

What is a Master Plan?

It is our Community Blueprint

- Based on Data, factual analysis of past present and future alternatives
- Relies on community input and surveys for future identification and forward progress
 - Provides an official statement of goals, objectives and the policies to guide them.
 - Addresses land use and infrastructure issues for the long term.
 - Provides consistency for elected officials and public governance

History of the current New Buffalo Master Plan

Previous Official Master Plan adopted 2003.

Unadopted Master Plan proposed in 2014

New Master Plan Initiated by New Buffalo City Council 2015

Developed by Houseal Lavinge over 2016-17

Current Master Plan adopted by New Buffalo City Council November 2018

“ Many of the older more rural neighborhoods are showing signs of disinvestment, as the Citys permanent population has experienced a 30% decrease in the past 15 years. Downtown sites are vacant and development projects stalled.”

“Tired aging infrastructure and Streetscape improvements have collectively created a community that is both attractive to new development and the same time telegraphing neglect and past miss steps.”

2018 Master Plan focused on 5 Core Strategies

“All recommendations, designations and initiatives should all reinforce, in some way, the five Core Strategies”

1. Revitalize the Lakefront and Downtown.

“The Downtown and Lakefront represent the symbolic heart of the City and represents a defining characteristic of the community.”

- Downtown Streetscape completed 2018
- Municipal Marina and Beach expansion began 2019
- Dunewalk initiated 2018 completed 2022
- Ciardelli property making up 25% of Downtown vacant since 2008

2018 New Buffalo Master Plan , 5 Core Strategies.

2. Infrastructure

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- *5 year capital improvement plan*
- *5 year infrastructure plan*
- *Investment in High Speed Internet and Communication*

2015 SAW Grant, showed other SW studies where necessary

PAZER Study- Road Work projections 1M /yr for 10yr..cost have doubled

Lighthouse Creek Drain Project- Berrien County Drain commission

Mayhew Street Drain Project- initiated by damaged caused to private property (boat slip)

Armoring the pump house- required due to natural events..

Clay Street Road initiated by CC as public project in conjunction with Whitaker St Streetscape

Safe Routes to Schools, Sidewalk initiative by State done in conjunction with NBAS.

2018 New Buffalo Master Plan , 5 Core Strategies

3. Strengthen Neighborhoods and Housing.

- *Manage Short Term and Vacation Rentals negative effects on the Residential community*
- *Address Residential growth in relation to tourism industry to promote a local workforce*
- *Find incentives to support attainable housing*
- *Code Enforcement to improve quality of existing neighborhoods*

2019- Rental permit and regulatory ordinance established

2020- Moratorium on new rental permits

2021 Enforced existing Zoning ordinance to remove short term rentals from residential areas

2021 Established code enforcement program to begin enforce longtime City standards and protocols

2018 New Buffalo Master Plan , 5 Core Strategies

4. Develop a year round economy

- *Negative Effects of Off Season on Land Use and Development*
- *having only a seasonal economy threatens the feasibility and success of new investment*
- *Strive to create year round economy which can support further employment and growth.*

Multitude of issues both Local and State compound the issue here. State tax policy discourages new business growth by limiting what municipalities can offer. Local tax assessments not in line with real estate values which slows commercial turnover.

2020 City addressed inequities in commercial real estate tax assessments .

DDA can use its powers to create developable real estate with a year round intent.

City must build a sustainable infrastructure that supports growth.

2018 New Buffalo Master Plan , 5 Core Strategies

5. Promote Pedestrian and Bicycle Mobility

- *Create best possible pedestrian environment for lakefront.*
- *Provide Safe Routes and Sidewalks Walking to Schools.*

Clay Street and Sidewalk rebuild completed

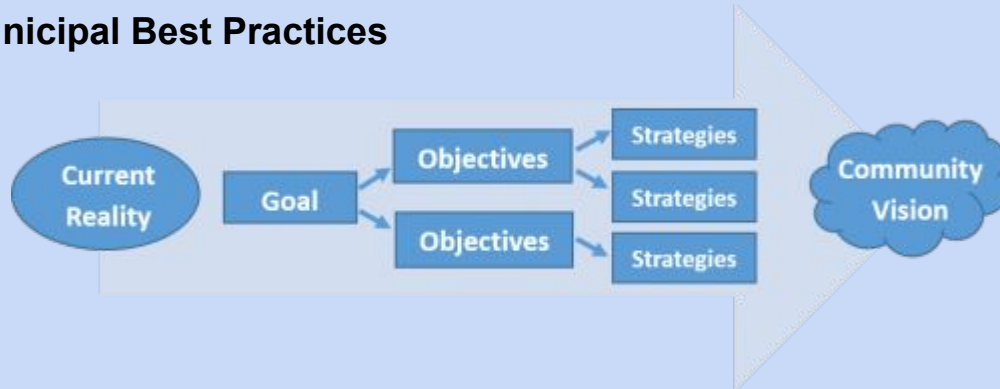
Berrien County Trails Marquette Greenway development

Pedestrian Bridge and addition bicycling amenities downtown and lakefront

Extend trail to connect from NB to Union Pier. 2024

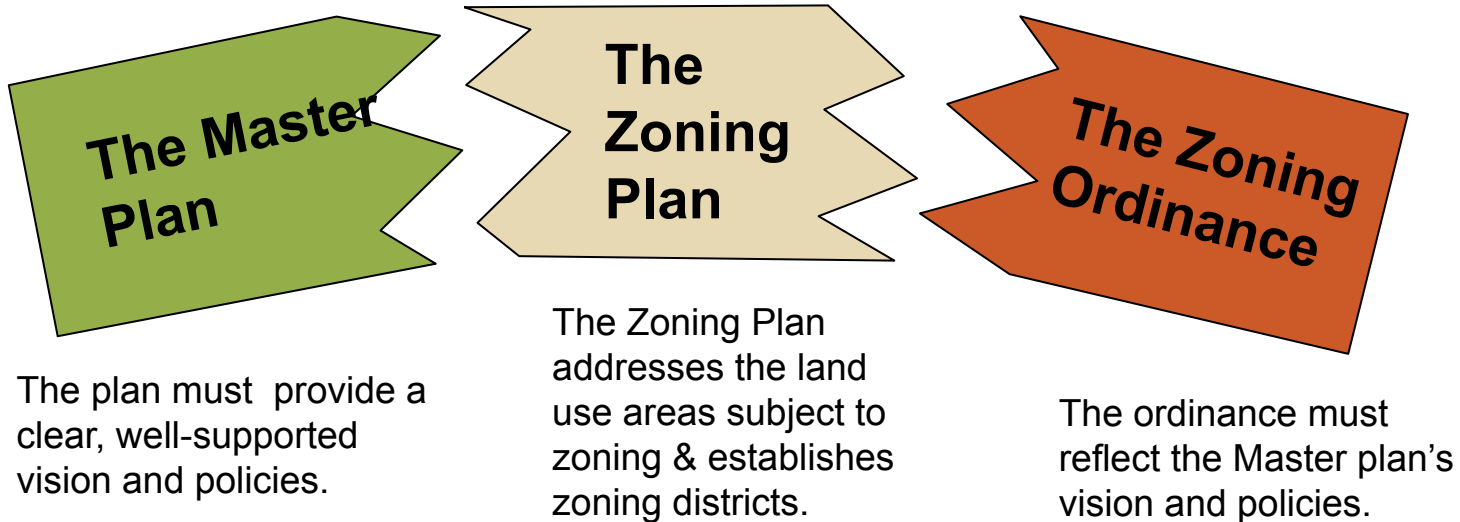
How do we create a New Master Plan 2024

- Start with Statutory Requirements - The Planning Commission
- MPEA (Michigan Planning Enabling Act)
- The Process with the public
- Not a "wish list" but an actionable document.
- Understanding Zoning and Land Use,
- Embracing Municipal Best Practices



The Zoning Plan: Connecting the Master Plan to Zoning

Planning precedes zoning and lays the basis of zoning.



Review of Planning Process Steps

Plan to Plan
Prepare Plan
Distribute Plan
Review/Adopt

1. Start with decision to create new plan or amend existing plan.
2. Send out a “starting to plan” notice to adjacent governments, county, regional planning, others.
3. (Optional) Meeting with agencies, adjacent governments, etc.
4. Prepare background studies
5. (Optional) Stakeholder, public involvement for starting the plan
6. PC submits draft plan to legislative body.
7. LB acts to approve proposed plan distribution, or not (back to step 5 or 6).
8. Plan sent to adjacent governments, the county, state regional planning, others
9. Adjacent governments, others have 63 days (42 days if plan amendment) to review, comment on draft plan.

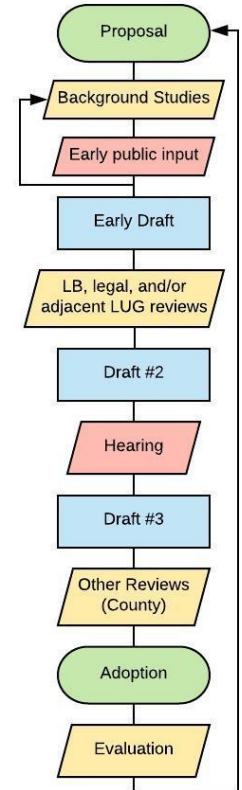
10. (Optional) PC prepares a response to comments.
11. PC prepares the next draft of plan.
12. PC adopts resolution for public hearing.
13. Send notices for public hearing.
14. PC public hearing
15. (Optional) PC prepares response to comments.
16. PC prepares the next draft of plan.
17. PC adopts resolution to adopt the plan, or if the legislative body reserved the right to adopt the plan, PC adopts resolution recommending to the legislative body adoption of the plan.
18. LB votes to adopt the plan, or not (back to step 16).
19. PC sends copy of the master plan adjacent governments, county, regional planning, others.



Five-Year Reviews

- Required review by planning commission per the MPEA
- Planning commission *shall* determine whether revision, new plan, or no change is necessary.
 - No change, the plan is fine: therefore, the plan may stand as adopted
 - Some amendments required: therefore, the plan should be amended
 - Substantial change: therefore, the plan should be rewritten
- Make recommendation to the legislative body

Sub Area Plans—are also subject to review every 5 years. Different, shorter process for adopting sub area plan (skip steps 7-11 on previous slide).



What would a New Master Plan Look Like??

What's Changed in the last 5 years?

-Infrastructure costs have exploded and long term lack of investment has caught up to us

- est 50 million in Infrastructure projects in the next 10 years

MM and Beach expansion est 15M

Roadwork 20M, State of Michigan Lead/Copper Initiative 5M, Sewer and Water 10M

- Federal and State Grant Cycles are taking longer than in the past

-Existing City tax revenue does not meet the demands created by Impact of Tourism

-Housing prices have outpaced the ability of the tourism workforce to live here.

-Economic and societal effects of Covid-19 long term (housing and workforce issues.)

What could be Five Core Strategies 2024 and beyond?

Finishing Marina and Beach Expansion (Seawall, Dock, Roundabout, New Beach Parking lot, concession and bathrooms

Pedestrian bridge

Infrastructure

Workforce Housing

Parking

Public Bathrooms

Commercial Development (Economy)

Ciardelli Property?

South Whitaker Street?

Other new Recreational Amenities

Zoning and Planning work together

(Sec. 33(1)). A master plan shall include those of the following subjects that reasonably can be considered as pertinent to the future development of the planning jurisdiction:

- a. a land use plan that includes a classification and allocation of land for various uses (Sec. 33(2)(a));
- b. Recommendations on infrastructure including transportation for all users of roadways (Sec. 33(2)(b));
- c. Recommendations for redevelopment or rehabilitation of blighted areas (Sec. 33(2)(c));
- d. For a local unit of government that has adopted a zoning ordinance, a [zoning plan](#) (Sec. 33(2)(d)); and
- e. Recommendations for implementing any of the master plan's proposals (Sec. 33(2)(e)).

The Master Plan is the cornerstone of City Planning and Development.

MPEA (sec 33)

- “The purpose of the Master Plan is to promote the public health, safety and general welfare”
- “Encourage the wise use of resources and avoid overcrowding and lessen road congestion”
- “Provide for transportation, sewage disposal, safe drinking water, and other public uses”
- “Good civic design and arrangement and wise and efficient expenditure of public funds.”

A strong actionable Master Plan is essential to a sustainable and successful future.

GOAL-

The Master Plan should be a guidebook not only for City Planning but Commercial Development.

Developers coming to New Buffalo should start with our Master Plan as their 1st resource.

Conclusions

It's the decision of our local leaders whether we move forward with a new Plan or update the old, but the process with the public is mandatory. I believe communication and information are essential to the public understanding the importance here. The lack of trust in public government comes from failure to communicate facts and to inform our populace to it responsibility to local and state law

It's upon all of us present today as to whether we build the New Buffalo we want to see or do we allow ourselves to be limited by decisions of the past. I believe there is a bright future ahead if we can put the the public's interest first and lead by example.- Thank You.

- 1.Council and PC member questions and comments
2. Public questions and comments
- 3, Read the 2018 New Buffalo Master Plan <https://cityofnewbuffalo.org/documents/city-of-nb-master-plan/>