trade/Craft	2.9%	4
Laborer/Industrial	1.5%	2
Farmer	0.0%	0
Self-Employed	11.7%	16
Military Service	0.7%	1
Student	0.0%	0
Unemployed	1.5%	2
Retired	50.4%	69
Homemaker	2.9%	4
Disabled	0.7%	1
Other (please specify)		14
answered question		**137**
skipped question		**10**



6. Where do you work?

Answer Options	Response Percent	Response Count
Rogers City	56.1%	55
Presque Isle County	8.2%	8
Alpena County	8.2%	8
Cheboygan County	4.1%	4
Emmet County	1.0%	1
Montmorency County	2.0%	2
Otsego County	0.0%	0
Other (Please specify)	32.7%	32
answered question		**98**
skipped question		**49**

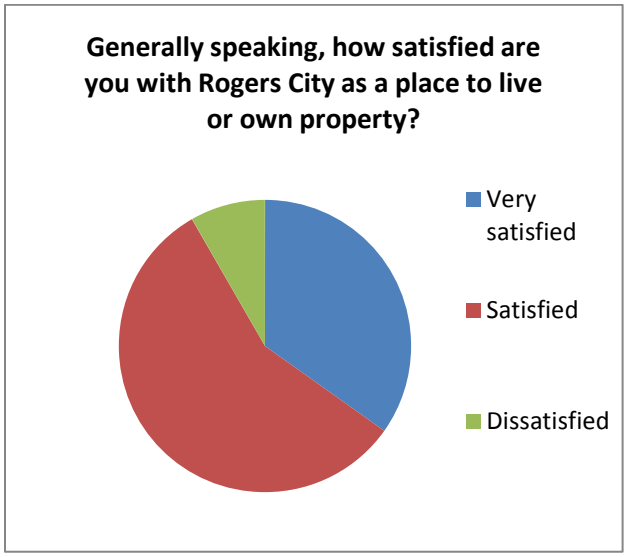


Comments to Question 6:

consult with clients in several locations
I do consulting-clients in various locations
Ingham county
Military
Department of Army
From Home whether Florida or Michigan
Texas
Travel for work - office in home
Macomb County
Charlevoix County
Grand Traverse Co.
retired
travel around the country
retired
Macomb
Wayne County

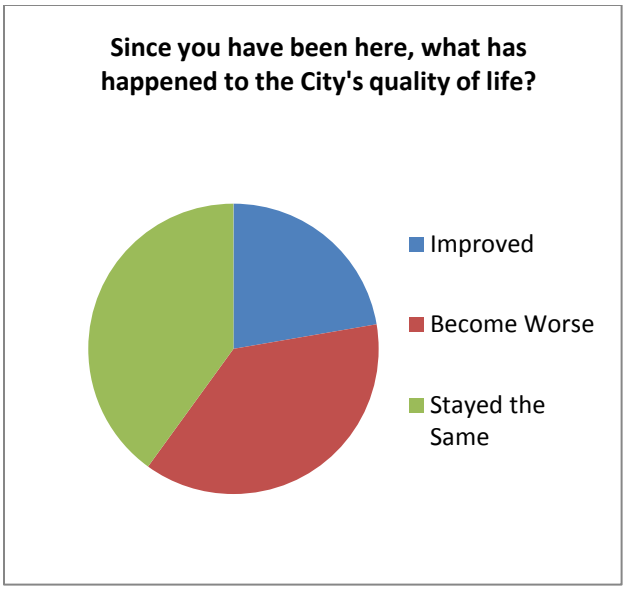
7. Generally speaking, how satisfied are you with Rogers City as a place to live or own property?

Answer Options	Response Percent	Response Count
Very satisfied	34.8%	46
Satisfied	56.8%	75
Dissatisfied	8.3%	11
answered question		132
skipped question		15



8. Since you have been here, what has happened to the City's quality of life?

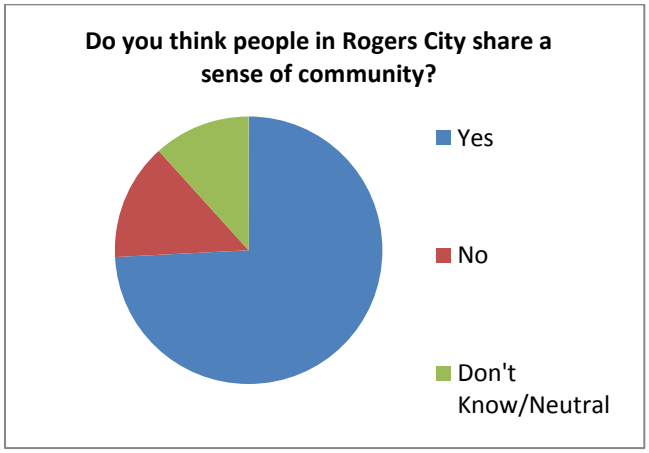
Answer Options	Response Percent	Response Count
Improved	22.3%	29
Become Worse	37.7%	49
Stayed the Same	40.0%	52
Comment		20
answered question		130
skipped question		17



Comments to Question 8:

- There has been a continual upgrading of residences, city businesses and additions to parks
- Diminished population causes fewer opportunities for diverse businesses to operate.
- Majority of people counting on government assistance seem to be moving here? Why?
- Stupid improvements that don't help the city at all.
- Improved water and sewer systems, parks and public space well maintained, etc.
- Water/Sewer rates are untenably high; lack of City code enforcement is fostering residential blight
- Water/Sewer rates are untenably high; poor City code enforcement has resulted in blighted properties that reward irresponsible owners and attract undesirable tenants.
- though some drift down in the standard of living for some residents is becoming apparent
- great new progressive business, great new people
- Business community is challenged and has been so for years....apathy or inability to motivate growth.
- Less stores, and no jobs, less children
- WATER/SEWER RATES WAY TOO HIGH; RESIDENTIAL BLIGHT GROWING DUE TO POOR CODE ENFORCEMENT
- But not much change. Stagnant.
- Standard of living is dropping. Median household income is dropping fast due to the low cost of housing and ease of government assistance
- It is hard to generalize because some areas have improved (walking trail) and some have worsted (our beach area in town).
- Not necessarily anything Rogers City could change; bad economy in general
- Not much work to keep young people here or to bring in families.
- Nothing progressive, nothing new, old run down buildings called "Historic", no new businesses
- Loss of some variety of businesses
- Many unemployed - not looking for work - people have moved in, seeking, and many times getting, aid.

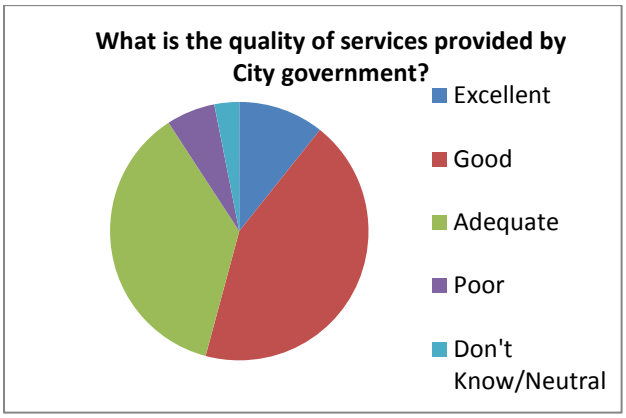
9. Do you think people in Rogers City share a sense of community?		
Answer Options	**Response Percent**	**Response Count**
Yes	74.2%	95
No	14.1%	18
Don't Know/Neutral	11.7%	15
Comment		13
answered question		**128**
skipped question		**19**



Comments to Question 9:

Most evident in local organizations, church groups and at festival time
Although there are a lot of snotty people here.
This city council doesn't listen to the community at all.
Was much better 10+ years ago...was what made RC unique
Some
I think a very limited number of people are involved in the government and most people don't or won't take an interest in the city.
Very active volunteerism especially with events such as festival, concerts, fund raisers, etc.
That's one of the great things about this City
though that sense is not harmonious
Regretfully, not much participation can be counted on....we don't generally work well together.
More people need to get involved and become part of the solutions to our problems. Not just the finger pointers.
On most issues
I do, but there seems to be a tug-of-war happening -- those who would like some change and those who want to see it remain the same.

10. What is the quality of services provided by City government?		
Answer Options	**Response Percent**	**Response Count**
Excellent	10.7%	14
Good	43.5%	57
Adequate	36.6%	48
Poor	6.1%	8
Don't Know/Neutral	3.1%	4
Comment		12
answered question		**131**
skipped question		**16**

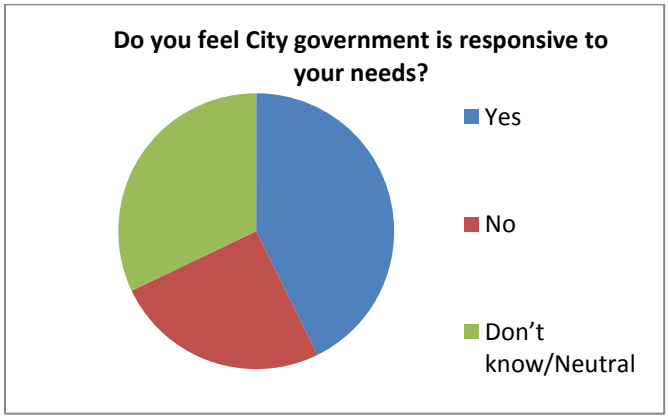


Comments to Question 10:

Given the limited resources available I think the city government does a great job.
We don't think we need to pay full service for water when we are not here for 9 months.
City council needs to have people who have been raised here. NOT from downstate transplants
Transparent agenda, openness, willing to serve resident's needs.
Except water/sewer oversight and code enforcement could be much better
Except for snow plowing on North 4th Street is too wide, with a lot of shoulder gravel being thrown up onto the berm and my front yard every year, causing me a big problem.
attention not paid to details....successful tourist communities don't have unsightly lots and makeshift changes.
EXCEPT FOR HIGH WATER/SEWER RATES AND CODE ENFORCEMENT ON BLIGHTED PROPERTY
DPW and city police to a great job with the resources they have. They are Incredibly friendly and helpful when every they can. I do feel the city government is out of touch with what it takes to run a business and to keep/encourage business to stay/come to Rogers city
With reduced financial support from state, programs etc. It's difficult to expand/improve services as much as we would like.
Public works and police department are good. Starting to seriously question administration
I think our police and fire and ambulance are all excellent!

11. Do you feel City government is responsive to your needs?

Answer Options	Response Percent	Response Count
Yes	42.7%	56
No	25.2%	33
Don't know/Neutral	32.1%	42
Comment		19
answered question		131
skipped question		16



Comments to Question 11:

Rules are made-not for all-but depending on who you are.

More thought should be made concerning higher water rates.

The City Manager has been very responsive, the city council needs new blood.

We need to be dog friendly...look at other successful places...

There seems to be zero support structure available to live alone seniors. At least that is the experience of this 72 year old man.

Have always had positive responses with questions and requests presented to the city.

Current city government seems to be out of touch with the economic realities of its citizens with respect to water/sewer rates; I have had poor response to the few complaints I've made regarding barking dogs and unsightly neighboring property.

No one responded to my letter to the Advance and City Council several years ago regarding the 187% increase in water rates; and no one responded to my letter to City Council last year regarding the blighted property next to my home on North 4th Street -- nor has anything meaningful been done to remedy that situation.

except for the high rates for water/sewer services

Not keeping up with streets or sidewalks. Why are homeowners in large areas of RC not required to put in sidewalks? Flat rate charges for things like water service are regressive and have a negative impact on people with low incomes. Water should be charged based on usage, a factor we are capable of controlling to an extent.

i once heard our town described as the "can't do city"....took offense then, but have come to realize that we too often hear the reasons something CAN'T be done rather than ways or alternative ways to accomplish something.

I DON'T THINK CITY MANAGEMENT, MAYOR, AND COUNCIL LISTEN TO CITIZEN COMPLAINTS

We need tourism to keep our businesses alive and well and I don't believe the city or county has done enough in that area. We are sitting on the largest limestone quarry in the world and even full of fossils that would bring people from afar.

Diamonds in our own back yard and our leaders are sitting on their ass and have been for years. The solution, spend money on getting the message out for the chamber of commerce never will and the broken tourism council never will.

SOMETIMES

Need streets without potholes, but we get more trails...??????????!?!?!?!?

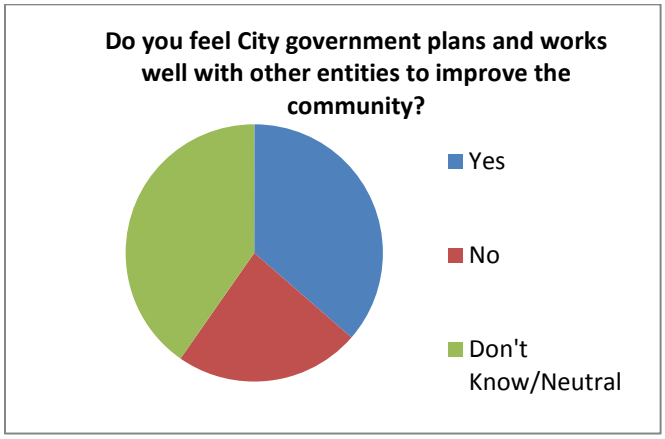
Yes and no, as a home owner.....the street I live on is falling apart

I don't wish to be negative, but there are items that could improve...our streets for one thing.

Water and sewer rates too high, question the need for a new water tower while population is decreasing

We need more jobs here, not more trails.

12. Do you feel City government plans and works well with other entities to improve the community?		
Answer Options	**Response Percent**	**Response Count**
Yes	36.4%	47
No	23.3%	30
Don't Know/Neutral	40.3%	52
Comment		17
answered question		**129**
skipped question		**18**



Comments to Question 12:

Only if it benefits them in someway

There is to many incidents where it doesn't one big one is the County Government.

could do more...some seem to be self-promoting

only to THEIR benefit

Proof of recent success in the new Port Collaborative and new medical facility in town.

Communities around us aspire and accomplish...we react rather than act.

I wonder if we have kept other industries or businesses out of our community.

I believe they try and have good intentions but often concentrate and spend money on the wrong things

Need more involvement though. Not just from the City but others with the City.

Would like to believe that happens.

Bringing in Wolverine and their fly ash is a bad idea.

suggest working closer with service organizations

Spending is out of control, poor planning and investigation before implementing decisions.

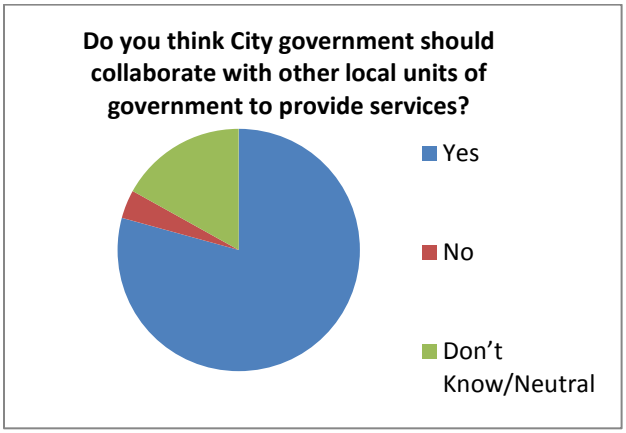
Do not go beyond your scope as a government entity

City is too concerned with parking(negatively) for businesses than bringing in new business and working with the new business

Recent success with Moran turned things around in my estimation.

90% of the time

13. Do you think City government should collaborate with other local units of government to provide services?		
Answer Options	**Response Percent**	**Response Count**
Yes	79.2%	103
No	3.8%	5
Don't Know/Neutral	16.9%	22
Comment		20
answered question		**130**
skipped question		**17**



Comments to Question 13:

In areas that would save dollars but not compromise services

Who are other local governments?

We don't need city police when we have a Sheriff's Department and State Police presence.

See above

However, if this involves ICLEI or Local Governments for Sustainability, NO.

Especially with neighbors such as Alpena County, Presque Isle County and Cheboygan County.

Excellent library should receive more support

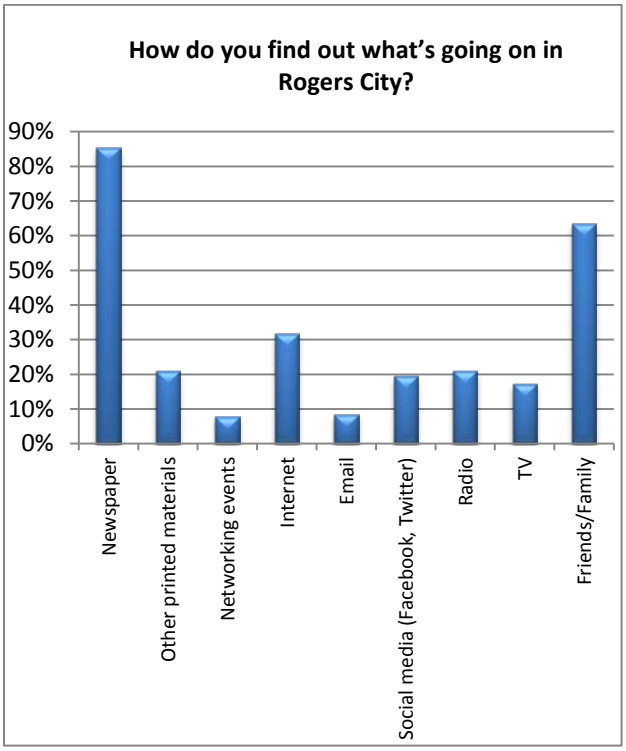
That would depend on the collaboration - to answer "yes" blindly would not be a choice here. On an individual, well studied project that weighs cost, need & benefit, it is possible.(ie- spending money & taxing for something with the reasoning that everyone else has it-no. That there is a serious need for Rogers City to acquire it to improve the standard of living - yes)

Serious consideration should be given to eliminating the Police Department. We have virtually no crime and the Sheriff's Department and State Police are more than capable of handling what there is. Being a police officer in RC must be one of the most boring jobs on the planet.

Why doesn't the Police Department report their activities on a monthly basis so residents can see what they are getting for their tax dollars?
Since we're one county we should've helped our neighbor Onaway - we should pay for a full time patrolman over in Onaway. We expect those people to help pay for a new courthouse here, if it passes, so we should have helped them in return. Now the people over there are riled up so we can forget any help from them, and maybe none from some people in R.C. after hearing/reading what's going on over there. I feel you guys "blew it". By the way, I notice "on the list of things we want to do", we don't need more taxpayers projects, we need more taxpayers.
if it means we can then afford school crossing guards and other important services, it's a necessity.
Together we all win.
When possible.
I really feel as though we have more police coverage in the city than what we need. A savings of just one officer's salary and benefits could be a significant help.
But only when doing so maintains quality of service at reduced cost to the taxpayers.
yes, as long as you maintain the fact that you are city government, not to get involved with anything above that
It just depends. This question is just too broad to answer.
Merge the City Police with the Sheriff's department.
There should be more collaboration between the City and County Governments.
when feasible

14. How do you find out what's going on in Rogers City?

Answer Options	Response Percent	Response Count
Newspaper	85.3%	110
Other printed materials	20.9%	27
Networking events	7.8%	10
Internet	31.8%	41
Email	8.5%	11
Social media (Facebook, Twitter)	19.4%	25
Radio	20.9%	27
TV	17.1%	22
Friends/Family	63.6%	82
Other (please specify)		9
answered question		**129**
skipped question		**18**

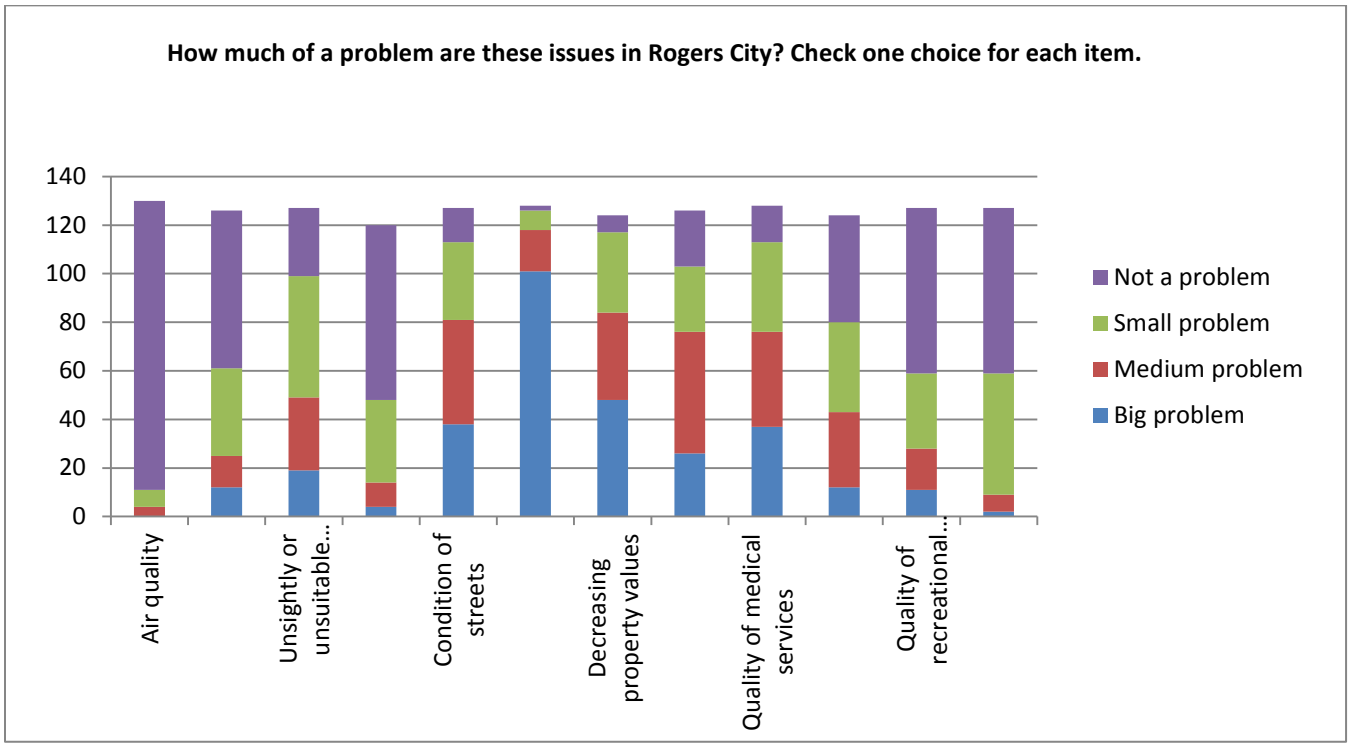


Comments to Question 14:

All of the above
Don't have cable, so don't get public access.
going to meetings
library staff
word of mouth seems to work better than available media
All of the above.
We used to watch the town council meetings on charter but have switched to Dish, unfortunate there isn't a link for everyone to watch unless on Charter.
word of mouth
The newspaper could and should do a better job

15. How much of a problem are these issues in Rogers City? Check one choice for each item.

Answer Options	Not a problem	Small problem	Medium problem	Big problem	Response Count
Air quality	119	7	4	0	130
Water quality	65	36	13	12	126
Unsightly or unsuitable business operations	28	50	30	19	127
Lack of affordable housing	72	34	10	4	120
Condition of streets	14	32	43	38	127
Lack of employment	2	8	17	101	128
Decreasing property values	7	33	36	48	124
Property taxes	23	27	50	26	126
Quality of medical services	15	37	39	37	128
Quality of services for seniors	44	37	31	12	124
Quality of recreational opportunities	68	31	17	11	127
Crime	68	50	7	2	127
Comment					17
				answered question	**130**
				skipped question	**17**

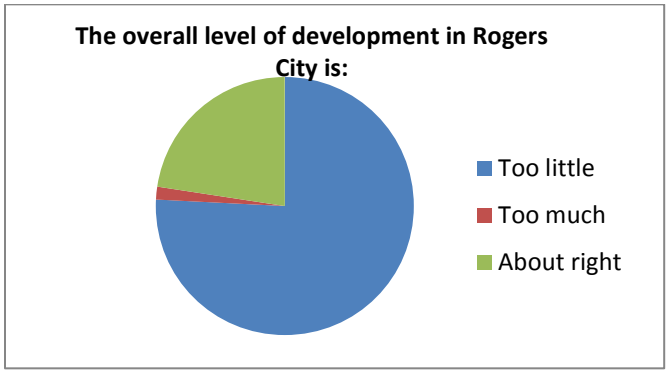


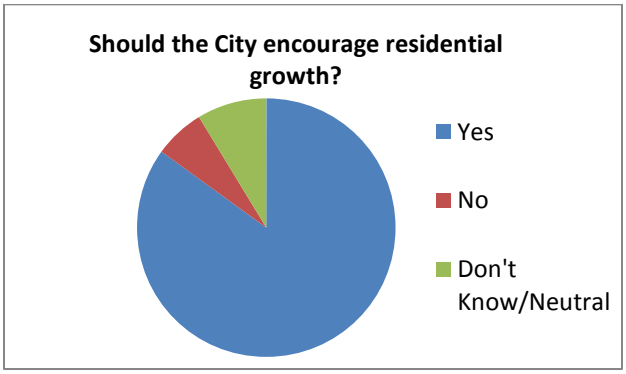
Comments to Question 15:

Street repair is a medium problem but if not attended to soon will be a big problem. The community needs to continue to development a multi-dimensional economic base.
I think it's a good place to live.
Because our age and husband's health problems our recreational opportunities are extremely limited.
Should have a "don't know/neutral" answer box
There are families here that are hurting financially. I think there should be a food bank open at least once per week and we need a Save Alot here. The grocery prices here are just terrible. There is one fast food restaurant in town and it would be nice to have a better variety. We have tourists come and wouldn't it be nice if we had more to offer.
Due to quality of people moving to our area, the crime rates are increasing. You used to be able to send your child outside and let them play and knew who and what they would be doing, you felt safe sending them out. Seems to be an increase in B&E's because of the quality of people. Unsuitable businesses-old dance hall (bar) by Karsten's. Too many people living on welfare. Are we promoting our town? Property taxes seem to keep going up, why values are going down.
I wish that some properties were not allowed to pile up trash in yards and alleys
My grandfather always said, Rogers City is a retirement town and will never change. And there are less businesses now than when I was a kid.
biggest problem is the lack of living wage employment opportunities necessary to bring/keep residents in the area that help to build & preserve a tax base required for the city to provide services
Should be more signage regarding pet waste and control. All pets including cats should be on a leash. Too many wild cats around town. Most pet owners do not clean up after the pet.
No plan for street improvements, no plan for expanding sidewalks, big screw up on water wells, big screw up on street lights, unjustifiable expense of Police Department, still not facilitating new business development, should be working to repurpose Grambau Center as a city, county, or library facility.
we cannot expect to be a retirement community without emergency care....whether transport time is comparable to big cities or not, the issue remains that people looking for a place have choices....and we come up wanting.
I am not able to continue paying more millage, therefore think we should go along with the Headlee amendment.
Need to enforce dog barking ordinance
Water quality.....drinking water - awful, lakes and rivers not a problem
Our property value is de erasing while our property taxes are increasing. I haven't figured this out yet!
I was born and raised in RC and it's very much the same. We need another large grocery store as Glens charges too much and this is a hard factor for retired people without a car

16. The overall level of development in Rogers City is:		
Answer Options	**Response Percent**	**Response Count**
Too little	75.8%	94
Too much	1.6%	2
About right	22.6%	28
Comment		14
answered question		**124**
skipped question		**23**

17. Should the City encourage residential growth?		
Answer Options	**Response Percent**	**Response Count**
Yes	84.9%	107
No	6.3%	8
Don't Know/Neutral	8.7%	11
Comment		14
answered question		**126**
skipped question		**21**

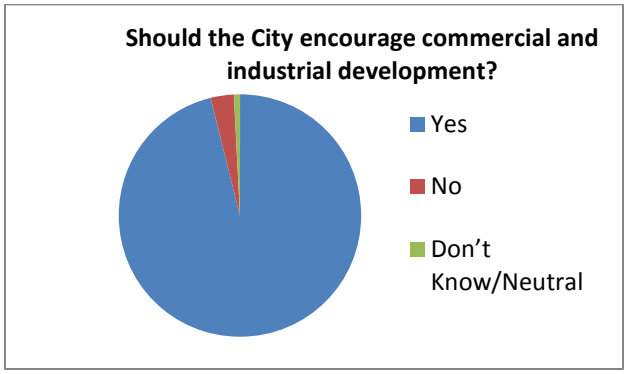




Comments to Question 16:
Fast & overdevelopment can bring crime and more problems
need a few more businesses that would allow for more service, shopping business
In regard to businesses
going down hill
Need to fill some vacant buildings with businesses but as far as being developed doing alright.
Business growth is needed to create jobs and attract residential growth.
for current population
for the current population
we need to move at a "smart" pace, which is sometimes slower than some people want to see
we have no grand scheme of things....years ago, it was decided that we would have a nautical theme...and yet, businesses remodel or open with scattered themes and nothing is done or said.
FOR THE CURRENT POPULATION; I.E., TOO MANY EMPTY STORES, RENTED HOMES
But due to current national economic policy. President's economic policy and "war on coal" has had a direct effect on this town
It would be nice to "shop at home", but where?? I remember the days when we had shopping options, but then "urban renewal came in, and we lost it!
what development

Comments to Question 17:
Not much vacant property in city
There are abundant house for sale-no need to build more to stand empty.
The only problem is a new house wouldn't be worth the value it took to build.
Keep/improve high standards of quality upkeep of homes
everyone moving out taxes and water to high
Without residential growth, business cannot flourish.
only after current housing is filled
WITH HOMEOWNERS, NOT WITH MORE LOW-INCOME, GOVERNMENT-DEPENDENT RENTERS
Not State subsidized
Encourage any growth that does not harm the environment or is unhealthy.
let's fill up the available housing before we try to expand.
encourage, not create
Without job possibilities this won't happen.
Need jobs to increase residences!

18. Should the City encourage commercial and industrial development?		
Answer Options	**Response Percent**	**Response Count**
Yes	96.1%	122
No	3.1%	4
Don't Know/Neutral	0.8%	1
Comment		16
answered question		**127**
skipped question		**20**



Comments to Question 18:

I would call it business development. It need not all be industrial particularly if we have state of the art internet and communications technology. Rogers City could be a haven for consulting businesses.

That is compatible with the high quality of life here.

We should also require them to keep their business presentable. Calcite used to be a showplace. Now it's a dump.

Job creation brings residential growth.

But without taxpayer subsidies!

But only private entities with no taxpayer subsidies!

Work with prospective small businesses; don't saddle them with unnecessary demands.

I think any development is encouraged. We need to focus on progressive and sensible development

just putting businesses in all the empty store fronts would be a great improvement

BUT NOT WITH TAX-PAYERS SUBSIDIZING CITY SERVICES!

They should encourage clean/green industry that blends in with the city's natural beauty. Not industry like Calcite, the worlds largest hole in the ground.

encourage, not create

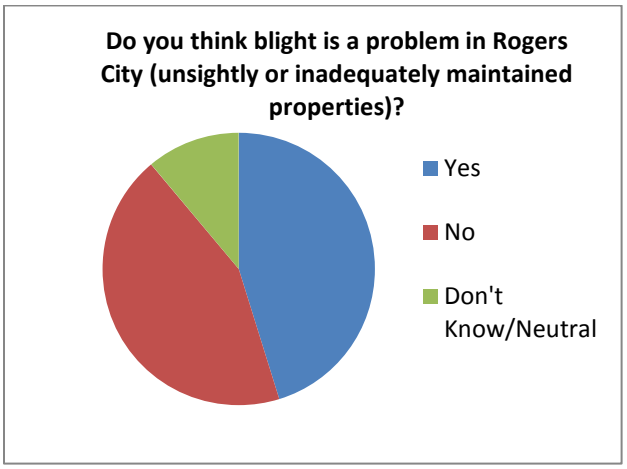
Opportunities always seem to fizzle out in Rogers City. Why?

We needed Wolverine to come in

I feel local government is more of a deterrent in encouraging commercial development.

Commercial over industrial.

19. Do you think blight is a problem in Rogers City (unsightly or inadequately maintained properties)?		
Answer Options	**Response Percent**	**Response Count**
Yes	45.2%	57
No	43.7%	55
Don't Know/Neutral	11.1%	14
Indicate areas of blight		40
answered question		**126**
skipped question		**21**



Comments to Question 19:

No business or commercial building on the main business streets should be allowed to be in disrepair or not have signage saying how to buy or rent them if they are not occupied. The people who own those buildings should be ashamed of themselves.

Generally "no" but look at Fourth St. I sympathize with those who have nice homes that have to look out their windows at unkempt houses and yards. I thought we had an ordinance to prevent such things.

Main Street

Area on North 3rd St. across from Cash garage. Also old building next to Driftwood Motel on 3rd St.

Cash's bar which has been boarded up for years; old A&P

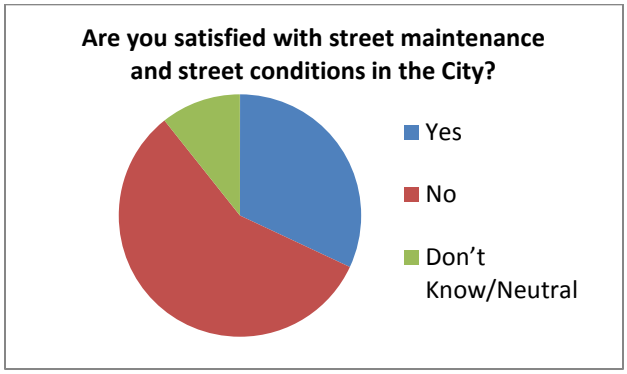
Behind Glens, Dollar General, Ace. Take a look at all the trash, empty pallets, garbage blowing out of the containers. Would only take an employee and hour or two a week to clean up that mess.

There is no effort to fight unsightly businesses or residences. When was the last time a blight ticket was written? Look how bad the Lighthouse Rest. & Bowling Alley looks the sign is going to fall on the sidewalk someday.

Old drapery store by City Hall, Bar (dance Hall by

Karsten's, storage area by Cash's, house on Huron St. and one on N. Second St. garbage in the backyard and front yard.
There are some residential properties that need to be cleaned up, but this should not lead to the adoption of the International Maintenance Codes proposed by ICLEI/Local Governments for Sustainability.
House on Huron Street 1 block west of North First- Trash in Front and Back yard off alley Others in town as well
Vacant commercial buildings, as well as vacant homes, are generally not maintained and appear as blight in the community.
North 4th Street is the worst. It is not maintained and continues to deteriorate. There are other places scattered in different neighborhoods around town. Blighted properties affect the value of neighboring homes; reward irresponsible owners, and often attract undesirable elements of society as tenants.
it's getting worse with a lack of sustained code enforcement by city authorities. One of the worst examples of residential blight is North 4th Street. There is a smattering of such homes throughout the City, which affects all the neighboring homes property values.
downtown
There is some slippage in this area, though it is happening throughout the state/country as well. maybe less here than elsewhere but it will accelerate if employment opportunities do not grow here
Hawks service station, parking should be in their own property. Cash's automotive, the old Brook's Hotel on 3rd st.
Only real problem is Cash's.
there are a few places that could be cleaned up. overall we have a very clean and neat city
although the private sector is outstanding, there are lots and properties that are driven by every day by city officials....there, again, is always a reason that nothing can be done.
n sixth street vacant houses
BLIGHT SEEMS TO BE GROWING, AND CODE ENFORCEMENT IS LACKING. IT APPEARS AS IF A LOT OF THESE BLIGHTED HOMES ARE OWNED BY ACTUAL RESIDENTS!
Homes that are for sale and also buildings in the downtown area
old business buildings on Main St.
Cash Automotive, the boarded up bar on West Third,
BR23- next to Driftwood (boarded up) Old hotel downtown-get a restaurant/bar in there for some nightlife. Need to get the courthouse moved into the
Grambau and make that block a green area for the city and parking.
But very few that are unsightly.
unoccupied commercial buildings is a blight on any city
The quarry.
The old Ideal mini-mart and the Gapcyznski properties come to mind
cash's automotive, cash's bar, bruski building corner larke/3rd, hawks service center, gabara bldg by vfw
But there is some properties that have been a problem for quite a few years
The old store on the corner of 3rd and Larke is a big eyesore! So is an area on S. Seventh St. That a resident bulldozed out, cut trees, hauled in gravel, etc in order to park his travel trailer there!
Vacant bldgs on 3rd St
very much unsightly
I would say it might be starting to become an issue
There is some blight
Most places are nice, some are terrible.
The end of third street starting after Driftwood Motel and up to US-23 is awful. More and more low economic housing situations causing blight in neighborhoods that haven't seen it before. PI County is known for being a cheap place to live if you're on disability.
3rd Street, north and central
Cash Brothers

20. Are you satisfied with street maintenance and street conditions in the City?		
Answer Options	**Response Percent**	**Response Count**
Yes	32.0%	39
No	57.4%	70
Don't Know/Neutral	10.7%	13
Comment		23
answered question		**122**
skipped question		**25**



Comments to Question 20:

The streets need to be a focus for grants.

There has been a decrease in maintenance and the streets are in need of repair. Possibly a new tax and matching grant money would help.

need more re-paving but that takes money city doesn't have

Some streets are in need of repair

Many streets like 1st Street are very rough.

generally yes

Need to do some street work, but the money simply isn't there at this time.

Many city streets are in need of repair and/or complete resurfacing.

Over all -yes tough there is need for improvement. considering city resources, they are doing as good as they can with what is available

Abysmal!

Over all streets are good.

NEED A PLANNED REPLACEMENT PROGRAM-CURB AND GUTTER NEEDS TO BE INSTALLED TO MAINTAIN STREET PAVING

Go ahead with the Headlee and add one tenth of a mil to our taxes for the next ten years--Rome wasn't built in a day.

Many of our sidewalks are in very poor condition, which makes it difficult for people with disabilities to navigate.

Some streets are in rough shape.

There are some streets that need some help. Most are good.

Overall roads are good but there are some side streets that could be improved.

Most streets need repair

Too many streets are falling apart, does not seem to be a high priority to fix and maintain property values

They are really bad all over town.

We are lucky to have such clean, beautiful streets

It seems that some streets are MUCH better maintained than others

There are times there is so much standing water in front of my house I cannot get to mail box. The street is in horrible condition.

21. Are you familiar with asset management practices for street preservation?		
Answer Options	**Response Percent**	**Response Count**
Yes	18.5%	23
No	60.5%	75
Don't Know/Neutral	21.0%	26
Comment		5
answered question		**124**
skipped question		**23**

Comments to Question 21:

There should be information on this made available to the public.

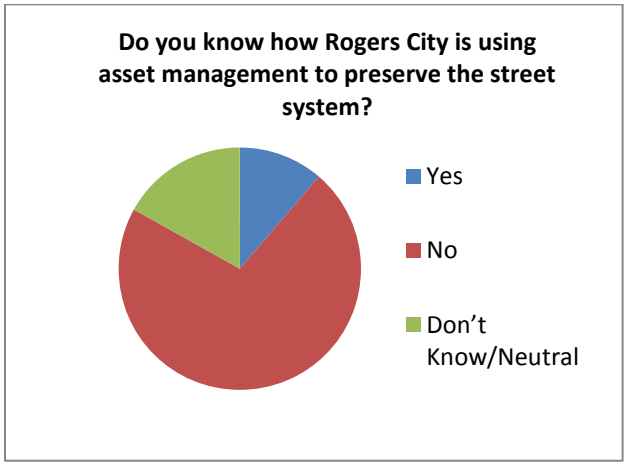
To date the program seems inadequate.

no - why doesn't the city publish something that is available to the residents (maybe in the PIA - a series of articles on what is out there for the city & how it could be accessed & used

What does that mean??

no, I'm not, how was this information disseminated

22. Do you know how Rogers City is using asset management to preserve the street system?		
Answer Options	**Response Percent**	**Response Count**
Yes	11.3%	14
No	71.8%	89
Don't Know/Neutral	16.9%	21
Comment		6
answered question		**124**
skipped question		**23**



Comments to Question 22:

I feel the city does not manage money well at all

Same comment as above.

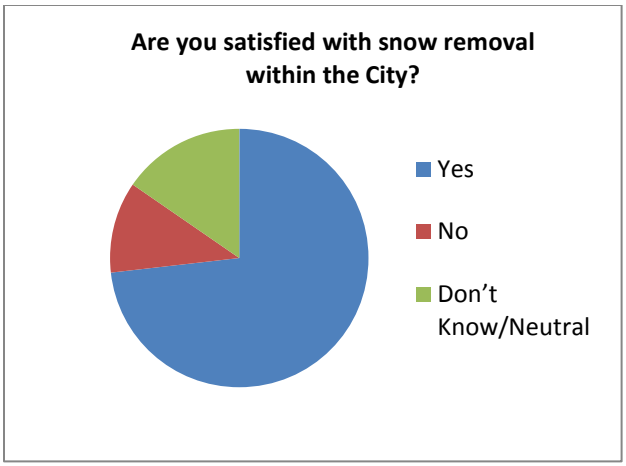
See comment 21 - better communication. Telling people to show up for a special meeting or workshop does not provide ease for access for their participation. there is the newspaper, the internet - a lot of methods to increase the residents awareness if the city were so inclined

Whatever the hell that is, it's not working!!!!!!

It's not working if it needs to be seen in the results

Again - what the heck does that mean?

23. Are you satisfied with snow removal within the City?		
Answer Options	**Response Percent**	**Response Count**
Yes	73.2%	90
No	11.4%	14
Don't Know/Neutral	15.4%	19
Comment		14
answered question		**123**
skipped question		**24**



Comments to Question 23:

It used to be excellent until the service was greatly reduced. Raise taxes and increase the number of employees.

Keep up the good work!

Everywhere but North 4th St, where the plow scrapes too wide a swath, throwing shoulder stones onto the grass berm and my front lawn! This causes me a big problem every year!

Miss occasionally on weekend in your effort to cut overtime. Can create dangerous situations.

DRIVERS PLOW TOO WIDE ON NORTH 4TH STREET, THROWING ALL THE CURB AND BERM GRAVEL ONTO THE GRASS BERM AND MY FRONT YARD, WHICH IS A PROBLEM TO RAKE UP EACH YEAR!

LEAVE SOME SNOW IN ALLEY FOR SNOWMOBILERS

It will be wonderful if the snow on Calcite could be thrown toward the ball fields instead of the homes. On Lake street the snow is pushed to Lakeside park and there any 10 fewer residents/driveways on that street. I noticed this last winter...

We have the best city employees in the state.

Overuse salt

They push it in front of all of the business and homes, other methods could be used. ask Cheboygan

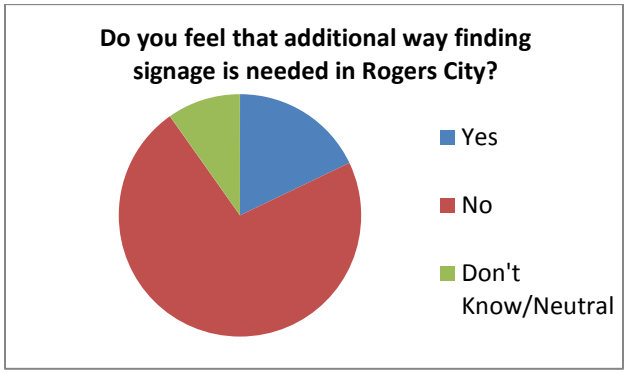
I think the city crew does a great job with snow removal!

I don't know if the plows have gates to close but would really help those of us who have to re-shovel piles of ice at the end of our sidewalks.

No parking on city streets until 7 am - plows don't start to run until later than 7am..doesn't make sense

could be better and quicker

24. Do you feel that additional way finding signage is needed in Rogers City?		
Answer Options	**Response Percent**	**Response Count**
Yes	17.9%	22
No	72.4%	89
Don't Know/Neutral	9.8%	12
Comment		25
answered question		**123**
skipped question		**24**



Comments to Question 24:

Absolutely. The current blue signs should have information on both sides of them. The Chicory Cafe-Pure Michigan sign on southbound US23 is the only sign indicating something for a tourist to do if you turn left onto Third.

Yes, the signs for the marina and harbor are confusing to outsiders.

We're filling up our streets with signs and people disregard them. Especially stop signs, slow children playing signs, speed limits on residential and Third St.

Too many signs as it is. I am sure that cost a pretty penny. Was a local printer asked to do these signs? NO. Buy locally what a joke!

No you have a sign on every block. Spent way to much money on this

What is wrong with asking someone where to find a store? We aren't that big of a City.

This is a very small *town.* I find the recent signage to be excessive bordering on the silly.

The new signs installed last year are a great improvement.

no- the town is starting to look a bit "tacky" with all the signs - enough already . It's a small town - things are not that hard to find. GPS, Mapquest serve out- of towners better than more signs. Let's put this signage idea to bed already.

Last sign project didn't do a very good job. Signs are boring and directions often inadequate.

I think that our "new" wayfinding is working

A forest of signs is not needed in a town this size....

ALL THE MONEY YOU SPEND ON THAT IS A WASTE!

TOOMUCH SIGNAGE

Why not use the back side of the many existing signs already in place?

let's fix up the streets

Definitely not! and why is it that depending on which direction you come in to RC, we are either the Nautical City, City of parks n trails, the limestone city... Most of us think of this as the nautical city

The number of signs have become excessive!! Count the number of signs on the M-68 corridor within the city limits, its crazy

I feel the pure Michigan sign north of town with the Chicory Cafe on it is unfair to other businesses!!!!! It should be taken down or all restaurants should be on the sign!!!!!!

Absolutely not- it's getting ridiculous!

ABSOLUTELY NOT! Personally I think we have WAY TO MANY SIGNS for our little town! I think they detract from our uniqueness .qqq

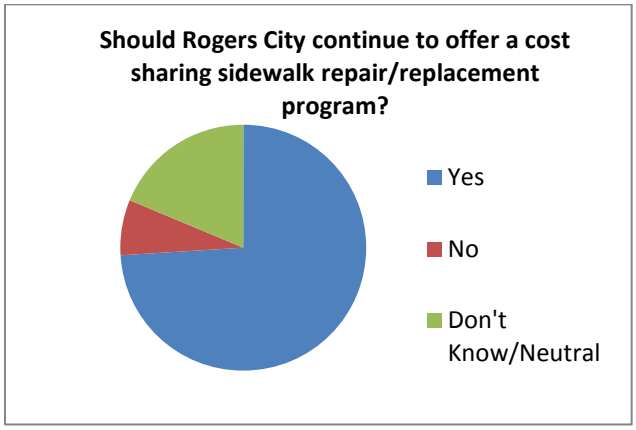
CAN'T BELIEVE THE BLUE SIGNS ARE PRINTED ON ONLY ONE SIDE! COULD HAVE HAD MORE BANG FOR THAT $$$

Public rest rooms.

cart in front horse, we have be a destination first

Recent signage is silly "historic sites"? A quality sign on US-23 indicating PARK-BEACH-PLAYGROUND would be truly of value bringing traveling families into downtown zones.....HELLO !

25. Should Rogers City continue to offer a cost sharing sidewalk repair/replacement program?		
Answer Options	**Response Percent**	**Response Count**
Yes	74.0%	91
No	7.3%	9
Don't Know/Neutral	18.7%	23
Comment		19
	answered question	**123**
	skipped question	**24**



Comments to Question 25:

the sidewalks are the duty of the city

I don't know how that works but if it's helping keep the sidewalks up it's probably a good thing.

It should be encouraged to help residents repair their sidewalks

We have put in sidewalks and our share of streets and curbing only to have the City come in and tear them up.

No the sidewalks belong to the city. Once a residence moves they can't take it with them, nor can they claim it on their house for sale.

The side walk belongs to the city they should pay for the repairs. The resident does not profit if they sell their home because of a nice sidewalk

I believe when we had our sidewalk repaired we footed the whole bill. Maybe you need to explain the cost sharing program to your residences.

If we repair our own sidewalks we shouldn't get billed. We save the city money doing ourselves. More sidewalks would.be fixed.

Seems like a good idea but not sure if this program been working?

The City should pay the entire cost of sidewalk replacement and cut out unnecessary programs like "wayfinding signage!"

Yes, should have done it years ago when the economy was better & residents could afford to make the improvements. a little late now but bet late than never I guess

Put in the sidewalks and let property owners pay over time. Some of us have paid for sidewalks three or four times, while many property owners don't have sidewalks. Justify that to me.

IN MY OTHER TOWN OF TRENTON, MI, THE CITY PAYS FOR SIDEWALKS -- IT'S THEIR PROPERTY

Only for those who want it--I don't

You help with payments. We did it and we're not loaded.

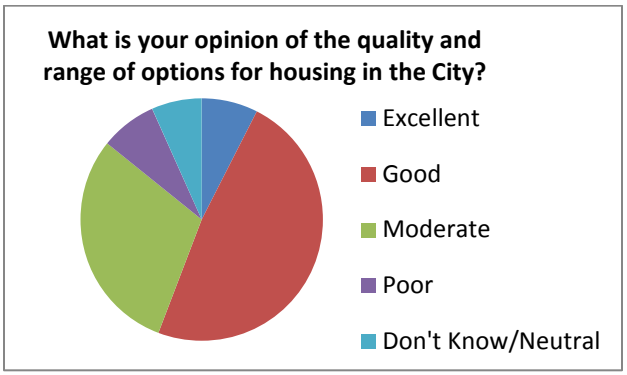
Since most sidewalks are on city property, makes sense

It never seems like its applied the same to everyone

I think that is fine as long as the majority of the people involved agree.

...but it should be pushed more on areas where sidewalks are obviously unsafe, such as Deb Stiller's home -- holy cow! Their sidewalk is horrible!

26. What is your opinion of the quality and range of options for housing in the City?		
Answer Options	**Response Percent**	**Response Count**
Excellent	7.5%	9
Good	48.3%	58
Moderate	30.0%	36
Poor	7.5%	9
Don't Know/Neutral	6.7%	8
Comment		7
	answered question	**120**
	skipped question	**27**



Comments to Question 26:

The city needs a lakefront hotel that you can recommend. If people can't stay in a nice hotel in the city to try the city out new housing isn't going to be a priority.

need assisted living opportunities

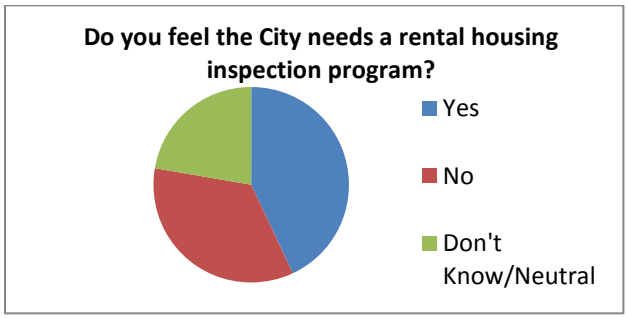
Is the best of my knowledge.

Have enough government assisted units. Affordable houses are needed some people are taking advantage

of the housing (rental) issues.
Affordable housing seems to be available in most price ranges.
for now it appears good but seems to be on a tipping point - which way it goes depends on the choices that are made here - soon I hope.
Low cost properties and rentals are readily available. Other housing is also available

27. Do you feel the City needs a rental housing inspection program?

Answer Options	Response Percent	Response Count
Yes	43.0%	52
No	34.7%	42
Don't Know/Neutral	22.3%	27
Comment		12
answered question		121
skipped question		26

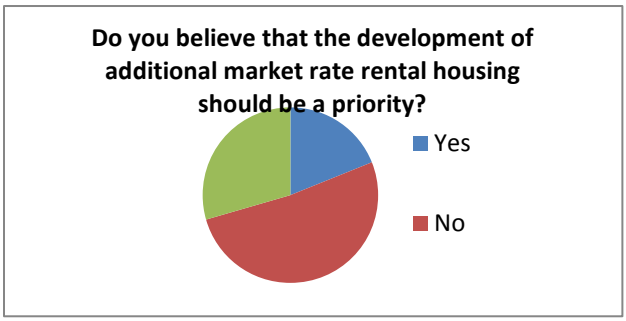


Comments to Question 27:

It also needs to really inspect the hotels.
Only if they can keep it up and do it on a fair basis.
Absolutely, and I manage Harbor House Apartments. It's working in Alpena and it will work here. What will it take another fire? A fire death? Sadly that is what it will take.
For the most part those I know who offer rentals do a fine job of keeping things up. It seems the people renting are the ones doing the most damage.
Not familiar with the residential rental market here.
Double-edged sword. initially seems like a good idea but in the end I believe it would not only drive up the cost of rentals which are already a burden for the lower income families in the area, it would probably cause a lot of landlords to abandon the rental market leaving the area with fewer affordable units, and more vacant un- kept properties ,"be VERY" careful on this one
I think that most of the rental houses in RC are pretty good shape
In recent years, that aspect has changed dramatically...there are fewer people buying up more properties, hence their level of maintenance becomes prevalent.
If we can keep the Cities reputation of quality housing...by all means.
If affordable
I like the idea, but who would do it. Current staff is too busy for additional programs.
Keep out of small businesses operations, people have many choices on where to live

28. Do you believe that the development of additional market rate rental housing should be a priority?

Answer Options	Response Percent	Response Count
Yes	18.9%	23
No	51.6%	63
Don't Know/Neutral	29.5%	36
Comment		10
answered question		122
skipped question		25

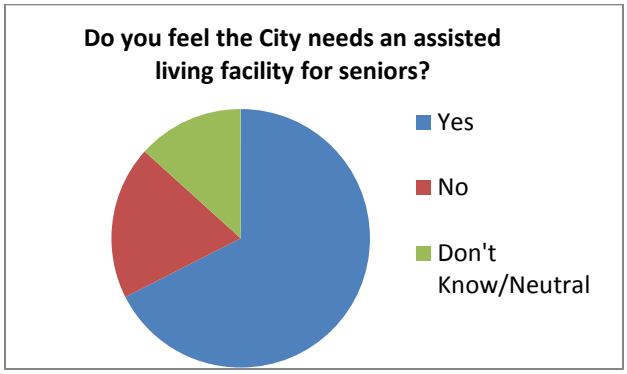


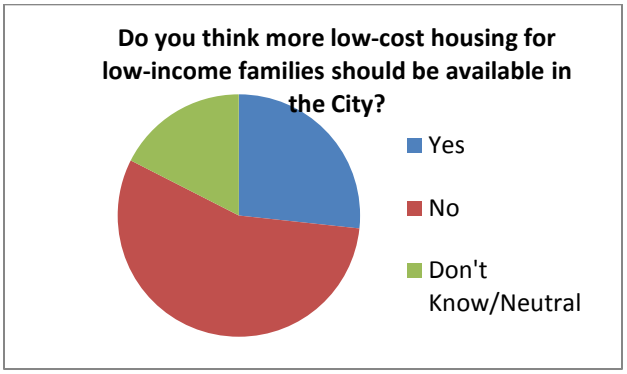
Comments to Question 28:

Would be interested in what exactly "market rate" is referring to
What is the meaning of *market rate rental housing* as used in the question?
It doesn't need to be a priority but it does need to be addressed.
Is there a need???
What is "market rate" rental housing?
No, what is needed is "market-rate" employment. rental properties do not add value to a community - home ownership by individuals does.
What is market rate?
What does "market rate" mean?
Absolutely not...rental rates will dictate itself in a free market. Not government's responsibility. Rental rates are too low right now anyways
If it's for more low income apartments; then no.

29. Do you feel the City needs an assisted living facility for seniors?		
Answer Options	**Response Percent**	**Response Count**
Yes	67.5%	81
No	19.2%	23
Don't Know/Neutral	13.3%	16
Comment		16
answered question		**120**
skipped question		**27**

30. Do you think more low-cost housing for low-income families should be available in the City?		
Answer Options	**Response Percent**	**Response Count**
Yes	26.7%	32
No	55.8%	67
Don't Know/Neutral	17.5%	21
Comment		9
answered question		**120**
skipped question		**27**





Comments to Question 29:

definitely

We have Tendercare and private nursing homes. I think the City has all they can do to take care of what they're responsible for now. Where would the funding come from for that?

We have Hilltop and should support it.

This should be a top priority

Is there a need???

Always thought the Grambau Center would be perfect for this -- but private enterprise only; not taxpayer subsidized.

isn't that what Hilltop Manor provides. A fine, well managed facility. Maybe services could be expanding with add' l funding

at this level of population, there is adequate housing

There is one in Hillman--not too far away...maybe this survey will help answer this.

More residents that are in that situation are moving.

Let the private sector take care of that.

but not funded by the City

Again, if there is a need, private, small business will see an opportunity and create

It would be nice to have such a facility in Rogers City.

City should support the Manor however it can

Hilltop Manor should be maintained but no more built at this time.

Comments to Question 30:

We understand people are moving here from urban areas to take advantage of what we do have and getting on our welfare system.

That's all we have is low income (government supported families).

It seems that most of the people moving here do not have or want jobs.

The city has an abundance of low cost housing availability.

We've got enough of that already!

No - more Living Wage employment opportunities should be made available. If the city cannot manage to create an atmosphere that allows this to happen, it has no business trying to attract & keep people in the area thru artificial programs at a subsistence level of living

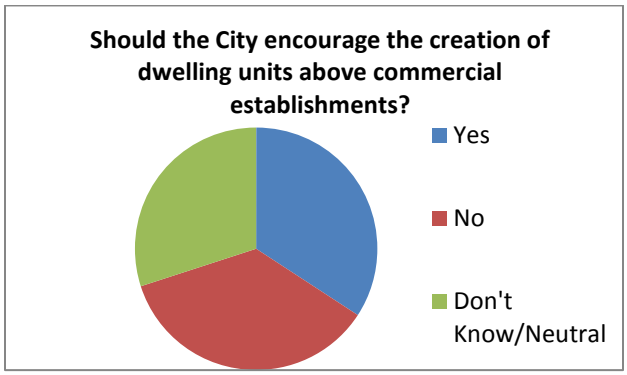
we have more than enough...we have seen what can happen in other communities.

Rent rates are too low now! Government should not compete with any business. If you look at what housing is available within the city limits, cost and availability, it is more than adequate. The type of tenants that the low rents (housing costs) are attracting is beginning to show. ie "free and reduced lunch rate" numbers in the past couple of years is a good indicator

Definitely not - too many abusing the welfare system now.

31. Should the City encourage the creation of dwelling units above commercial establishments?

Answer Options	Response Percent	Response Count
Yes	34.2%	41
No	35.8%	43
Don't Know/Neutral	30.0%	36
Comment		14
answered question		120
skipped question		27

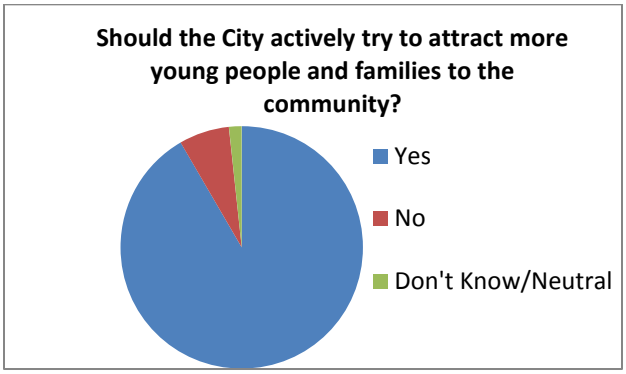


Comments to Question 31:

Where would this be in the city? There are so few two and three story buildings.
Maybe if it is for the proprietor of the business below
Have enough of those already.
neutral
That should be up to the businesses
Is there a need???
Leave that to private enterprise
That is a matter that should be left to the property owners. The city should provide support. The Lakeview Development, Industrial Park(s) etc, are enough evidence the city has no business getting involved in anything but a support role.
For sure, people living down gives a city life
as long as there is adequate egress in case of emergency, it's a custom from long ago that worked then.....can work now.
What else is this space going to be used for?
Lets keep it in the zoning ordinance.
Encourage. Yet, at any opportunity, you add taxes, fees, and regulations to discourage
so you can charge higher water rates?

32. Should the City actively try to attract more young people and families to the community?

Answer Options	Response Percent	Response Count
Yes	91.6%	109
No	6.7%	8
Don't Know/Neutral	1.7%	2
Comment		24
answered question		119
skipped question		28



Comments to Question 32:

Yes. And there are ways to do that.
If you have a community that provides a high quality of life, people will come. Do not scrape the bottom of the barrel to bring in businesses that few other communities want.
BUT you have to have adequate employment.
If they have jobs. Don't need any without a job.
You must supply job opportunities to keep and attract younger families
Our city is dying and our children are all moving away.
But you need to offer them a reason to come. It's a nice place to visit but if I didn't live here I wouldn't move here. No businesses here
Job creation is needed for this to become a reality.
Let the natural City features attract young people; no need for more government programs/subsidies.
If there is going to be a serious effort to attract employment opportunities that will provide a living wage for them - yes. don't provide false hopes & promises .
if jobs are available
of course, all ages are what makes for a healthy environment
We need workers
You do that with jobs.
Yes, but you need the jobs and opportunities to keep them here. Again, business opportunities will take care of that.

If they are working and not only on assistance.

But they do need employment.

This used to be such a great place to live and raise a family; if we had more employment opportunities for younger families of course it would be a good thing.

We have way too many unemployed people living off the system here.

We don't want RC to be a retirement community. It will gradually die with the retirees.

Need good jobs, which aren't available, before young people will stay at RC.

Unfortunately, I don't know where they would find employment

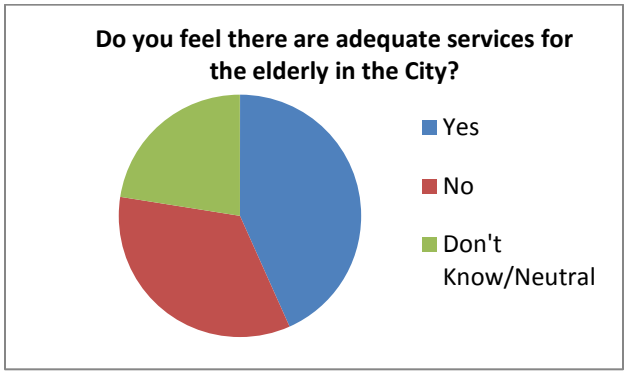
What a dumb question! Of course!

to do what

This is very important. We need to have young people, not just retirees.

33. Do you feel there are adequate services for the elderly in the City?

Answer Options	Response Percent	Response Count
Yes	43.3%	52
No	34.2%	41
Don't Know/Neutral	22.5%	27
Comment		11
answered question		120
skipped question		27



Comments to Question 33:

I see residents here that can not afford the ride on the senior bus now that rates went up. Many count on that.

My goodness in 10 years we will have quite a drop in population with all the elderly living here.

Busing and transportation seem to be an issue.

need Additional Choices for Medical Care

Lack of local medical care

Hilltop, TenderCare and Senior Center are adequate...but the city needs a 24-hour urgent care facility...for all ages.

no emergency room have to travel too far to hospital

Transportation to medical/other appointments out of town appears needed.

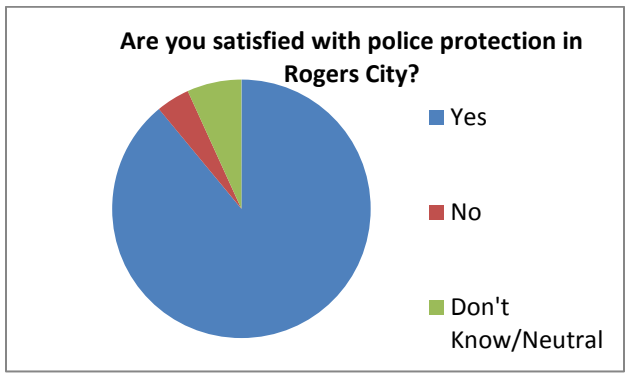
almost too many.....2 transit companies, numerous meal options

Medically speaking, probably not. Of course a hospital would be great or more assisted living

Only major item I feel missing is 24 hour medical care.

34. Are you satisfied with police protection in Rogers City?

Answer Options	Response Percent	Response Count
Yes	89.0%	105
No	4.2%	5
Don't Know/Neutral	6.8%	8
Comment		19
answered question		118
skipped question		29



Comments to Question 34:

I am also thankful that Rogers City seems to be filled with law abiding citizens.

The police department is very responsive to complaints.

They're on top of it!!!

I have some issues with that.

Still is who you are in this town

We have way too many ....City...County and State WHY? we cannot afford all of them

Haven't had a problem requiring "protection" yet; assume police would respond quickly and effectively.

Complete waste of money at this point!!!!!

we have had several emergency situations at our home...police were prompt, comforting and helpful

TOO MANY CITY POLICE

They do a great job, but I think we could use a couple more officers

We have a State, County and City departments. A little overkill for a small community.

Don't let the City of Rogers City become Onaway.

Need to hire another officer

They go a little overboard with the amount of officers on duty at one time.

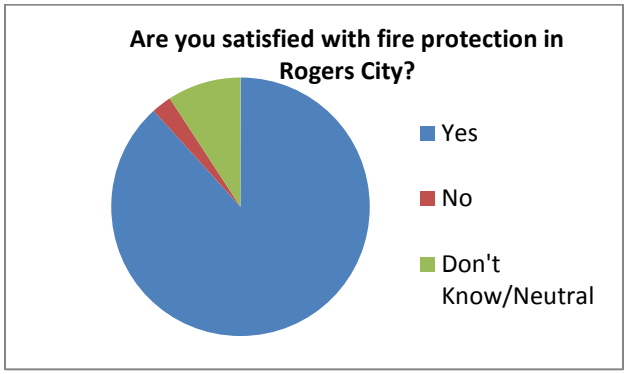
We are very blessed to have Matt Quaine as our Chief of Police!

Too many police for a town this size

Could be reduced to save money.

35. Are you satisfied with fire protection in Rogers City?

Answer Options	Response Percent	Response Count
Yes	88.2%	105
No	2.5%	3
Don't Know/Neutral	9.2%	11
Comment		8
answered question		119
skipped question		28



Comments to Question 35:

I have not needed their direct service. And I am thankful for that. But I don't know much about this issue.

We have a ladder truck and how many fires?

Rental inspections are necessary, making sure wiring, smoke alarms, etc. are adequate

Assume we have good fire protection

TOO MUCH MONEY FOR LITTLE SERVICE

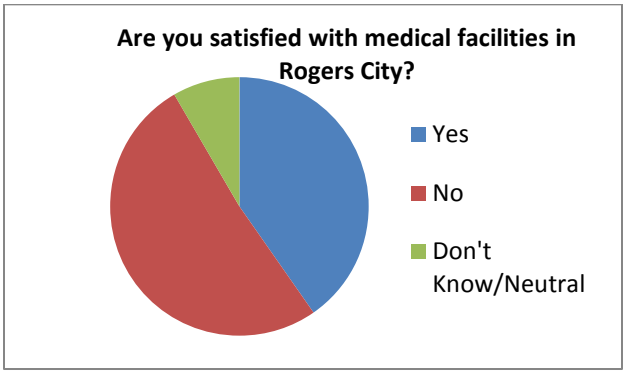
I would like to see a new Fire Station

We are so fortunate to have such good volunteers!

Charging a homeowner for a fire run results in people considering not calling for help; a dangerous situation.

36. Are you satisfied with medical facilities in Rogers City?

Answer Options	Response Percent	Response Count
Yes	40.3%	48
No	51.3%	61
Don't Know/Neutral	8.4%	10
Comment		23
answered question		119
skipped question		28



Comments to Question 36:

the medical facilities in the city have met my needs so far. If the law is going to give Tendercare problems they might consider turning part of the facility into a weight reduction clinic (even full pay). Rogers City would be a great place for such a facility and Tendercare has the kind of facility necessary.

The clinics provide great service with the assistance of mobile facilities.

Adequate coverage for clinical use, but we no emergency facility

no hospital

No Hospital

I understand that medical facilities need to make a profit, but both facilities seem to make that their Number 1 priority.

Medical facilities here border on inadequate to incompetent. All my medical practitioners (seven ogf the) are in Petoskey.

Except as mentioned above....24-hour urgent care facility is needed.

Would like to see a 24-hour urgent care clinic open up

haven't needed to access them as of yet

What "medical facilities?"

SOMEWHAT LIMITED BUT OK WITH PRESENT FACILITIES

while they may be quite adequate in terms of care provided, there are not enough...and no specialists

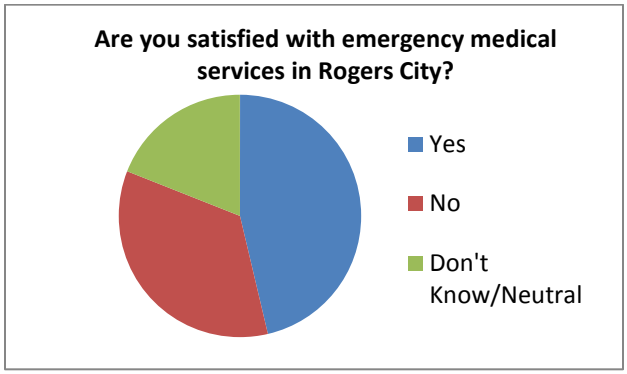
But I don't have major health issues either.

Need an emergency room facility

We are only 20 minutes from a hospital, the same as Detroit.
Could use a walk-in clinic.
People have to leave town to even minor specialty procedures
I wish we had more doctors here!!!
Emergency room services need to be available as well as a full-time 24 hour taxi service
I'm saying neutral only because being 28 years old I am still able to drive to Petoskey or Alpena if need be; going to the clinic is fine for me since I do not have major health issues. To be elderly in this city is a little frightening...
Only major item I feel missing is 24 hour medical care.
I would like to see a Gynecologist in Rogers City instead of having to travel to Alpena, Cheboygan or Petoskey.

37. Are you satisfied with emergency medical services in Rogers City?

Answer Options	Response Percent	Response Count
Yes	46.3%	56
No	34.7%	42
Don't Know/Neutral	19.0%	23
Comment		13
answered question		121
skipped question		26

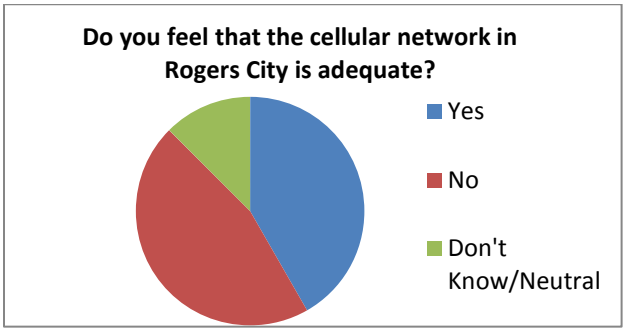


Comments to Question 37:

quality ems gives life support on route to hospital if needed
ambulance service is fine, but need an emergency facility
Why do they waste gas and simply drive around? Why put unnecessary miles on valuable vehicles?
We don't have emergency medical here.
neutral
Same comment as above.
Would like to see a 24-hour urgent care clinic open up
Need a emergency room facility. Ambulance services are good.
But it's a hell of a long ride to Alpena or Petoskey if you are seriously ill or injured.
We have no emergency facility--only ambulances--ER services are very expensive so our community probably would not be able to support one.
From what I've seen/heard they are very good.
The ambulance crew is GREAT!
Only major item I feel missing is 24 hour medical care.

38. Do you feel that the cellular network in Rogers City is adequate?

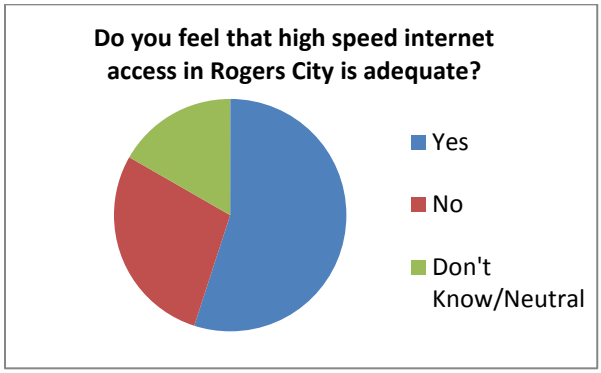
Answer Options	Response Percent	Response Count
Yes	41.7%	50
No	45.8%	55
Don't Know/Neutral	12.5%	15
Comment		12
answered question		120
skipped question		27



Comments to Question 38:

Essential for business growth. Young people (under 40) don't even think about land line phones.
Should go to 4g
No 4G service
I can only use one service provider. The others can't be accessed from my home.
inadequate
Drop coverage in some areas around the city and outlying areas
My cell phone works fine; others have complained about no or spotty service.
Many instances where you cannot connect for data transmissions or Internet.
not AT&T, verizon is great
Not even close.
Other options are needed, but not city government's responsibility
Need at least 3G coverage all over. Coverage is spotty now.

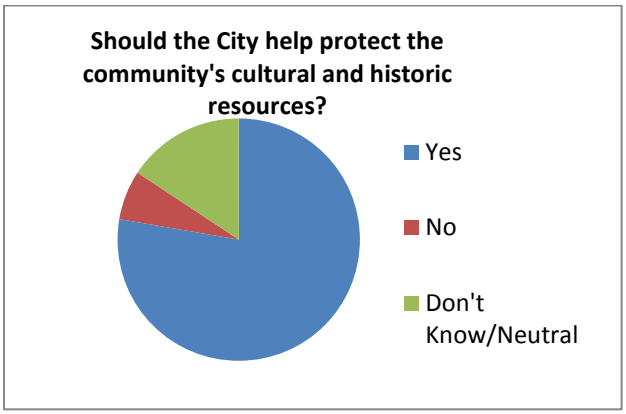
39. Do you feel that high speed internet access in Rogers City is adequate?		
Answer Options	**Response Percent**	**Response Count**
Yes	55.0%	66
No	28.3%	34
Don't Know/Neutral	16.7%	20
Comment		9
answered question		**120**
skipped question		**27**



Comments to Question 39:

Rogers City could build part of its economy if it had THE BEST service.
Charter is out of control, their rates are such a burden on the low income residents. Internet and TV
It costs too much
I don't have internet.
Need more options
I still have dial-up
Would be nice if WiFi was available throughout the city.
CITY AND COUNTY (ALL GOVERMENT IN P.I. SHOULD BE PART OF FIBOR GROUP IN ALPENA
That seems to be fine.

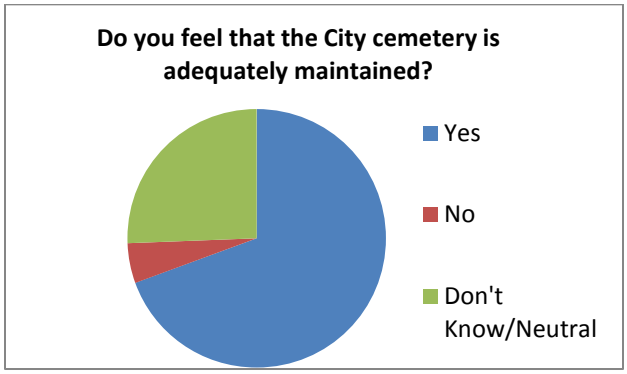
40. Should the City help protect the community's cultural and historic resources?		
Answer Options	**Response Percent**	**Response Count**
Yes	77.7%	94
No	6.6%	8
Don't Know/Neutral	15.7%	19
Comment		16
answered question		**121**
skipped question		**26**



Comments to Question 40:

That's an essential part of bringing clean economic development.
They bring people to the area and businesses.
Other than the calcite mine, what historical resources are there here?
The theater, museums and monuments are tributes to the culture and help to attract tourism.
Not as a budget item. Donations and volunteer effort should be enough
for what remains, support should be provided to those individuals and business who are willing to make a contribution as well
Why is the City silent about the County's plan to tear down the old courthouse--one of the most historic buildings in the city?
our history and heritage is ours to protect and preserve for those who will come after us...our roots are important.
I'm all for preservation of the past but when it stops/hinders necessary progress? It's move it or lose it.
promote it YES, pay for it NO
Stop tearing down historical buildings like the courthouse. There are not many historical buildings left.
If money is available, but it wouldn't be my first priority.
Keep up the good work! It is impressive what is done here.
If they are in fact "Historical"
What does this cover?
ANY LEFT?

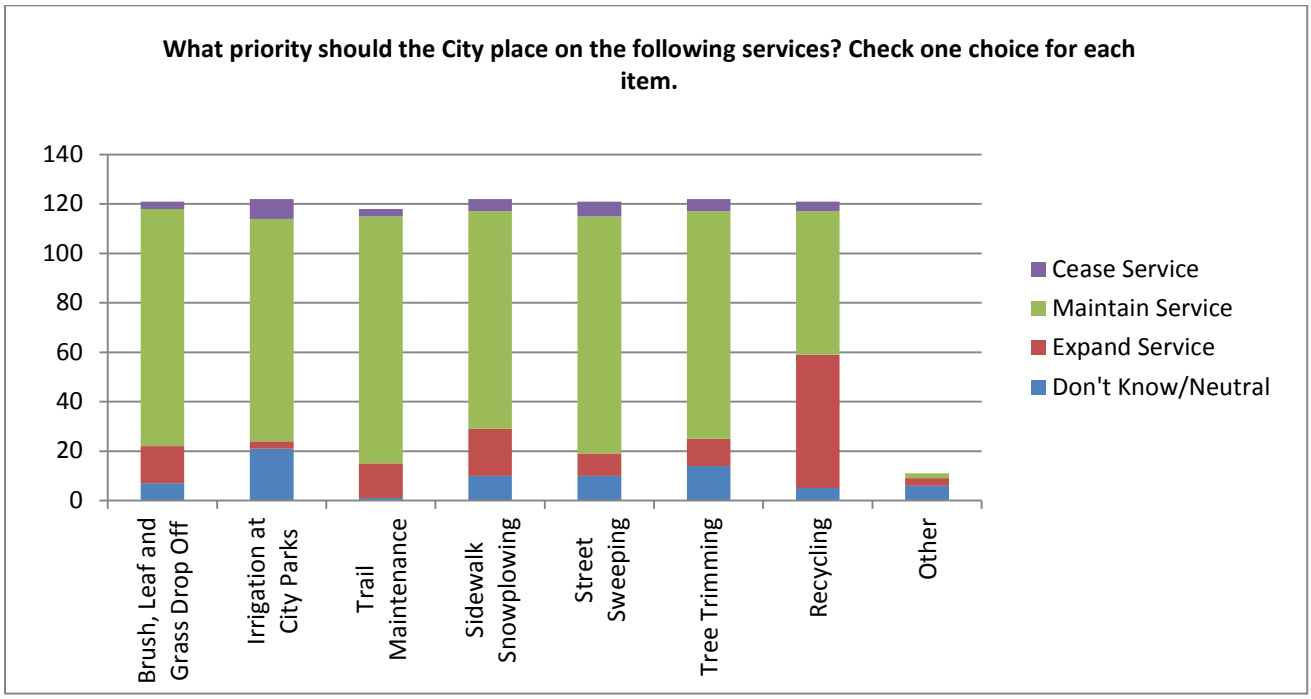
41. Do you feel that the City cemetery is adequately maintained?		
Answer Options	**Response Percent**	**Response Count**
Yes	69.4%	84
No	5.0%	6
Don't Know/Neutral	25.6%	31
Comment		6
answered question		**121**
skipped question		**26**



Comments to Question 41:
neutral
I think the City does a nice job there.
Cutbacks in maintenance are visibly having an effect.
No call to go in the cemetery to have an opinion.
No but don't spend any more money on it.
has declined in the last 5 or 6 years

42. What priority should the City place on the following services? Check one choice for each item.

Answer Options	Cease Service	Maintain Service	Expand Service	Don't Know/Neutral	Response Count
Brush, Leaf and Grass Drop Off	3	96	15	7	121
Irrigation at City Parks	8	90	3	21	122
Trail Maintenance	3	100	14	1	118
Sidewalk Snowplowing	5	88	19	10	122
Street Sweeping	6	96	9	10	121
Tree Trimming	5	92	11	14	122
Recycling	4	58	54	5	121
Other	0	2	3	6	11
Please specify "Other"					11
				answered question	**122**
				skipped question	**25**

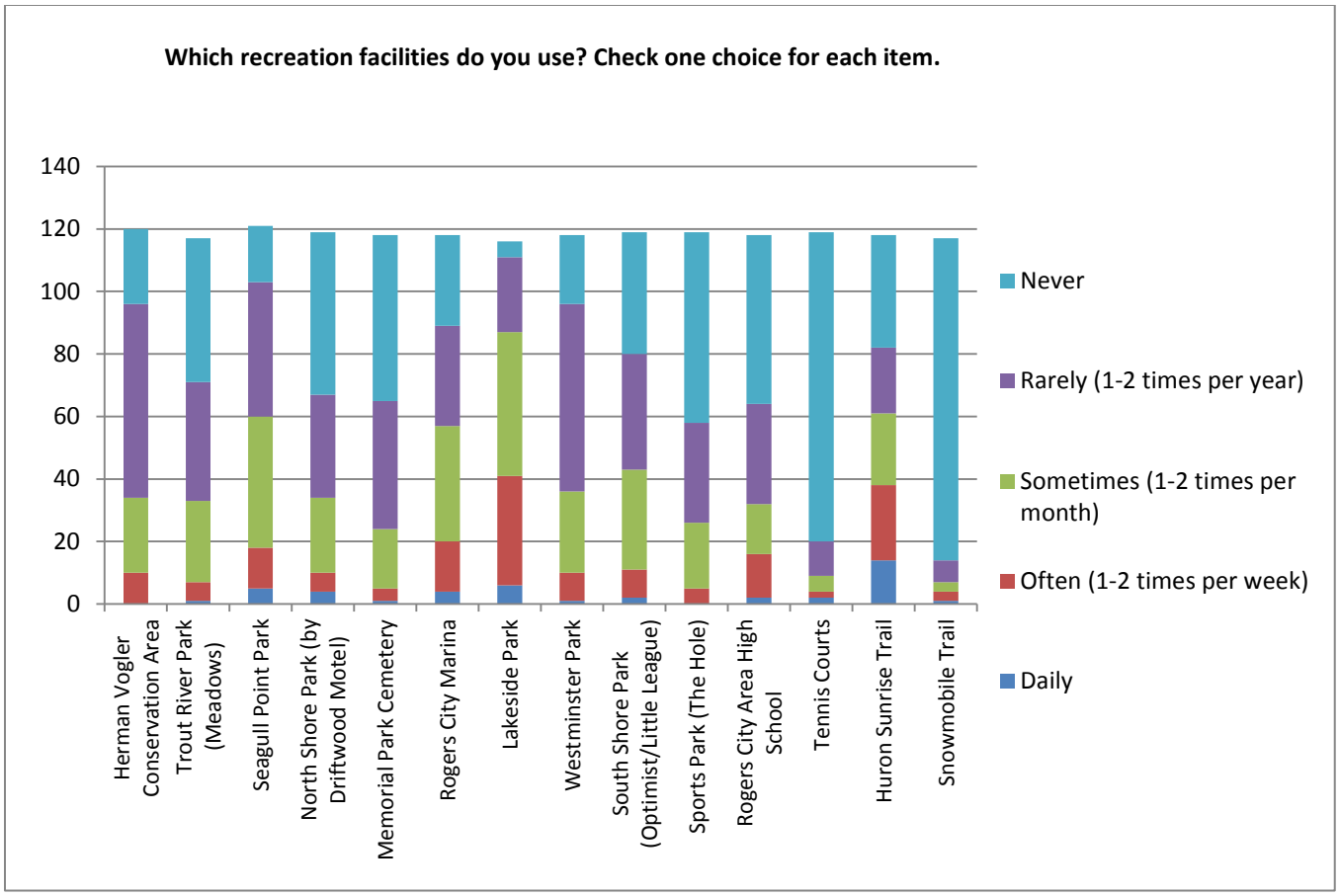


Comments to Question 42:

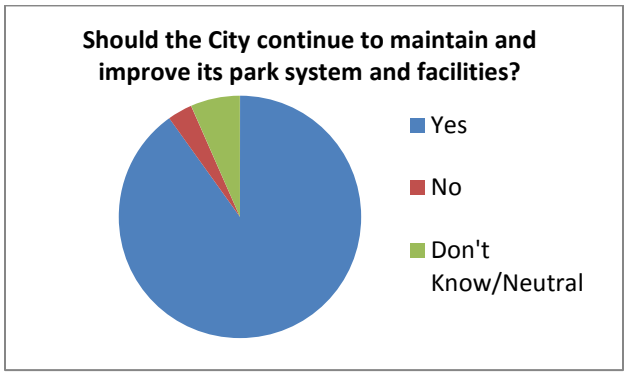
Sidewalk snow plowing is essential on the Third Street business corridor!!
Sidewalk snowplowing would encourage students and others to walk more during the winter. People need to exercise more and everything reasonable should be done to encourage that goal.
We have irrigation systems in some parks. There is no excuse lakeside park lawn looks so bad.
Brush and leaf pickup
Pick up recycling would be nice, it would be nice to have glass and all plastics recycling available.
yes we need a total recycling program. we need to get with the times
Keep storm drains cleared.
VISIBILITY IS LIMITED AT SOME CORNERS DUE TO SHRUBS AND TREES BLOCKING VIEW
Need to recycle glass
I am not aware that the city had sidewalk snowplowing. They don't plow my sidewalk.
Expand the trail network all around the City

43. Which recreation facilities do you use? Check one choice for each item.

Answer Options	Never	Rarely (1-2 times per year)	Sometimes (1-2 times per month)	Often (1-2 times per week)	Daily	Response Count
Herman Vogler Conservation Area	24	62	24	10	0	120
Trout River Park (Meadows)	46	38	26	6	1	117
Seagull Point Park	18	43	42	13	5	121
North Shore Park (by Driftwood Motel)	52	33	24	6	4	119
Memorial Park Cemetery	53	41	19	4	1	118
Rogers City Marina	29	32	37	16	4	118
Lakeside Park	5	24	46	35	6	116
Westminster Park	22	60	26	9	1	118
South Shore Park (Optimist/Little League)	39	37	32	9	2	119
Sports Park (The Hole)	61	32	21	5	0	119
Rogers City Area High School	54	32	16	14	2	118
Tennis Courts	99	11	5	2	2	119
Huron Sunrise Trail	36	21	23	24	14	118
Snowmobile Trail	103	7	3	3	1	117
					answered question	**122**
					skipped question	**25**



44. Should the City continue to maintain and improve its park system and facilities?		
Answer Options	**Response Percent**	**Response Count**
Yes	90.1%	109
No	3.3%	4
Don't Know/Neutral	6.6%	8
Comment		20
answered question		**121**
skipped question		**26**



Comments to Question 44:

Yes. And it should form "Friends" groups to help maintain facilities-like the Whacky Weeders help out; there could be a Friends of the Tennis Courts etc.

These are the crucial items that improve the quality of life and draw people to the community. Continue to work on connecting these facilities with walking and biking trails.

Maintain

Seems like city workers don't do much...what are their priorities?

I do know that people do use them.

The parks are important for the community and to attract tourism

never used most are dog runs

Keep up the good work! Except, Pavilion restrooms need upgrading and better maintenance.

As budget permits

Do we need something unique to get tourists here driving past many other communities that offer more?? We sure do!!

when younger and in better health I used all the facilities except snowmobile trail

NO MORE LAWN ITEMS, MORE TREES

Let's maintain what we have.

Keep current facilities, do not add to

WE HAVE THEM SO THEY SHOULD BE MAINTAINED

We have beautiful parks :)

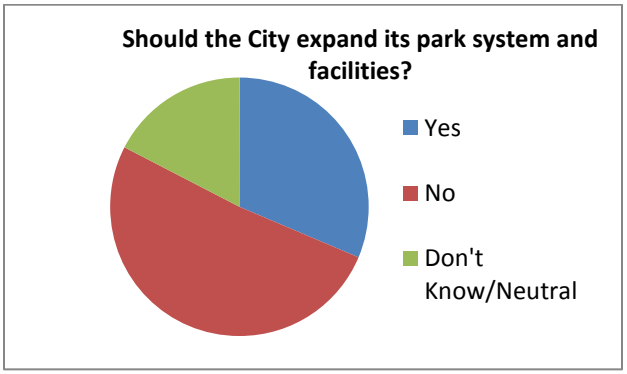
Even though I don't use all of what is available, these are wonderful areas for visitors too

Maintain, yes. Don't add until we add more jobs in this area.

Major attraction for tourists and new comers

Where is the Huron Sunrise Trail?

45. Should the City expand its park system and facilities?		
Answer Options	**Response Percent**	**Response Count**
Yes	31.4%	38
No	51.2%	62
Don't Know/Neutral	17.4%	21
Comment		20
answered question		**121**
skipped question		**26**



Comments to Question 45:

I don't know that expansion is necessary but maintaining the system is essential for attracting growth.

There are never enough parks and trails. Be sure to maintain a Lake Huron shore easement in front of the old lumber yard next to the harbor.

Maintain what you have and improve

Find spot for Disk Golf.

Either allow dogs in parks or create a dog park with a fence where they can run.

Maintain what we already have.

make seagull point a trailer park on forest ave. with full hookups

Especially the bike trail expansion to Calcite.

There are enough facilities now, the issue now (and in the future) will be maintaining what we have. The city workers are already stretched with what there is to do now.

we have plenty parks

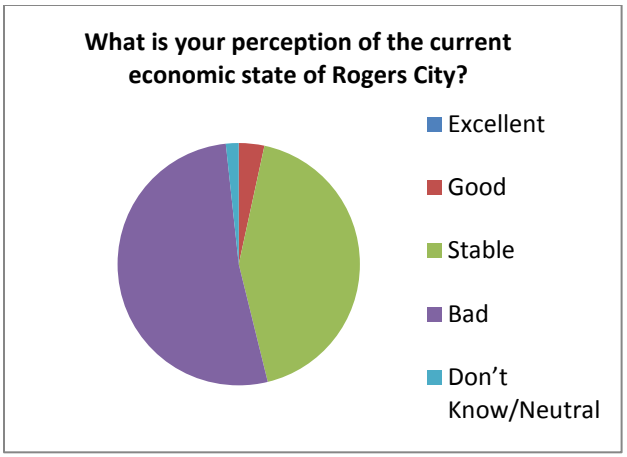
We need a hook...and a big one!

Maintain what you have

I think we probably bit off more than we can maintain already.
The city should acquire lakefront property for parks whenever possible like Alpena.
City crews have enough to maintain. Maybe upgrade what you have
We really need a fenced in dog park. It seems every year you ban dogs from more and more places. Look around a lot of residents own a pet!!!!!!
Maintain what we have and add more if money permits.
have more than enough parks and trails
see above
I would love to see a dog park somewhere in Rogers City -- so many locals and visitors and tourists look for one. We go where we can, but get booted out of every location. Dog owners that would use the park are responsible people and we can manage picking up our dog's poo. I don't understand why it gets turned down or not even open to discussion. Think of it this way: tourists with dogs in northern Michigan are high in numbers. These tourists are looking for a pet-friendly place -- Rogers City has nothing but anti-pet signs everywhere. However, if you are a guest of the marina, you can have your pets anywhere, it seems. A dog park would be a great addition.

46. What is your perception of the current economic state of Rogers City?

Answer Options	Response Percent	Response Count
Excellent	0.0%	0
Good	3.4%	4
Stable	42.7%	50
Bad	52.1%	61
Don't Know/Neutral	1.7%	2
Comment		8
answered question		**117**
skipped question		**30**

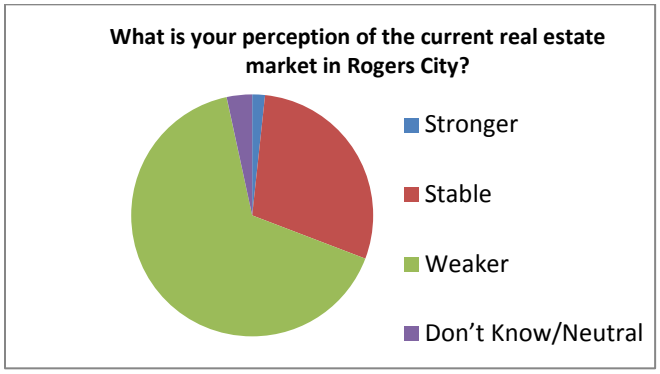


Comments to Question 46:

Businesses come and go.
bad choices by management
New businesses added this year will help maintain jobs and residential growth.
From what I am aware of, stable is the best I can offer. If I listened to rumor & innuendo, I might be forced to change my answer. The city is at a juncture, time is running out & it needs to seriously address the issues it has not thought of as important or relevant in the past.
between good and stable
Again, tourism
But falling. Due to low cost housing and ease of government assistance, median household income is falling
between stable and bad

47. What is your perception of the current real estate market in Rogers City?

Answer Options	Response Percent	Response Count
Stronger	1.7%	2
Stable	29.1%	34
Weaker	65.8%	77
Don't Know/Neutral	3.4%	4
Comment		12
answered question		**117**
skipped question		**30**



Comments to Question 47:

With a few exceptions the real estate brokers are not the energetic spokespersons for the city they should be, based on my experience in the real estate industry.

Slow movement of real property sales.

no jobs to high utilities people are leaveing

Based on broker's comments, it has been a good year.

Surprisingly looking at statistics, the market has not experienced the peaks & highs most other areas have in the past. Don't know if this is good or bad. We certainly haven't seen the type of property value decreases as downstate -yet.

headed up

WOULD BE NICE TO SEE SOME NEW HOME CONSTRUCTION-LIMITED VACANT LOTS

Don't know but should be good at the price of houses.

It appears to be picking up some. Way too many houses for sale.

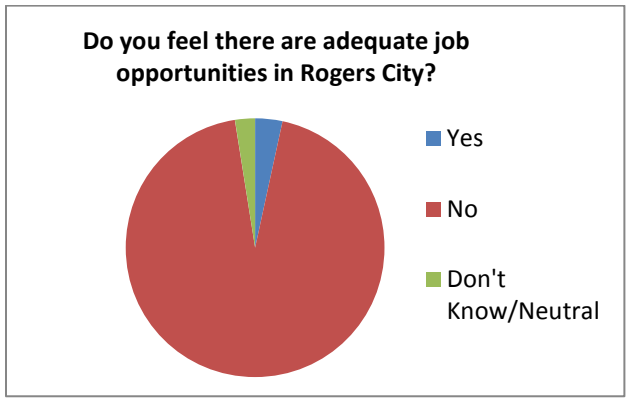
Lots of foreclosed housing, medium and higher end homes are available

there appears to be a lot of affordable property for sale with no buyers

THERE ARE FOR SALE SIGNS ON EVERY BLOCK. Got to have jobs to sell real estate.

48. Do you feel there are adequate job opportunities in Rogers City?

Answer Options	Response Percent	Response Count
Yes	3.4%	4
No	94.1%	111
Don't Know/Neutral	2.5%	3
Comment		10
answered question		**118**
skipped question		**29**



Comments to Question 48:

But there could be.

Diversity is important and other areas should be expanded like tourism. Moran is creating a large number of jobs but at the same time the work is very compatible with the quality of life here.

That is why people are leaving.

you have to be kidding//////

There are no jobs in RC. and another business just closed its doors. People in R.C. are not loyal.

Recent success in adding new businesses is good...what's next?

too much commentary to fit her

I feel with some of the new job opportunities coming to town and the commercial space for new business to be started I do feel its adequate

What jobs... There aren't any!

Available decent jobs are already accounted for by locals and family members.

49. If you were going to locate or relocate a business today, would you locate the business in the City?

Answer Options	Response Percent	Response Count
Yes	20.9%	24
No	39.1%	45
Don't Know/Neutral	40.0%	46
Why or why not?		45
answered question		115
skipped question		32

Comments to Question 49:

Location & logistics

Because I see the opportunity that many people here do not seem to recognize

There is a lot of potential in this City depending on the type of business. The deep water port at Calcite should be a big drawing card.

Only if it was a great supermarket.

Main problem is market size

Small population

You literally have to jump loop holes to get approval from the city council. I thought they were working for us, Ha.

To relocated a business here most of them are voted down when they want to come in so why would they even want to try to come here?

Water and sewer costs

Lack of an educated, technically literate work force.

I understand that it can be difficult to get approvals to open a business in this town. Need to be more open to diversity in businesses.

Little if any infrastructure or support industries.

Depends on the business. I would think about it.

Too subjective of a question....type of business is key. I once talked with a Payless Shoe Source representative about locating here. Their minimum population requirement is 26,000 residents!

To help revitalize the city -yes. Unfortunately that would be a poor reason. As a business owner return on investment is a priority and with current conditions (population numbers, age demographic, etc) it would be a risky proposition unless the right type of business was opened. There is a very narrow market in the area for services & goods.

A great town to start a new business.

LACK OF SKILLED LABOR FORCE

there is not a lot of cheerleading attitude going on here...obstacles are thrown in the paths of beginning businesses....officials, when they are at work during the work day...are often too busy (or perhaps not knowledgeable enough) to deal with your problems. Stopped at one office 4 times...no one there, but there was a pad of paper to leave a note or #....no pen or pencil, but a pad of paper.

The old IGA is empty and there is no healthy food/world food store. So...that's what I'd put there.

not enough of a population,

But it would have to be business that isn't a duplicate. We have too many of the same.

Taxes and sky rocketing water rates

I would relocate outside the city to avoid city taxes and to avoid the possibility of having to pay a $400+ water bill in the future

Not unless I could sell to the seagulls.

Rogers City has a good school system.

But the business would not be retail and would not require local skills or local labor.

Due to costs, customer base (numbers and income), and government regulations (local, state, and national), probably not. It would have to be a seasonal business where customers from outside the city would be a factor

Taxes are too high for services provided. ESPECIALLY WATER RATES

too unpredictable

Perhaps downtown.

Not aware that city really wants new business unless it is opened by a local.

No incentives

This town seems to be fading away...sad, but there's too many unemployed people on living off of welfare and not helping to contribute to our city. To have a business in this city would be a high risk. The cost of living in this area is so high for those who do work that it's getting to the point of really living from pay check to pay check.

this is a very pretty area to bring people to

Lack of a economic market

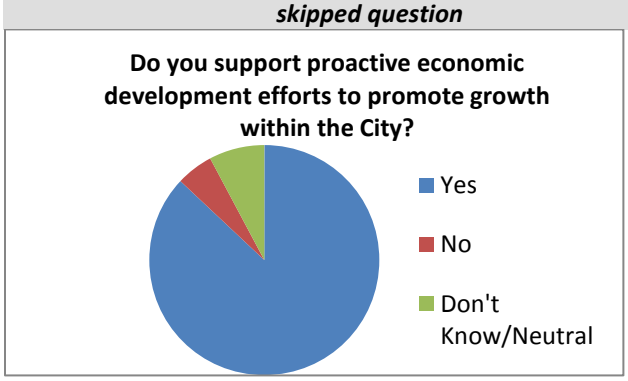
not enough people

Old school mentality on board, not open to new ideas.

Rogers City "Could" be a tiny Petoskey
Feel City government does not encourage businesses to locate in Rogers City, I feel City government is more concerned about creating zoning that does not support new business.
The chamber of commerce needs to be a stronger presence. There is much more promoted by chambers in other communities.
Too many uncertainties. Taxes, fees for water and sewer consumption.
I guess it would depend on the type of business it is.
Because the population is getting smaller.
Depends on type of business.
to many people who know the price of everything, and the value of know thing, running to the box stores, not shopping locally.
I'm not going to locate or relocate a business here

50. Do you support proactive economic development efforts to promote growth within the City?

Answer Options	Response Percent	Response Count
Yes	87.1%	101
No	5.2%	6
Don't Know/Neutral	7.8%	9
Comment		9
answered question		116
skipped question		31

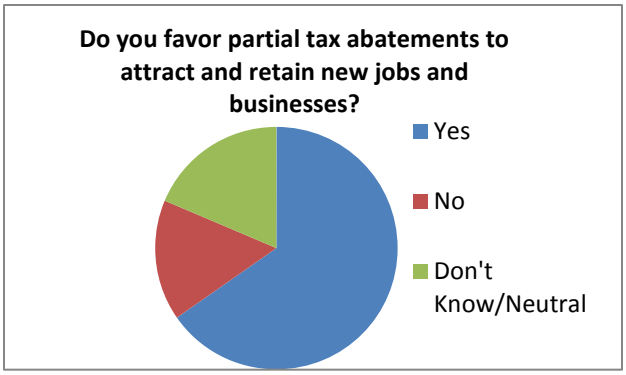


Comments to Question 50:

But it depends on what the development is.
It depends on what is being promoted; nix to the tobacco shop and prisons.
Explain what you mean by *proactive economic development efforts*? Be specific. I may or may not support a specific program but I would never support without qualification such a nonsensical *proactive economic development effort* which essentially is a meaningless statement which sounds important but devoid of substance.
But let's collaborate. Work w/the chamber and others not against each other.
if the efforts to support & encourage growth - create burdensome rules & regulation that drive future business to locate somewhere else where the opportunities for success are greater due to less or similar regulation but with market conditions will allow a reasonable profit
of course, but no more expensive studies please
Not at this time, promote the area first.
Government should be business friendly when in the interests of the community
Promote, not create. Work with chamber

51. Do you favor partial tax abatements to attract and retain new jobs and businesses?

Answer Options	Response Percent	Response Count
Yes	65.3%	77
No	16.1%	19
Don't Know/Neutral	18.6%	22
Comment		12
answered question		118
skipped question		29



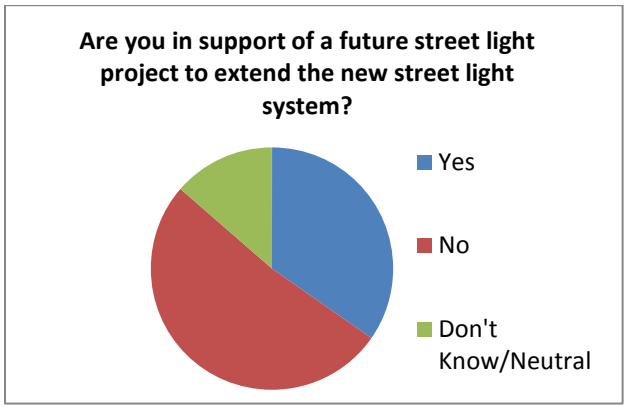
Comments to Question 51:

Depends.
Within reason and it depends on the type of jobs.
How will you help maintain our current businesses?
But to all businesses even if is a local. And for a limited time like 5 years so they get a good start.
Yes, had we been able to build the Wolverine Power Plant; no for all the little Tom, Dick, and Harry businesses that did open for a short time or wanted to, then collapsed owing the city when their "experiments" failed.
up to a point - if the business will be providing meaningful jobs (living wages)
Sometimes

As long as the city has a claw-back clause if the business closes or doesn't meet hiring goals.
Short term to attract, not to maintain
I'd have to study this more.
How many jobs did the $$$ already spent create?
Worked well where I lived before. City attracted oil and gas exploration as well as Home Depot and Walmart

52. Are you in support of a future street light project to extend the new street light system?

Answer Options	Response Percent	Response Count
Yes	34.7%	41
No	51.7%	61
Don't Know/Neutral	13.6%	16
Comment		32
answered question		**118**
skipped question		**29**

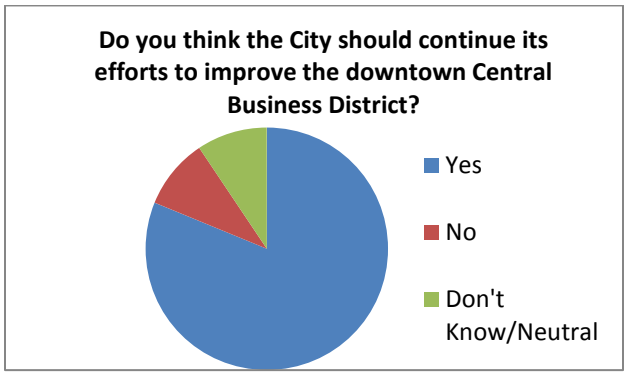


Comments to Question 52:

To where?
The new lights are great
Should have been shown the light for community input. Why put more money into a project that should have been done right the first time
Poor choice of lights
aesthetic purposes and also to decrease potentials for crimes
Make sure they work
There was nothing wrong with what we had. Now you can't see in front of you. Creepy feeling at night!! The light in the trees give more light than the expensive ones that were bought. LIGHT POLLUTION? Really?.... thats a joke and so are the new street lights!!!!!!
However, the lights should have been placed a few feet lower to afford better, more thematic lighting effects. As presently constituted the *new* lighting system gives the distinct impression of poor planning, and indifferent implementation.
bring old lights back they were brighter and looked better
if resources other than add'l taxes can be tapped
the new street light system still is not appealing
Are you kidding?
I think the new street lights are very poor in the way of lightning, and I really like Onaway's
The existing lighting on main street is useless--if more lights are put anywhere in the city perhaps a different committee should be selected.
The new street light system is not bright enough. I don't care for the "lamp shade" effect. I like the style that Onaway has.
Are you kidding? The person who picked the current lights and poles should be terminated!
Not now
agree with LED lighting
More important things to spend money on ---- streets and sidewalks!!
Too many lights already
But not a high priority
We already spent way to much on what we have now! Poor choices were made.
They do not give enough light--it is only spotty
The lights on main street were not a bargain--they are next to useless.
Yes, only if they had different lights....
If we install different lights.
Only if the new lights are BRIGHTER than the (new) lights we just got.
If the new street light system would throw more light, I would favor it; but not more of what we have.
No, only because I don't feel the street lights are adequate -- look down main street at night and they don't even seem like they are on!
Need to increase existing brightness
no new spending
Only if it's highly efficient lighting.

53. Do you think the City should continue its efforts to improve the downtown Central Business District?

Answer Options	Response Percent	Response Count
Yes	81.2%	95
No	9.4%	11
Don't Know/Neutral	9.4%	11
Comment		14
answered question		117
skipped question		30

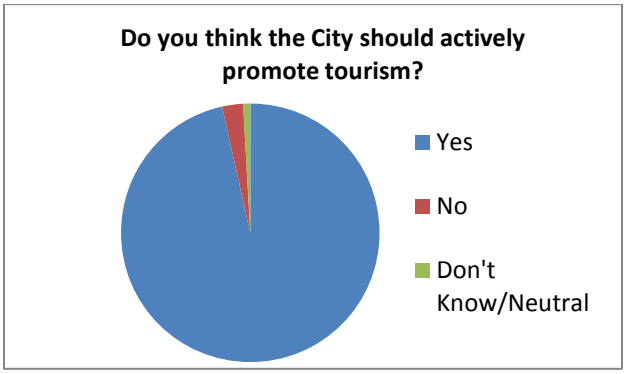


Comments to Question 53:

Absolutely a key to economic development. Re question 55 I try to buy everything I can locally. I leave the city for goods and service not available in Rogers City--the large office supply and copying facilities.
There is value in having an attractive downtown, look at Traverse City
You continue to refer to "the City" does that mean higher taxes?
I think we are fine we need some of our roads redone.
I'd rather they increase efforts to clean up the rest of the City
The answer is more businesses; maintain existing ones; preserve old buildings, like Grulke Hardware.
DEMOLISH OLD BLDGS- i.e. A & P, DECKHAND,CASH'S BAR & TRUCK LOT
perhaps the private sector should take a more active role in this....we see it in other communities
I believe the city is going to spend itself broke at its current pace
But not a high priority
If able to do so in a low cost way.
Those businesses there are doing a good job but could use some more shops.
If by improve you mean to attract more businesses, more artists, and more culture!
until there is fundamental change in how to compete with the corporate model well, refer to question 49

54. Do you think the City should actively promote tourism?

Answer Options	Response Percent	Response Count
Yes	96.5%	111
No	2.6%	3
Don't Know/Neutral	0.9%	1
Comment		16
answered question		115
skipped question		32



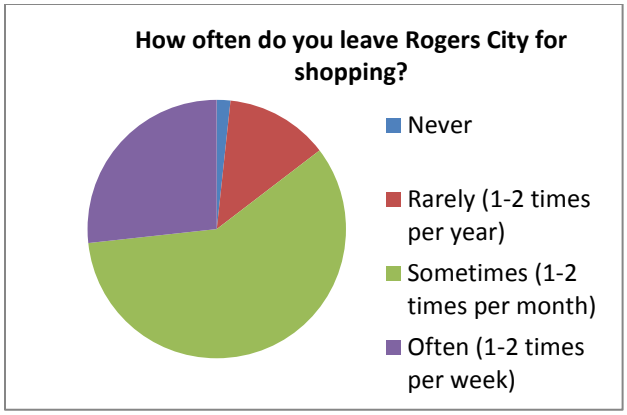
Comments to Question 54:

Such a no-brainer that it is astounding that it even is a question. If people can't stay in a place on a visit there is little or no chance they will choose to relocate in a place with a business or even retirement.
This brings in new residents and businesses. A large number of homes built in the county are owned by people that first vacationed here.
Aren't we already doing that???
The CITY has the most to gain from tourism. Leaving The Advance in charge of the publication of a brochure that comes out after most families have made their vacation plans for the year is crazy for the city to advertise in and support.
make seagull point a camping area
it's everyone's job
This should be our main focus. It's a great business plan! It works, it's a great way to expand economic growth
our geography is something we cannot change....with the new collaborative, which is unique in itself, perhaps we can fashion a new image.
Yes a thousand times yes but. Don't just throw money at it like they have in the past. Promote the quarry
This is the chambers responsibility, work with chamber
Once someone experiences the city, they will return and tell others. City is a secret to many but should be a well-advertised destination or at least a stopping point

for tourists of all ages.
Need more materials distributed in the surrounding area to let people know we are here and what we offer
Get businesses here worth seeing or shopping in
Quarry View and Harbor View are great tourist attractions but are so poorly marked that most tourists don't even know they exist.
Can't afford it.
No brainer, we have some of state best hurting, fishing, ect... free resources !!!

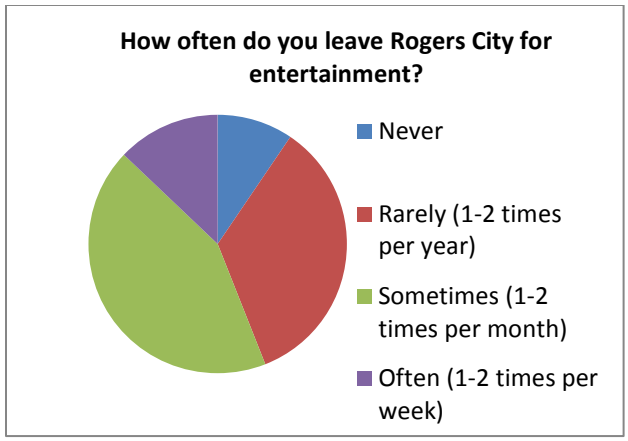
55. How often do you leave Rogers City for shopping?

Answer Options	Response Percent	Response Count
Never	1.7%	2
Rarely (1-2 times per year)	12.9%	15
Sometimes (1-2 times per month)	58.6%	68
Often (1-2 times per week)	26.7%	31
answered question		116
skipped question		31



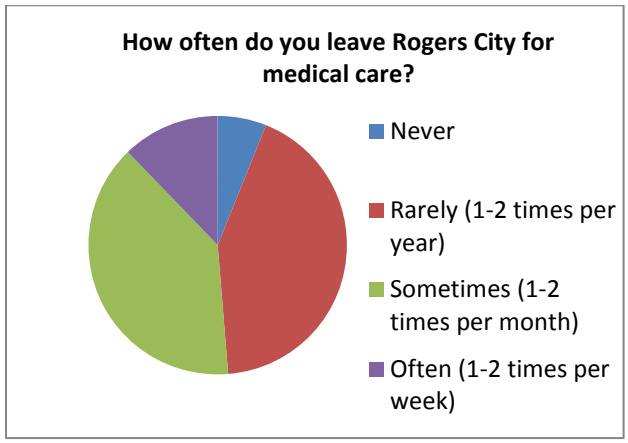
56. How often do you leave Rogers City for entertainment?

Answer Options	Response Percent	Response Count
Never	9.5%	11
Rarely (1-2 times per year)	34.5%	40
Sometimes (1-2 times per month)	43.1%	50
Often (1-2 times per week)	12.9%	15
answered question		116
skipped question		31



57. How often do you leave Rogers City for medical care?

Answer Options	Response Percent	Response Count
Never	6.1%	7
Rarely (1-2 times per year)	42.6%	49
Sometimes (1-2 times per month)	39.1%	45
Often (1-2 times per week)	12.2%	14
answered question		115
skipped question		32



58. What 3 things do you LIKE the most about Rogers City (3 biggest assets)?
Its downtown and cultural assets. Its beauty-the lakefront and the layout of the city. Community involvement of many of its residents/citizens.
It is located on Lake Huron It's many park & trail systems It is clean and lacks crime
location, people, four seasons
Beauty of the area; friendly community & a safe community.
Church, Clean, View
Well kept houses, park facilities. low crime rate
Nice place to live, friendly people, very well kept streets and other businesses
Clean, quiet, generally friendly people. Rygwelski's, Plath's, Sun Rises and Sun Sets.
Community feeling Being on Lake Huron There is great potential
Friendly people Beaches Small Town Living
The community is clean, friendly and safe
Friendly,clean,easy to get around
Pride of Ownership in Homes Cleanliness of Downtown Area Concerts/Lakeside Park
Friendly people, nature and the traffic
Small town atmosphere
low crime, small population and quiet
Low crime rate Friendly and accommodating people Family-centered activities
It is a safe town where I feel secure in allowing my kids to walk around town or ride their bikes without my supervision. The beach of course. Not a lot of traffic.
The trail, St. Ignatius Church and School
Lake Huron, the parks, the bike trail system.
lake, school system, people
People Parks
Clean / Friendly
City is right on Lake Huron; a beautiful view. A small, quiet, clean town.
It could be great with the right leadership.
Walking, bike trail, farmers market, library does excellent job.
Small Town Lake Huron Beaches
It's quiet. It's relatively safe. It's a friendly community.
crime free - general honesty of those with whom I do business and 3) the relative closeness of decent access to nature
The Parks and Trails Walker Friendly town

The people
Clean Air, Clean water & natural beauty
clean town
boat harbor beach
The location. living in a small community; Feeling safe.
Quiet, friendly, clean
Quiet, Clean and community oriented
Lake Huron, safe environment, friendly people.
Parks and access to Lake Huron, friendly people with great sense of Community, hometown Newspaper, the Advance
Safe place to raise family
Community
Clean
(1) location (2) peace & quiet, safe feeling (3) small town feel, clean
most property is well maintained
safe, low crime.
friendly people.
Bike trail, parks, small hometown restaurants
Safe, clean, friendly.
The people, the pride/cleanliness and the abundance/access of natural resources.
CLEAN ENVIRONMENT, WELL KEPT HOMES, WALKING AND BIKING TRAIL, CITY MAINTENANCE DOES A GOOD JOB ON KEEPING STEETS CLEAN AND LAWNS MOWED
Beauty, small community feeling, everything is so close
Small town; friendly
clean
walkability of the town...
pace of life..
a lifetime of friends and familiars around me
Everyone's yards are so pretty. There's a lot of free entertainment. The library is great!
Lake Huron, no traffic, and friendly people who care about each other
THE PEOPLE, BEACH FRONT, SEASONS
The cleanliness of the city and neatness of homes and lawns... the restaurants...the lake
The people
The natural beauty of the area
The feeling of community
Cleanliness
Quiet
Parks/Trails/Lake
Geographical setting, Caring people, friendly businessmen/women.
Quiet- but that shouldn't stop expansion
Safe- not be too concerned with locking doors etc
Natural beauty of the area- can't be beat!
The Lake
The people
The surrounding area
Safe, Friendly, & Great Schools.
Calcite, Recreation opportunities, Moderate weather
1. I like my small town and the people
2. I like the history
3. I like that everything I like to do is within an hour of Rogers city
The people-- The lake-- The quietude
HARBOR

QUALITY OF LIFE
QUARRY
it's safe
it's quiet
well groomed lawns
Very clean, well-kept homes.
The lakefront.
Plath's
Retirement Community
Bike Trails
Unspoiled natural setting
less than 6000 population
fresh air and water and access to outdoor resources
No crime
small town, beautiful lakeshore, feel safe
Proximity to Lake Huron
Bungalow style home architecture
Park system
1. cleanliness
2. people
3. weather
Clean, naturalistic, lots of public lake access
Quiet, Safe, Clean
feeling of community, safety, four seasons of absolute natural beauty
The beautiful scenery.
The friendly people.
Our parks!
Clean, affordable, fishing
It's clean, quiet, and peaceful
Clean and neat
People are friendly
Clean well kept homes.
Special stores (Rygwelski's & Plath's)
Harbor
Ease of walking to available services
Crime free
1) Cleanliness
2) location (near water)
3) the people
1. Cleanliness 2. Friendly people 3. Beautiful parks
Trails, parks, history
friendly people
well maintained homes
shoreline parks
Residents - parks & trails - proximity to Lake Huron
cleanliness, lakeside, people
The safety of the environment.
Friendly neighbors and peace and quiet.
Quiet & lake
Low crime,town is clean,people
GREAT PLACE TO RAISE KIDS
SAFE

CLEAN QUIET
Lake shore, small community, Friendly.
Friendly people, clean community, safe community
Friendly people.
Neat & Clean.
Friendly people.
Neat & clean.
Friendly people.
Clean
Well maintained homes.
The natural area, the friendliness of the people, the cleanliness of the town and area.
I like that is Rogers City is a CLEAN town where the residents take pride in their property; also low crime.
the parks, the safe conditions, it being so clean
Clean City
Access to lake
Low traffic volume
Clean Safe Shoreline
1. Clean town. 2. Quarry View and Harbor view BUT they are marked so poorly that most tourists wouldn't even know they exist. 3. Police, Fire, and EMS are great.
1. Cleanest of town. 2. People that live here. 3. Originations/Activities.
Very minimal crime ..... Minimal diversity?
Natural Resources, quietude, and friendliness
1. Safe place to raise a family (starting to ??? that). 2. Beautiful clean City. 3. Friendly caring community.
Beach, trails, and parks

59. What 3 things do you DISLIKE most about Rogers City (3 biggest problems)?
1) That some people don't want any change which will kill the city. 2) No good lake front hotel. This is a BIG BIG problem for developing the city. 3) Too much squabbling about who is going to direct the process of development (Chamber/County/the city a bit etc.) which impedes action and progress.
Highest gasoline prices in the State
lack of opportunity for jobs to keep younger people in the area
No programs to help feed & shelter people in need other than the DHS or a few church programs. There aren't enough jobs in the area.
Not enough jobs, Business cost increase
Lack of jobs, lack of businesses, no young people
Bad streets, people going through stop signs, speeding vehicles.
Lack of choices in shopping especially grocery shopping, clothing, shoe stores. know it's impossible in a small town, but we had them.
No competition for Glenn's Market—over-priced No emergency service facilities Poor job outlook
Greka's at Festival time

Some streets
High food prices
Lack of jobs, medical emergency and shopping
No variety I stores, groceries, clothes,
Exorbitant Water Rates when we are away
Boarded up buildings
High Taxes
Lack of stores that carry the basics, I can't even find a pair of shoes in this town that I would wear. No pizza delivery and please work on getting a cab service.
It is still who you are in Rogers City
No jobs...more young people moving away
No attraction of jobs for young people to come back
cost of water service, dump is too limited on days/hours and no hospital
No Hospital, emergency Facilities
No shopping Mall
Inadequate entertainment/activities for young people especially in winter
Grocery stores that over charge us. Most people have to travel 38 miles to get to Alpena to shop. No fast food restaurants except McDonalds and Subway (ridiculous)
Too high of taxes, yellow water and the city council not working for the people to get more industries in town
No Jobs, Declining population, the City doesn't seem to care about the first two and if it did care wouldn't seek help if it cost money.
gas prices, greedy gas station owners, not dog friendly
Water
Not enough shopping
Don't feel city hall cares what's best for the citizen
Feel city hall needs to think about the income of the people paying the bills
One main grocery store with high prices. No jobs for people over 50, even if you are qualified; a lot of age discrimination.
High water and sewer rates. The idea that raising taxes will solve any problems. Refuse to run the city like a business.
Behind the scene drama, small town politics.
No clothing stores
Very few grocery stores
Too many Law Enforcement
Our brightest kids do not return.
High rate of unemployment
We have an increasing population of people who have made getting government assistance their career.
1)quality of medical care 2) lack of support services for seniors living alone 3) the perceived lack of proactive, thinking out of the box attributes of city implementers.
Lack of job opportunities
Rental housing not kept up
Lack of shopping
No medical, little shopping & no industrial growth
big city do gooders water rates tax rates
The lack of jobs for our young people. Need for additional Assisted living facilities for our seniors. The lack of loyalty to our businesses that are here.
NO JOBS, HIGH WATER BILL, LACK OF STORES.(no competition) ie grocery stores
no jobs, not many young families, not many things going on
There doesn't appear to be a central group responsible for attracting new business to RC.
Too high Water/Sewer rates; poor code enforcement on blight and noise (barking dogs);
seeming indifference of Mayor and City Council tocitizen complaints, requests for information
Economy

Lack of local jobs
Frustration with lack of support of community growth
(1) lack of seriousness about providing opportunities for people to come to/ stay in the area(living wage jobs again!) (2) over-emphasis on trying to create/promote recreation/ pastime opportunities and investments over basic needs (jobs)
animal waste problem
some businesses need to improve their buildings.
intersection of us 23 and erie street, not safe.
lack of affordable house rentals, drinking water quality, expensive grocery stores
Medical care, streets, planning and zoning enforcement is cumbersome.
The mind set that we need a large company to take care of us/supply jobs, some negativity of local people, and that we don't put enough effort into tourism.
VACANT BLDG THAT SHOULD BE DEMOLISHED,HIGH WATER RATES,
Very close minded, not open to new businesses, expensive to live in the city
lack of employment
no emergency facilities
can't do attitude.... lines of separation that exist between rigid beliefs.. favoritism or difficulty with projects...depending on who you are
There's no healthy/whole/world foods within 2 hours. The mayflies get real bad.
no emergency medical facility, only one big grocery store, and too many vacant houses
TAXES, NEED MORE PAY FOR USAGE (WATER) TO MANY PEOPLE ON CITY PAYROLL
Don't appreciate the building permit expenses (excessive) when you try to make your home nicer or surroundings.
Lack of employment Need for more diversified shopping options Nee for sidewalk repairs
Lack of small stores/shops Lack of urgent and other medical services Lack of activities in winter (e.g. theater closed)
Lack of business advertising that specifically states/list what business product(s)/service(s) is/are. Need Full recycle services (glass, all types of plastic, etc.) Too many "old homes" not being kept up. This town used to take pride in its property upkeep. How many of the older homes are not occupied/abandoned? Any chance the city can raze abandoned structures?
lack of options for shopping lack of entertainment- i don't know what the young people do The mentality of some citizens wanting to keep the "outside world" from coming to RC.
We need to improve our water and sewer system We need to improve our streets
No hospital, gas prices are too high, need to leave the city when shopping for certain items.
Increasing water and sewer rates following the recent reconstruction of the system. The financial drain known as the small boat harbor. Poor condition of city streets
1. The lack of jobs and the fact that local government hasn't made it easy for business to create jobs 2. The lack of shopping options... Walmart, competing grocery stores, 3. The lack of openness to change and growth. (I hear many people say they don't want their small town to get to big)
Our present leaders--- The direction they are taking us Our justice system.
PROGRESS IS SLOW STREETS NEED REPAIR WE NEED MORE BUSINESSES

Deteriorating streets
Not enough jobs to keep (bring back) our young people.
special interest politics
Quarry.
Many businesses don't make out-of-towners feel welcome.
Most businesses close at 5pm and are closed Sat & Sun.
1. Spending is not in line with current census.
2. Lack of research and resolution for issues like the sewer connection, water increase, etc.
3. Property taxes.
No Emergency Room
poor/inadequate employment, esp. for young families
poor street condition
no jobs, street and sidewalk conditions, how the important things seem to be set aside
Blight (many buildings should be fixed up or raised)
Uncontrolled dog barking
Uncontrolled burning
1. drinking water now
2. street conditions
3. number of signs
No Jobs, Expensive Groceries, high tax rates
Water Rates, High Taxes, Lack of QUALITY medical facilities.
younger generation having to leave for employment opportunity, lack of medical support, limited fast food options
Our streets
Lack of adequate medical care
Lack of business competition, higher gas prices, unfriendly people
Lack of jobs and shopping
Lack of shopping
Street lights
Lack of employment, industry
Erosion of city beach with the addition of all the stuff that takes away from the beach itself!
Streets--need Work. Shopping--limited.
Lack of job opportunities
Lack of public transportation for all users - need a taxi service
Feeling that residents do not want to look forward to future of city, only keep things the was they are
1) Lack of employment opportunities
2) Lack of competitive shopping
3) Lack of medical care for treatment
1. Low employment 2. High prices (grocery and gas) 3. No hospital
employment, housing(house rentals are too high for our area),
DPW inefficiency
pot holes
city council lacks vision
Economy - lack of young families - glum appearance of business district
water rates - addition of more parks - too many police for the population size. Monstrous waste of money.
need more jobs/ businesses!
Filling up the driveway with snow.
Blight, run down buildings
Grekas,they make out of towners feel very unwelcome
NOT GROWING
FEW JOBS
INCREASE IN BILLS

Too many rules and zoning, lack of 24 hour medical care, lack of employment opportunities.
Not enough business promotion/events, lack of information about things going on, grocery prices are too high
No shopping to speak of. Not enough medical facilities. High unemployment rate.
Lack of job opportunities, influx of people looking for something for nothing, monopoly grocery shopping locally.
Lack of shopping options. We used to have more options until "urban renewal came in and ruined it all!
need more for the young children to do. And that's it. I like RC as it is and will be
Poor shopping alternatives (especially grocery and gasoline prices) No emergency medical facilities Very poor street maintenance
Job availability Closed minded people Lack of shopping variety
1. Water/Sewer rates keep going up. 2. Water/Sewer bills that don't tell you how much water you have REALLY used during the billing period. If it's an "actual reading" how does it come out to an EVEN number every time.
1. No Jobs. 2. Bad Streets 3. City supporting the Marina, money should be used for other things.
1. As with small and large cities, the communication between city officials and the public seem to be to poor, but this nothing new 2. Unrealistic expectations about economic development, we have a host of economic development groups, cdc, etc., that seem to be beating the same dead horse.
Dull witted citizenry, "ghetto mentality", lack of vision in a location of great potential, an excess of petty dishonesty in community and in a number of key businesses.....this is not going unnoticed by visitors .
Blight on 3rd St., lack of jobs, and ...
1. Lack of jobs and he type of people who are moving into our pretty little town, because there are no jobs available. 2. High cost of living for the average income base. 3. The City focuses on thing that might attract tourism instead of the important things that would benefit the people who live here year round
Not enough shopping, streets need repair, and no sidewalks or trails up on the highway

60. Please use this space to make any additional comments which might be helpful to City officials as they plan for the community's future.
There should be ongoing street, water, sewer, and other facility maintenance funds. This would reduce the impact on users when mainly the current customers are stuck paying for upgrades while previous users did not pay their share. A few dollars added to the bills today would add up over the years and allow the infrastructure to properly maintained.
I think the City has done a good job so far and I'm sure they will continue to what is in the best interest of all the residents. Thanks for all your hard work.
Living quarters for seniors.
Think City would be wise to keep some of the businesses they farm out to local businesses when possible. They can't do any worse than the people they've hired to do renovations from out of the area. Charity begins at home and home is Rogers City.
We need two kinds of jobs---blue collar for those who have little training and high tech to attract young people---given we can achieve this---market size will increase and we can then attract new businesses---desperately need competition for Glenn's as retired people cannot afford the prices---need emergency service facilities---
The city has worked hard to promote tourism and living in a pristine city, but has not put as much effort into building the economy. Our children used to stay, work and start their families here and are now forced to look

elsewhere to have jobs. Consequently it has affected our schools, housing and tax base. It is wonderful to live in a beautiful community but we also need growth.

I moved here from Alpena, and I love it here. I manage Harbor House Apartments and do my best to make it look well maintained on the outside as well as the inside. Get paid for 40 hours work 50 plus to give the residents a place they can be proud to live. Raise the water rates and my budget will be cut. That's a more serious problem than everyone seems to think it would be. New paint for an apartment, upper management will curtail that expense. New appliances think not. Allow watering of the lawn area to have it look as it does, they will pull that meter. Re-think what those water rate increases will do.

We need to invite Save A Lot to join us without any lip from Glen's. There are really old people here or really young.....on SSI or food stamps. Also if we have low income housing it should be out in the country and not right in town...ever. More things for the kids to do and more occasions for fireworks. Thank you for the fireworks....they were wonderful! A closer watch on sex offenders here. And finally there should be some kind of service for families that need help with food as well as offer low income families with help on fixing their homes. I am a veteran's widow with 3 adopted kids and these are things I need help with.

We don't want to be Traverse City, but from the center of Southeastern Michigan it is nearly exactly the same distance to Rogers City. Why doesn't Rogers City think they can't compete in a few quality of life ways with Traverse City. Rogers City the invisible part of Michigan, most people learn about Rogers City from the young people who had to leave to make a living, Rogers City (Presque Isle County) is like a car you only run in reverse, that if run in forward would get you where you wanted to go. Everything seems written in stone. You have done this before and the results of that effort will be similar because the same people in charge then are in charge now. I would love to be encouraged and positive but I have seen such negative changes in Rogers City that have not been responded to. Please prove me wrong!

When explaining info about the new water wells, why does the mayor have to do all the talking? What are we paying a water superintendent for?

Community garden would be nice. Better promotion of our area. Need affordable housing and people with jobs to go with them. we have enough people on the welfare system already.

I have a great concern that Rogers City will look to ICLEI/Local Governments for Sustainability for guidance. What they say sounds good, but if you look at their goals you will realize that they want to destroy communities like Rogers City. If you look at their map for the Re-wilding of America, you will see that Presque Isle County would be an area without human habitation or impact.

Open up to new ideas and business opportunities. Clean up some of the old vacant buildings and areas and the rentals. Don't make this town a welfare destination with cheap housing and no jobs.

stop trying to make this the town that it isn't

A lot of people in this town are narrow minded and don't want to see growth. We need to bring in industry and businesses so our city doesn't die.

About 90% of the people are low income. STOP doubling our bills. My water bill jumped from $40 per month to $80 per month. That's higher than any surrounding city.

I think the biggest issue we need to take care of is getting more young people to be able to stay in the community. We need more jobs to do that.

New business and job creation is critically important to the future of the city. This must be the top priority.

I appreciate City officials even asking citizen opinions on various facets of life and services in Rogers City

Too many cats. Pet pollution is horrid. It all washes down to the lake.

CONTINUE TO DO YOUR BEST WITH THE FINANCIAL RESOURCES AVAILABLE

more cohesiveness on appearance and maintenance of businesses and downtown area....including ALL parts of the town, not just a 2-3 block area...there are businesses at both ends that are trying just as hard as those close to the traffic light. do you recall the Christmas parade a year or two ago that went from Westminster to Bradley House? What about all the storefronts that weren't worth including...how about last year's splitting of the tree lighting and the downtown special evening hours? Too few people make too big decisions for everyone.

Restaurants are good and numerous, but clothing stores are not , only one Richards.

too MUCH TAXES

I do appreciate having a recycling area; also a place to take my leaves, grass & stones--must say that the city employees are very nice and have been most accommodating--the employers and employees are also very

kind...I do like living in Rogers City!
We can retain and maintain the quaint little town feel. However, if this town is going to grow it needs to open up to what the "visitors" are looking for when they come here. Residents don't always see or appreciate what they can have everyday. So much is available ie. shopping, food, entertainment that visitors expect that's here as well. People may say they don't want to be like the west side of the state but the west side is growing/expanding/flourishing because the groundwork was laid out for that to happen. The City and County need to stop worrying about offending someone or group(s) and do what is right for the future of this community. The people that don't want the growth most seem to be the ones that won't be living when it finally happens for the next generations. Sometimes the hardest thing for people to do is to put themselves aside and realize that it's not their future the City and County are working for.
I understand you are spending $5,000 or so dollars to make a video to win an award. While at the same time increasing water and sewer rates for seniors, low income families and others on limited incomes. Just doesn't seem right does it. Now add the millage for roads. Where does it end
When laying water or sewer main we need an inspector, the city manager says you can't afford one, then you can't afford to do the job.
I LIKE THAT THE WEB SITE IS USER FRIENDLY AND LINKS DIRECTLY WITH THE CHAMBER OF COMMERCE SITE
Please rethink the Wolverine project. That fly ash they'll burn is dirty stuff. Plan for a future without the quarry. What will happen to that big hole in the ground once they close up.
Need fresh ideas from the top on down.....
Development does not mean you should encourage tax breaks or invite low-income or no-income housing. Encourage more business investment (taxpayers). Be even-handed in how services are provided to each individual and business, without bias or familial relationship. Maintain the parks that are already developed, don't add more. An urgent care facility is needed.
I love this town. It's not perfect, but it's home and year round (winter included) it's beautiful.
I will have to think about this.
Thank you for providing this opportunity to comment.
Do what you can to attract businesses and a younger population or the community will cease to exist in the future
We have such a beautiful area of the world, I hope to see it thrive as it should. Bring on the employment opportunities!
Find someone of at least equal caliber to replace Joe Libby. Should be a priority.
Transportation to and from medical and/or shopping facilities for the handicapped.
I LOVE LIVING IN RC BUT HOPE TO SEE IT GROW INSTEAD OF SHRINK FOR MY FUTURE AND FOR MY YOUNG 3 KIDS.
Stop making things difficult for businesses to locate here.
Better relations between council members, too much nitpicking.
Having employment options for our young people would be great (don't know the answer to that because I know that many retirees who have relocated here don't want to see "growth". They've made a good living elsewhere, retired in our area and don't want to see expansion.)
Put in some swings and slides etc at the Trout River Park for the young as that sure is a nice park
My husband and I are considerably young for Rogers city (late 30's) and we thought this was where we wanted to be. Unfortunately, we have been looking at a move out of Rogers City and out of Michigan altogether. The lack of employment opportunities, the increased number of "white trash" and the lack of a growing culture has us concerned. We were in the right direction when Domaci, Painted Lady, Chickory, etc came in and established...but it seems to have slowed or stopped. Nothing new happening?? I don't know.... the old folks need to make some room for change. Perhaps it's time for someone new -- the parks committee is more concerned about planting more bushes than creating family-oriented events and possibilities at the parks we already have and that are already well maintained. Let's use what we have and build upon it!
Residents need a kick-in-the-pants to recognize and welcome opportunities. Retirees need to offer their working neighbors a yes vote on something beyond the senior center. Main Street is for occupancy that creates a tax

base, not gov't space that absorbs revenues. I am optimist that we & our guests may at last enjoy a GOOD RESTAURANT!!
Hopefully the city has long term plans to protect its natural resources, especially surrounding the city. Even more important is an energy plan to reduce energy costs and fuel consumption in city government and a way to help residents reduce energy usage.
Start focusing on the City's true needs instead of things like the bike trail to nowhere. The City needs to start focusing on the people of this fine City and met their needs.
Keep the Lexington at the Marina