

WELCOME
TO



ALGONAC



Venice of Michigan

CITY OF ALGONAC MASTER PLAN

INCLUDES INTEGRATED 2019-2023 PARKS AND RECREATION PLAN

Date of City Council Adoption:
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CITY OF ALGONAC MASTER PLAN

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CHAPTER 1 INTRODUCTION



INTRODUCTION

The City of Algonac Master Plan was prepared under the provisions of the Michigan Planning Enabling Act (Public Act 33 of 2008), which gives local planning commission the authority and obligation to prepare and officially adopt a master plan. The plan is comprised of text and supporting maps, however, the most significant map is the future land use map, which shows the location and relationships of land in the City for the next twenty years.

Additionally, the master plan also serves as the City's five-year parks and recreation plan and includes all of the recreation planning elements required by the Michigan Department of Natural Resources *Guidelines for the Development of Community Park, Recreation, Open Space, and Greenway Plans*.

RELATIONSHIP BETWEEN THE MASTER PLAN AND ZONING

The Michigan Zoning Enabling Act (Public Act 110 of 2006) provides that “the zoning ordinance shall be based upon a plan designed to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and

adaptability” and “to limit the improper use of land.” The plan provides a strong legal basis for the City's zoning ordinance. It describes the intent of each zoning district and the relationship between zoning designations and the future land use categories.

However, adoption of the master plan does not directly control land use. Such control is left to the zoning ordinance (including the zoning map), to land division regulations, and to other local ordinances. Implementation of the master plan is carried out through final decisions on rezonings, special land use permits, site plan and plat approvals, as well as by the expenditure of City funds on various capital improvements.

REVIEWING AND UPDATING THE MASTER PLAN

In accordance with the Michigan Planning Enabling Act (Public Act 33 of 2008), the Algonac Master Plan will be reviewed every five years and, if necessary, will be updated to remain a viable document. There is constant change in the City's economic, demographic, and social character, which warrants revising the plan to reflect the latest trends relative to long-range goals. If circumstances necessitate a change to the plan prior to the five-year review, then the plan will be amended as necessary following the MPEA process.

PURPOSE OF THE MASTER PLAN

A community master plan is a comprehensive, long-range plan intended to guide growth and redevelopment of a community. It includes analysis, recommendations, and proposals for the city's population, economy, neighborhoods, transportation, public facilities, and land use. A master plan is the result of a planning process that includes public input, surveys, planning initiatives, existing development, environmental resources, and social and economic conditions. The master plan reflects the wishes of the community and, as such, should be implemented. Without implementation, the plan has no value to the community. In general, the master plan is:

- An expression of a long-term vision,



- A policy document that guides growth and manages change;
- A guide to improving the quality of life in Algonac,
- A risk management document,
- The basis for all other planning in the community,
- Defines existing and proposed future character,
- Reviewed and updated every five years, and
- A guide to help make policy decisions.

PARKS AND RECREATION PLAN JURISDICTION

As mentioned above, this master plan incorporates the required recreation planning elements that together serve as the 2019-2023 parks and recreation plan for the City of Algonac. The plan covers all parks and recreation facilities and programs owned and operated by the City of Algonac, spanning the entire city limits and serving both city residents and non-residents from neighboring townships.

Algonac has the responsibility to review and update the Parks and Recreation Plan every five years and to consider the conditions and

trends affecting recreation. With each new update of the Algonac Master Plan, comes an opportunity to proactively improve the quality of life for Algonac citizens.

PREVIOUS PLANNING ENDEAVORS

The City of Algonac has completed comprehensive plans in its past, with the last two updates being in 1974 and in 2014. The 2014 master plan update was the first comprehensive overhaul of the document, though the future land use map from the 1974 master plan had been updated in 1994 and again in 2002.

In addition, there have been other planning initiatives undertaken in the City within the last 20 years. The *Algonac Downtown Action Agenda 2000* was developed by HyettPalma through a pilot program in partnership with the National League of Cities. This plan was intended to provide a blueprint for the revitalization of Downtown Algonac and the *Action Agenda* was defined with involvement from the City government, the local business sector, and members of the community.

In April 2002, the Algonac City Council adopted an ordinance creating a Downtown Development Authority (DDA) under Public Act 197 of 1975, and designated the boundaries of the authority district within which the authority would exercise its power. In creating the DDA, the City also developed its first *Development Plan and Tax Increment Financing Plan*. The DDA exists but is currently dormant.

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CHAPTER 2 COMMUNITY PROFILE

HISTORY OF ALGONAC

Understanding the history of a community can provide citizens and leaders with insight about how the community came to look, feel, and function in today's world. The planning team turned to the Algonac-Clay Township Historical Society's award-winning "*The Chronicle*" on its website at www.achistory.com. *The Chronicle* is full of detailed historical information pertaining to Algonac, Clay Township, and the surrounding areas in southern St. Clair County.

The settlement of Clay Township in May, 1821 predates the organization of St. Clair County. Clay was organized as a township in 1822 under the name of Plainfield and remained so until 1828, when the name was changed to Clay. By 1840, the population in Clay Township (including Algonac) had reached 387.

Algonac, originally named "Pointe du Chene" and one of the oldest settlements in Michigan, was the principal village and post office in Clay Township. Its location on the banks of the St. Clair River gave the settlement ample accessibility by water from both the north and south. The original settlers of Algonac were John Martin and Angus MacDonald, who came from New York and Canada in 1805. The post office went under the name of "Plainfield" (1826), then "Clay" (1828), then "Manchester" (1836), then changed to "Algonac" (1837), which is the name to this day. The word "Algonac" is an aboriginal name that means "land of the Algonquins."

Jacob Peer built the first house in Algonac, located at 1760 Washington Street. Algonac was incorporated by the St. Clair County Board of Supervisors in 1867 and by an Act of the Michigan Legislature in 1893.

In the late 1890s, the Algonac area's popularity as a summer resort began to grow, with many hotels and boarding homes in Algonac and on Harsens Island. The Interurban railway brought visitors from the Detroit area, as did passenger excursion boats.

The City has a rich shipbuilding history, dating back to the 1820s. In



Algonac was home to the world famous "Chris Craft" for over fifty years.

the 1880s and 1890s, the ship building industry in Algonac was booming, often having as many as three vessels "on the ways" at one time. For over fifty years, Algonac was home to the Chris Smith and Sons Boat Company - more commonly known as Chris Craft. Many Algonac residents were employed at the Chris Craft plant building power boats and, to this day, the City is well-known for its many speed-boating events and fishing contests.

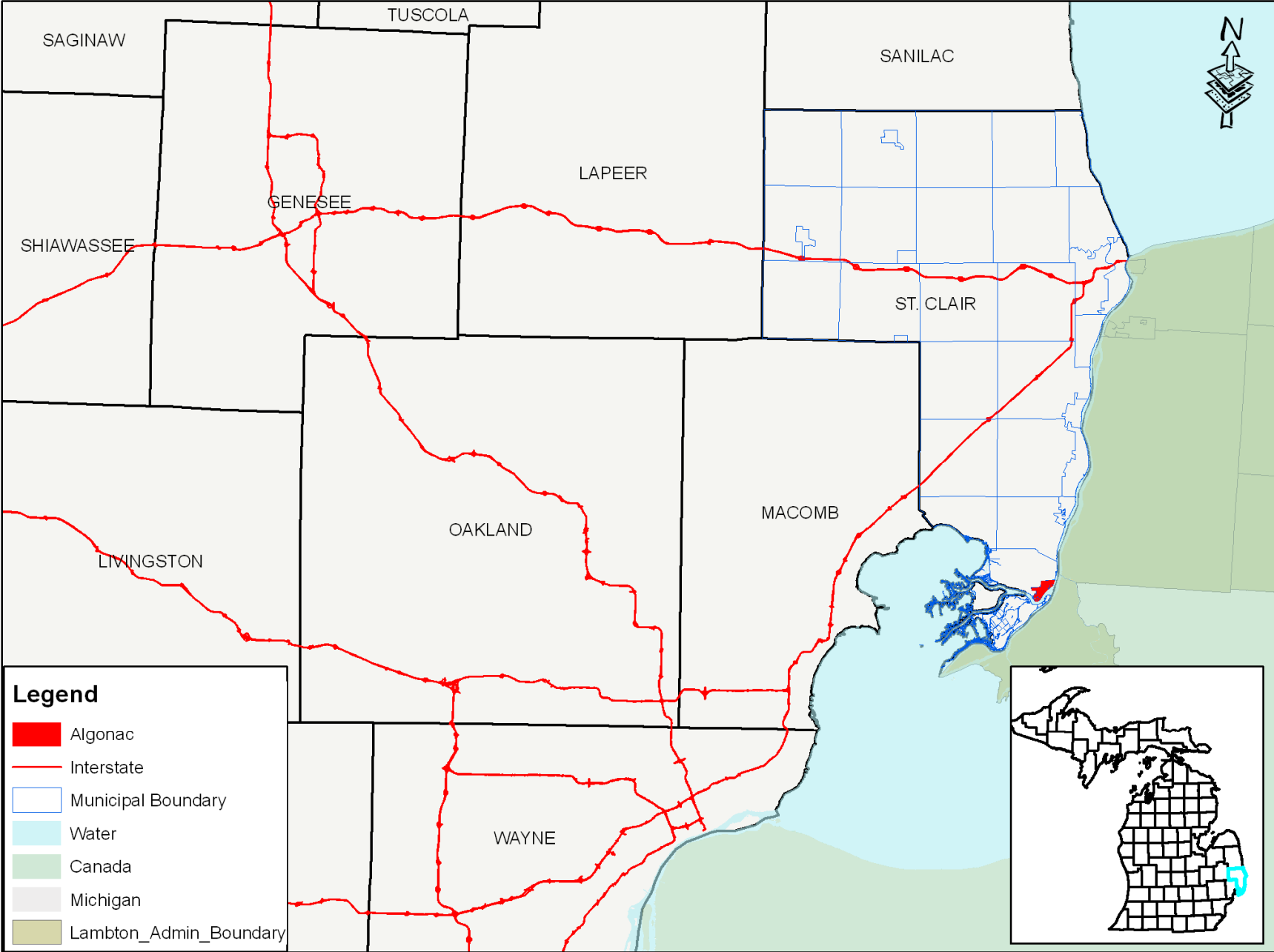
In the 1950s and 1960s, Algonac's downtown on St. Clair River Drive was changed forever at a time when urban renewal was sweeping cities across the country. The shops that lined both sides of the street were eliminated in favor of waterfront parks and the boardwalk intended to enhance the city's tourism draw.

In the following decades, Algonac's status as a bedroom community to Metropolitan Detroit continued to increase as the "Big Three" automakers (Ford, General Motors, and Chrysler) produced vehicles at factories throughout the region. Algonac residents could enjoy living in a small, resort-like waterfront community, while commuting to job centers in the Detroit area to earn a living for their families.

Over the last 25 years, Algonac's "downtown" has been a mix of strip commercial development, office and institutional uses.

Regional Area: St. Clair County in Southeast Michigan

Algonac Master Plan



Algonac in St. Clair County

Algonac Master Plan



REGIONAL SETTING

St. Clair County is one of the seven counties making up the Southeast Michigan region, which is the most populous region in the state. The City of Algonac is located in southern St. Clair County, approximately 40 miles northeast of Downtown Detroit and 20 miles south of the City of Port Huron, which is the St. Clair County Seat.

Other nearby communities are Clay Township, which surrounds Algonac to the north, west, and south, and Cottrellville Township (approximately 6 miles to the north). Further north along M-29 are the cities of Marine City (7 miles) and St. Clair (15 miles). The City of New Baltimore is located about 15 miles to the west on M-29, heading into Macomb County.

Algonac's status as a waterfront community, combined with its proximity to regional employment centers in both Metro Detroit and Port Huron make it an attractive location.

DEMOGRAPHICS

Algonac's population decreased by 1.5% from the year 2010 to 2016. Between the years 1910 and 2000, the city's population increased every decade but has decreased by almost 11% since 2000. An important note about the population change that Algonac has seen since the year 2000 is the aging of the city's population.

Algonac lost 43% of children and 19% of the young professional age groups between 2000 and 2016. The young professional age group has seen some growth since 2010, but not enough to off-set the lost from 2000-2010.

Since 2000, the 55-64 age range has grown by 94%, and between 2010-2016, 47.3%. Combined with the growth of those aged 65+, Algonac is seeing significant growth among those 55 and older. This growth was significant from 2000-2010 and has increased since 2010. There are numerous implications for planning as the city

Table 2-1: Algonac Population, 2000-2016

	2000	% Total	2010	% Total	% Change	2016 ACS	% Total	% Change 2010-2016	% Change 2000-2016
Algonac Age 0-19	1,288	27.9%	987	24.0%	-23.4%	736	18.2%	-25.4%	-42.9%
Michigan Age 0-19	2,884,065	29.0%	2,648,885	26.8%	-8.2%	2,505,495	25.3%	-5.4%	-13.1%
Algonac Age 25-34	653	14.2%	447	10.9%	-31.5%	530	13.1%	18.6%	-18.8%
Michigan Age 25-34	1,362,171	13.7%	1,164,149	11.8%	-14.5%	1,207,592	12.2%	3.7%	-11.3%
Algonac Age 55-64	427	9.3%	562	13.7%	31.6%	828	20.5%	47.3%	93.9%
Michigan Age 55-64	863,039	8.7%	1,251,997	12.7%	45.1%	1,362,322	13.7%	8.8%	57.9%
Algonac Age 65+	624	13.5%	637	15.5%	2.1%	739	18.3%	16.0%	18.4%
Michigan Age 65+	1,219,018	12.3%	1,361,530	13.8%	11.7%	1,527,698	15.4%	12.2%	25.3%
Algonac Total	4,613	100.0%	4,110	100.0%	-10.9%	4,047	100.0%	-1.5%	-12.3%
Michigan Total	9,938,444	100.0%	9,883,640	100.0%	-0.6%	9,909,600	100.0%	0.3%	-0.3%

Source: U.S. Census Bureau

continues to grow older, including improved emergency services, availability of health facilities, affordable housing, and transportation.

HOUSING AND ECONOMICS

The average household size in Algonac decreased by over 5% from 2000 to 2010. Algonac's average household size decreased from 2.46 to 2.33. The average household size has been declining throughout the United States for decades.

Algonac has seen an increase in housing units since 2000 of 7.5%, with the majority of the growth since 2010. Vacancy rates have also increased since 2000, but have decreased slightly since 2010. Part of the increase in the vacancy rate may be because of the growth of renter-occupied housing units that have a vacancy rate 5 times owner-occupied housing units. In 2016, the rental vacancy rate was 10.9%. And the homeowner vacancy rate was 2.2%.

The poverty rate in Algonac has increased from 9.4% to 13.6% between 2000 and 2016. In 2016, the poverty rate in Algonac was a smaller rate than St. Clair County and Michigan. Algonac's poverty rate for children is about two-thirds the rate of St. Clair

County and the state. The poverty rate for seniors in Algonac is double that of the county and state.

EXISTING LAND USE

SINGLE-FAMILY RESIDENTIAL

Single-family home sites occupy 697 acres of land in Algonac, representing about 80% of the city's total area. In 1973, there were 321.5 acres of residential land in the city, meaning that over a 40 year span, the number of residential uses in Algonac has more than doubled. As the predominate land use in the city, the majority of the single-family residential areas are located in traditional neighborhood settings, with homes located along a grid-like street pattern in much of the central and western parts of the city.

In the far western part of the city, along Amy St. and Scout Dr. there are a number of available, serviced, undeveloped lots. New home construction is ongoing in this area. East of Michigan St. in the northeast corner of the city are several, large undeveloped parcels in areas that are predominantly single-family residential.

A new 50-home subdivision is being built in the northern part of the city near State Street and Golfview. Construction will start in spring 2019.

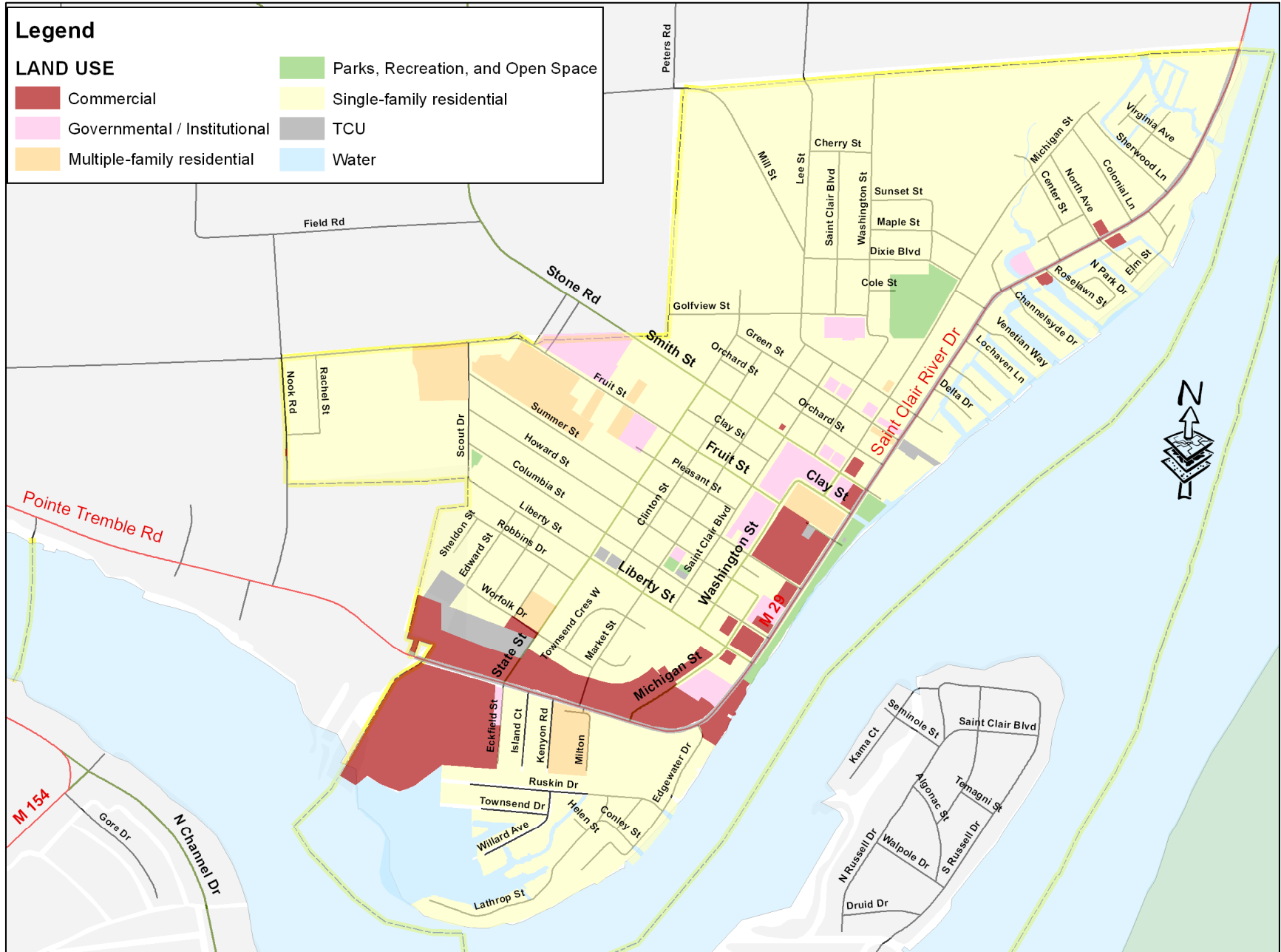
Table 2-2: Algonac Housing Units, 2000-2016

	2000	% Total	2010	% Total	% Change	2016 ACS	% Total	% Change 2010-2016	% Change 2000-2016
Occupied	1871	92.90%	1756	86.08%	-6.15%	1896	87.58%	7.97%	1.34%
Vacant	143	7.10%	284	13.92%	98.60%	269	12.42%	-5.28%	88.11%
Owner-Occupied	1399	69.46%	1277	62.60%	-8.72%	1285	59.35%	0.63%	-8.15%
Renter-Occupied	472	23.44%	479	23.48%	1.48%	611	28.22%	27.56%	29.45%
Total	2014	100.00%	2040	100.00%	1.29%	2165	100.00%	6.13%	7.50%

Source: U.S. Census Bureau

Algonac Land Use

Algonac Master Plan





There are also large swaths of single-family homes located along the eastern and southern shorelines of the city, between M-29 and the St. Clair River, where the traditional grid street pattern gives way to a system of canals and stub streets. In those neighborhoods, homes and other structures are arranged in patterns that maximize the use of the land while at the same time providing access to and enjoyment of the water.

Minimum lot sizes in Algonac range from 6,000 square feet in the R-3 One and Two-family Residential zoning district, to 7,200 square feet in the R-2 One-family Residential zoning district and 9,600 square feet in the R-1 One-family Residential zoning district.

MULTIPLE-FAMILY RESIDENTIAL

There are 35 acres of multiple-family residential uses in Algonac, which accounts for just over 4% of the city's total land area. These uses are scattered throughout the city and are typically found adjacent to commercial or government/institutional uses.

In the north central part of the city, near Scout Drive, Summer Street and Fruit Street, are a number of a multiple-family developments including Summergrove Townhouses and the Algonac Manor



apartment complex located at the corner of Fruit and Scout Drive, across from industrial uses in Clay Township. Further east down Fruit Street is the Rolling Brook apartment complex, which serves as a buffer between the Oaklawn Cemetery across the street and lower-density residential neighborhoods to the south.

Located along St. Clair River Drive between Fruit and Clay Streets is the Algonac Housing Commission facility consisting of the Algonquin Place apartments and townhouses, which are buffered from the interior single-family neighborhoods behind them by Algonac Elementary School along St. Clair Boulevard.

Another small pocket of multiple-family residential is located in the southwest part of the city near Norfolk Drive and Henrietta Street, which includes a number of two-family duplexes and an apartment complex on Henrietta. The southern part of the city is also home to the Anchorage condominium complex, which is south of M-29 near the Algonac Harbour Club.

COMMERCIAL

The city's principal commercial uses are found along the M-29/St. Clair River Drive corridor, from the southern city limits to Smith Street to the north. This business area reflects a typical pattern of buildings

set back from the public right-of-way with no on-street parking. The business district is vehicular in nature and is not pedestrian oriented.

Commercial properties are typically part of strip developments with on-site parking lots.

Commercial uses in Algonac account for roughly 8.5% of the total land area in the city - about 74 acres in total. The commercial corridor along M-29 begins as you enter the city traveling east along Pointe Tremble from the townships to the west and the 23 Mile Road corridor in Macomb County. On the south side of Pointe Tremble Road is the Algonac Harbour Club, a large marina and restaurant facility. Across the street from the Harbour Club is a Northstar Bank branch office and a fast food restaurant. As one continues to head east along M-29 past State Street, there is additional free-standing convenience retail and fast food, a gas station, and an auto repair facility. Just east of Market Street along M-29 begins a series of strip-developments with a mix of shopping and office uses.



As M-29 bends around into St. Clair River Drive, there is a mix of commercial/office and government and institutional uses on the west side of the street. On the east side of the street is the large Russell Island Ferry parking site located just south of the Seafarers International Union (SIU) facility. The SIU represents professional merchant mariners sailing aboard U.S.-flag vessels in the deep sea, Great Lakes, and inland trades.

The St. Clair River and the Riverfront Park stretch along the east side of the street. North of City Hall are more shopping plazas in a strip development pattern. These commercial developments were put in as a replacement for the traditional downtown that was eliminated during urban renewal.

There are also some commercial uses in spot locations along St. Clair River Drive in the northeast section of the city, Azar's Market and Snoopy's Dog House, which is a bar/restaurant, and Ed Minnich Boats and Bait across from the Algonac-Clay Library.

CIVIC/INSTITUTIONAL

Civic and institutional uses occupy 27 acres in Algonac and are primarily improved land and facilities that are held in the public interest and are usually exempt from real property taxation. These include properties owned by the City of Algonac, St. Clair County, or some other governmental entity. They also include schools, churches, and Downriver Community Services, a large medical clinic and social services facility located across from the Russell Island Ferry parking lot. In 1973, the city had about 16 acres of civic and institutional uses.

Over time, as the city developed based on the principles of its planned Neighborhood Unit Concept, civic and institutional uses were commonly located within residential neighborhoods to be able to provide residents with services that are self-contained amidst living areas. As such, many of the churches, schools, and community parks are situated right across the street from homes and are within walking distance for their constituents.



There are six churches located throughout the City of Algonac:

- Lighthouse Baptist Church - 949 Fruit Street
- Algonac Restoration Branch Church - 818 Market Street
- Algonac Baptist Church - 1003 Washington Street
- St. Catherine Church - 1103 Washington Street
- Trinity United Methodist Church - 424 Smith Street
- Church of Christ - 1601 St. Clair River Drive
- First Evangelical Lutheran Church - 1623 Washington Street

In the northeast section of the city, the Algonac-Clay Library - part of the St. Clair County Library System - is located on St. Clair River Drive.

Oaklawn Cemetery, owned by Clay Township, is located in both Algonac and Clay Township along Fruit Street in the north central part of the city.

INDUSTRIAL

There are no existing industrial areas in the City of Algonac. However, there are a number of industrial uses located just across the border in Clay Township in two primary areas:

- The area near the intersection of Scout and Fruit Streets in the north central part of the city, near Oaklawn Cemetery. Industrial uses here include tooling shops and light manufacturing facilities related to automotive and boating.
- The southwest border of Algonac and Clay Township along Dyke Road (M-29), just west of the border across from the Algonac Harbour Club, has property being used for automotive/truck/marine repair and parts storage.

These industrial areas in Clay Township are located along the Algonac border on shared roads. As such, the City of Algonac will need to consider the intensity of these uses when planning future land use in adjacent areas. At present, these areas are appropriately buffered from less intense, lower-density residential areas by multiple-family developments, commercial uses, or larger properties that have open space to help with the land use transition.

PARKS, RECREATION, AND OPEN SPACE

There are approximately 17 acres of parks, recreation and open space uses in Algonac, including five parks:

- Smith Field - Located on Smith and Michigan Streets.
- Riverfront Park - Located along the St. Clair River on the east side of M-29.
- Scout Drive Tot Lot - Located on Scout Drive at Columbia Street.
- Columbia Street Playground - Located at the corner of Columbia and Market Streets, near the water tower.
- Lions Field - Located on Michigan Street near Dixie Boulevard.

TRANSPORTATION, COMMUNICATION, AND UTILITIES (TCU)

Transportation, communications and utilities (TCU) uses occupy about 27 acres of land in the City of Algonac. There has been no significant change in the location of utilities since the last survey. Uses include electrical substations and above-ground water and sewer infrastructure. TCU areas also include transportation corridors and roads. The primary transportation corridor in Algonac is M-29, which is a state trunkline. The Algonac Wastewater Treatment Plant is

located in the southwest part of the city, off State Street. Further up State Street near Liberty Street is a Detroit Edison electrical substation.

VACANT LAND ANALYSIS

The development patterns identified on the Algonac Existing Land Use map (Map 2-3) provide a base from which to begin the process of developing a master plan. While much of Algonac is developed, there are opportunities for redevelopment, infill development, and even new development within the city. An analysis of vacant land was performed during the land use field survey and the results indicate there are areas throughout the city that could provide the city with growth opportunities. In fact, there are roughly 119 acres of vacant land throughout the city. While much of the vacant property is single, vacant lots intermixed throughout various types of land uses, there are also clusters of serviced and un-serviced undeveloped lots in parts of the city.

TRANSPORTATION OVERVIEW

ALGONAC'S TRANSPORTATION SYSTEM

Approximately 23 miles of public roads and eight bridges are located in the City of Algonac. Algonac can be reached from the north and south via state trunkline M-29 (which runs through the city) and connects Algonac with the City of New Baltimore (in Macomb County) to the west, with the cities of St. Clair, Marysville, and Port Huron to the north. Algonac is linked to Interstate 94 (the expressway link between Detroit and the Port Huron/Sarnia area) via three main routes: M-29, which becomes 23 Mile Road in Macomb County, Washington Street in New Baltimore, and Marine City Highway/County Line Road. Algonac can also be reached from the townships to the north via Marsh Road and Stone Road, which are paved county-primary roads.

FUNCTIONAL CLASSIFICATION AND FUNDING

Administrative jurisdictions identify roads in terms of governmental responsibility for construction and maintenance. The two classifying jurisdictions that affect the Algonac street system include the Michigan Department of Transportation (MDOT) Act 51 fund allotment and the federal government's National Functional Classification (NFC) system. These classifications determine eligibility for state funding and federal aid. Each classification system is used for a different purpose.

Act 51 of Public Acts of 1951 is a main source of funding for street repairs. Act 51 is administered by the state and serves as a funding tool for projects involving allocation of state taxes. It creates a depository fund for specific transportation taxes as placed on fuel and license plates. It prescribes the purpose for how revenues are to be distributed. It also establishes jurisdictional road networks including state/county roads and city/village streets, sets priorities for the use of transportation revenues and can guarantee repayment of bonding debt.



The NFC system is set by the federal government and is used for federal agency funding. Road classifications in Algonac include:

- **Principal Arterials:** These roads generally carry long distance, through-travel movements and provide access to important traffic generators, such as major airports or regional shopping centers. There are no principal arterials in Algonac.
- **Minor Arterial:** These roads are similar in function to principal arterials but carry trips of shorter distance and of lesser traffic generation. The only minor arterial in Algonac is State Highway M-29, known locally as St. Clair River Rd or Pointe Tremble near the south side of the city.
- **Major Collectors:** Major collector streets connect traffic from residential areas to arterials. These streets often provide more access to property. Algonac's collector streets are as follows:
 - ⇒ Smith from M-29 to city limits
 - ⇒ Clay from M-29 to Washington
 - ⇒ Fruit from Washington to State
 - ⇒ Howard from Michigan to Washington
 - ⇒ Liberty from M-29 to State
 - ⇒ Michigan from Smith to Clay and Howard to M-29
 - ⇒ Washington from Clay to Liberty
 - ⇒ State from Smith to M-29
- **Local Streets:** These streets provide access to property. Streets not previously mentioned are classified as local roads for Algonac.

MDOT is responsible for the maintenance and improvements to M-29, St. Clair River Road/Pointe Tremble. The balance of the roads are controlled and maintained by the City of Algonac or are private.

BRIDGES

Algonac is unique in that it has a number of canals and channels flowing throughout residential neighborhoods. This means that bridges had to be constructed when neighborhoods in these areas were developed to provide people with ingress/egress from their homes. As noted in earlier City plans, problems related to bridge



M-29 is classified as a minor arterial road, which generally carries through-travel movements and provides access to important traffic generators, such as commercial businesses.

structures involve the quality of the original construction. In certain cases, canal bridges were built by the developer at minimum standards and thereafter dedicated to the then Village of Algonac as part of the platted street system. As such, the City inherited a number of substandard bridge structures. A prime example of this condition is the bridge located on Edgewater Street, south of M-29. The inadequate approach to this structure severely restricts vertical sight distances; hence, resulting in a hazard to oncoming traffic.

PROBLEM INTERSECTIONS

A number of problem intersections occur within the city; however, the majority of these situations involve local residential streets rather than major thoroughfares and, consequently, are not of a critical nature. The two most critical locations involving improper horizontal alignments occur at the intersection of St. Clair River Drive and Pointe Tremble Road (M-29), and at the intersection of Mill and Lee Streets. In both cases, the acute angle at which these streets intersect results in a definite restriction to vehicular sight distances.



The inadequate approach to the bridge located on Edgewater Street, south of M-29, restricts vertical sight distances and creates a hazard to oncoming traffic.

WATER TRANSIT

The City of Algonac was originally settled as a village along the river and is located on the world's biggest freshwater delta. The city has many canals within its borders, giving it the nickname "The Venice of Michigan." The proximity to the water offered business and job opportunities as a port, water transportation, and shipbuilding center.

There are three ferry services in and around Algonac that provide access to the community. Auto ferry service across the St. Clair River is available from the Walpole Algonac Ferry, which connects Algonac to Walpole Island in Ontario, Canada - the closest route between the Detroit area and the Chatham/Wallaceburg/London/Toronto region in Ontario.

There is also passenger (but not automobile) ferry service from Algonac to Russell Island via the Russell Island Ferry. There is a large



parking lot for Russell Island Ferry passengers located near where M-29 bends through the central business district on the east side of the road. This lot is immediately south of the Seafarers International Union headquarters.

Just west of the Algonac city limits on M-29 in Clay Township is Champions Auto Ferry, which connects mainland Clay Township to Harsens Island.

Given its location along the St. Clair River, Algonac is a popular permanent and transient mooring spot for Great Lakes pleasure boating.

PUBLIC TRANSIT

Public transportation is available through Blue Water Area Transit (BWAT). There are several stops in or near Algonac along a transit route connecting Port Huron with a large retail center in Chesterfield Township on the 23 Mile Road corridor in Macomb County. Bus stop locations include St. John's Marsh at Pearl Beach, the Kroger Store in Clay Township, north of the ferry to Canada in Algonac, and at the South Entrance of Algonac State Park. Southbound and northbound



stops are scheduled on the weekdays, once in the morning and once in the afternoon.

AIRPORTS

Passenger air travel is primarily provided by Detroit Wayne County Metropolitan Airport (66 miles) and Flint Bishop International Airport (81 miles). Both facilities also offer large scale air freight service. The St. Clair County International Airport, the nearest airport (25 miles), offers corporate, general aviation, cargo, and medivac/lifeline services. Marine City (private) and Romeo (state) airports are other nearby facilities offering general aviation services.

RAIL TRANSPORTATION

Passenger rail is available via Amtrak stations in Port Huron, Royal Oak, Detroit, and Birmingham. The closest station - in Port Huron - is located 23 miles from Algonac. There is no rail freight that runs through the city.

PLANNED TRANSPORTATION IMPROVEMENTS

The St. Clair County Transportation Study (SCCOTS) Advisory Committee works together to select projects to spend the federal funds that are allocated to St. Clair County.

LONG RANGE TRANSPORTATION PLAN:

SCCOTS manages the administrative duties of transportation planning for the next 25 years through development and implementation of the St. Clair County Long-Range Transportation Plan (LRTP). Although the City of Algonac has no specific projects in the LRTP at this time, projects can be amended into the document in order for it to be programmed to receive federal funds and move forward for implementation.

TRANSPORTATION IMPROVEMENT PROGRAM (TIP):

This document is a shorter-term planning document and contains projects that will be constructed in the next four years. Currently, the City of Algonac has one project in this document for Fiscal Year 2021 which consists of resurfacing Michigan Road, from M-29 to Liberty Street - a \$143,000 project. If the City receives any federal funds for road projects, this document will need to be amended as well.

Other planned local road improvements include:

- Replacing Washington Street, from Cherry Street to end
- Resurfacing Cole, from Washington Street to end
- Milling and resurfacing Robbins, from State to end
- Curb and gutter replacement on Fassett Street, from Norfolk to Liberty
- Resurfacing Golfview, from Mill Street to end
- Curb and gutter replacement on Orchard Street, from St. Clair River Drive to Market

The City should also consider constructing a new road connecting Washington and Michigan Streets in the northeast section of the city to provide access to the large tract that is designated as a future park on the future land use map.

PARKS AND RECREATION OVERVIEW

ADMINISTRATIVE STRUCTURE

CITY COUNCIL/RECREATION COMMISSION

The City of Algonac’s City Council acts as the Recreation Commission and makes all decisions for the city in regards to the Parks and Recreation policy, planning, and expenditures. City Council is very active within the visioning process as well as preparing long term capital improvements and concept use plans for the parks.

CITY MANAGER

The city manager, as in most cities, acts as the supervisor of the City and implements city council policies. The city manager works directly with the city council in developing staffing, maintenance, schedules, policies, operations, and budgets and capital improvement programming. All of the City staff works under the supervision of the city manager, including those associated with Parks and Recreation. It is the city manager that advises and assists the city council with regard to capital expenditure needs and the relative importance of those expenditures in light of overall City functions and budgetary considerations.

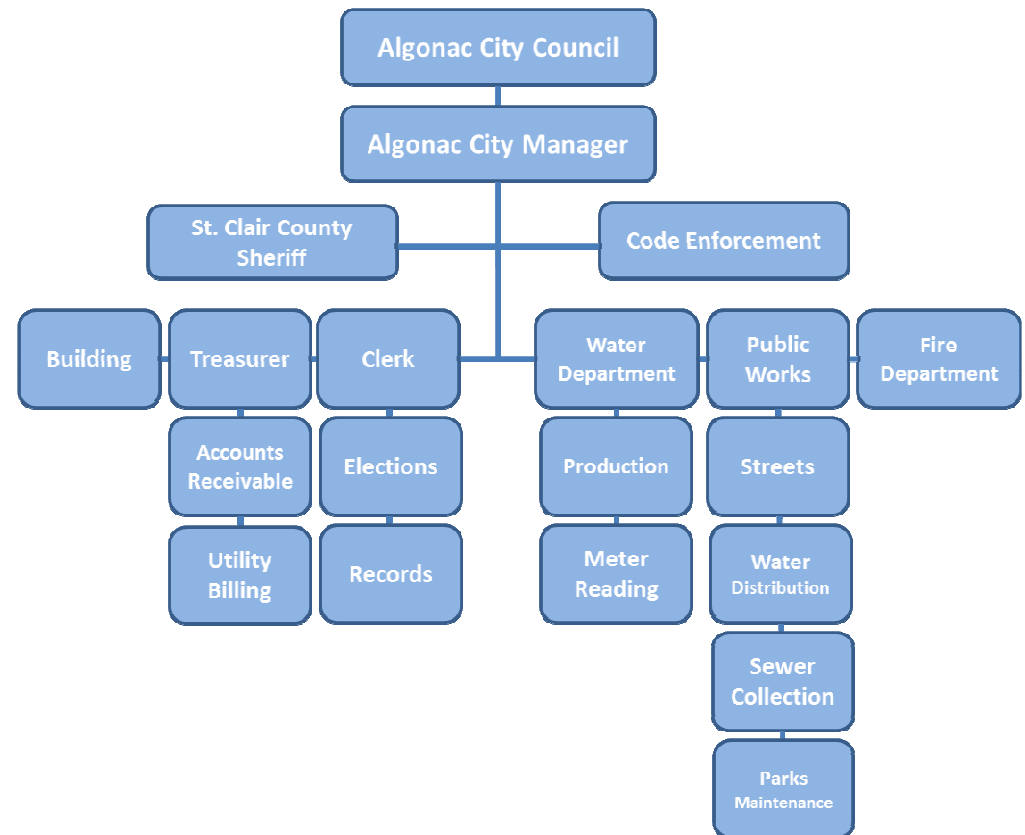
DEPARTMENT OF PUBLIC WORKS

Under the supervision of the city manager, the Department of Public Works responsible for day-to-day parks and recreation , maintenance, and operations. The City employs a pool staff to operate the Lion’s Field Pool and concessions.

PARKS AND RECREATION BUDGETING

The following section contains portions of the current year, City budget allocating funds for parks and recreation programming, and maintenance as well as statistical information concerning the usage of the community pool. The provided capital improvements fund budget shows recent capital expenditures for recreation facilities.

FIGURE 2-1: CITY OF ALGONAC ORGANIZATIONAL CHART



St. Clair County Parks and Recreation Millage

The St. Clair County Parks and Recreation Commission (PARC) has a countywide millage for parks and recreation in St. Clair County. PARC dedicates 75% of the millage revenues to parks and recreation facilities that serve a countywide audience. PARC distributes the remaining 25% of the County Parks and Recreation Millage revenues to local units of government to enhance or expand local parks and recreation programs and facilities. Since 1994, the amount of money distributed to local communities has totaled more than \$12.6 million. This distribution has had a positive impact on the delivery of local parks and recreation services in every community in St. Clair County. The amount of local distribution is based on the number of residents living in each municipality or township. From 1994 to 2016, a total of \$357,559.25 has been distributed to Algonac for parks and recreation activities.

In order to receive these funds, communities must submit an annual report and show evidence of “maintenance of effort” to assure the funding is used to expand opportunities rather than to supplant existing local funding. In effect, local units of government must document that they have maintained their local financial support for parks and recreation services at a level equal to or greater than the amount they spent prior to the 1994 millage election.

GRANT HISTORY

In years past, the City of Algonac, as part of the Downriver Recreation Commission, applied for a number of recreation grants,

TABLE 2-1: PARKS AND RECREATION BUDGET, 2017-2019

Budget Item	2017-2018	2018-2019
Parks and Recreation	\$87,635	\$100,750
Pool	\$71,850	\$67,115
Total	\$159,485	\$167,865

including requests to the Michigan Recreation and Park Association (MRPA), the Gannett Foundation, the Tony Hawk Foundation, the Michigan Humanities Council, and the Community Foundation of St. Clair County. In total, the Downriver Recreation Commission received over \$17,000 in grant funds.

In 2008, the City of Algonac received a \$255,100 grant from the Michigan Natural Resources Trust Fund (MNRTF) for improvements at the Lions Field Park Pool House. This project has been completed. [Grant #08-043]

In 2015, the City received a \$50,000 grant through the MNRTF for the Riverfront Park Lighting Replacement project. This project has been completed. [Grant #15-0094]

In 2016, the City received a \$100,000 grant from the Land and Water Conservation Fund to make improvements at Lions Field Park.

RECREATION PROGRAMMING AND COOPERATION AND VOLUNTEERS

Algonac offers swimming programs at the Lions Field Pool. Part of the City’s objective is to offer more types of programs beyond sports programs, such as cultural and socially-related programs.

The City offers concerts in the park at Riverfront Park in conjunction with Clay Township, with half of the concerts held at Clay Township Park. Little League baseball and soccer are offered through various private organizations to the residents of Algonac.

The YMCA is a non-profit organization that works in collaboration with the City and the school district to offer recreational programming. The Algonac Youth Soccer League is run through the YMCA for ages 2-9. The YMCA also hosts the annual “Dunksgiving” 3-on-3 basketball tournament held at Algonac High School.

There currently are no organized volunteers outside of coaches for student sports teams. However, a number of civic groups in the City

help out with community events and have donated funds for park improvements, with the most recent example being the dog park at Lions Field Park.

PARKS AND RECREATION INVENTORY

INTRODUCTION

While an extensive variety of recreation facilities are available throughout southeast Michigan, not all of these park sites are located proximate to the City of Algonac. Most of these parks require trips exceeding one-half hour in length. A description of local, regional, and State of Michigan facilities available to City of Algonac residents is included in this section. The inventory was generated using information from the St. Clair County Master Recreation Plan and local community plans.

Parks and recreational facilities foster positive activities ranging from physical activities to community events that are very important to the health and welfare of the city's residents. They often accentuate and support distinct environmental features of a place while providing important recreational opportunities for the public. Environmental features provide opportunities to enhance a community's character and sustain ecological principles. Due to Algonac's proximity to the St. Clair River and Lake St. Clair, it offers a variety of parks and recreation facilities that serve as community amenities for both residents and visitors alike.

LOCAL RECREATION FACILITIES

There are five parks in the City of Algonac that total over 18 acres. The City has an "Adopt-a-Park" program which commits a community group for two years to picking up litter, except after all City-sanctioned events. The only group that currently participates in this program is the Algonac Church of Christ at Riverfront Park.

The City of Algonac is dedicated to providing positive recreational opportunities for all citizens. With that dedication comes recognition



of the importance of providing for the special needs of disabled members of the community.

ADA Accessibility Rating

In accordance with the Americans with Disabilities Act of 1990 (ADA), the City is working to ensure that all future parks and recreation projects adhere to specifications for access, inclusion, emotional well-being, and physical fitness that provide independence and an improved quality of life for disabled individuals.

Each City recreation facility was compared to the *2010 ADA Standards for Accessible Design* and given an 'Accessibility Rating' from 1-5, where:

- 1 = none of the site elements meet ADA Standards,
- 2 = some site elements meet ADA Standards,
- 3 = most site elements meet ADA Standards for Accessible Design,
- 4 = all site elements meet ADA Standards, and
- 5 = the facility meets the Principles of Universal Design.

Riverfront Park | Accessibility Rating: 3

Also known as the Algonac City Park, this five-acre park extends for a length of four blocks along the St. Clair River. The site includes a

boardwalk along the shoreline, a gazebo/performance platform, benches and a boat launch.

Columbia Street Adventure Playground | Accessibility Rating: 1

A one-acre park at the base of the City's elevated water storage tank, developed with a large amount of playground equipment for use by the surrounding neighborhood.

Scout and Columbia Streets Neighborhood Park | Accessibility Rating: 2

Contains a limited variety of playground equipment, such as a sandbox, various climbing structures, and several swings for residents of the surrounding neighborhood.



Smith Field | Accessibility Rating: 1

This park includes the City's skate park and has some usable area remaining that could be developed to include additional amenities.

Lions Field Park | Accessibility Rating: 3

The Lions Field park site occupies a ten-acre site. This site has extensive developed recreation facilities, which include an outdoor swimming pool, a practice soccer field, a picnic pavilion, two tennis courts, three basketball courts, pickleball, horseshoe pits, a sand volleyball court, a cinder walking path, and a fitness trail. A clubhouse building is also available at this park.

Lions Field Park also includes a dog park that opened in September 2017. The dog park was funded through a variety of sources including the St. Clair County Parks and Recreation Commission, the Algonac Lions Club, the Algonac Rotary Club, Affordable Fencing, Project Control Engineering, and Algonac charities. Other improvements in 2017, such as the basketball courts, pickleball court, parking lot and horseshoe pits were funded by the Land and Water Conservation Fund (LWCF).

CLAY TOWNSHIP PARKS AND RECREATION FACILITIES

Clay Township owns two facilities: the Pearl Beach Pier and the Clay Township Hall Park. The Pearl Beach Pier is located at the foot of Pearl Beach Avenue along the North Channel, approximately 400 feet south of M-29. The pier extends 300 feet into the North Channel and offers opportunities for public fishing.

The Clay Township Hall Park is 6.6 acres and includes a playground, a splash pad, a pavilion, basketball and volleyball courts, horseshoe pits, ice skating/inline skating, picnic areas, concessions, and restrooms.

ST. CLAIR COUNTY PARKS

The St. Clair County Parks and Recreation Commission (PARC) currently owns eight properties devoted to parks and recreation

activities that total 1,010 acres. Brief descriptions of PARC facilities are provided below.

→ Goodells County Park	366 acres
→ Columbus County Park	411 acres
→ Fort Gratiot County Park	30 acres
→ Woodson County Park	33 acres
→ Fort Gratiot Light Station	5 acres
→ Wetlands County Park	5 acres
→ Marine City Dredge Cut Access	0.34 acre
→ Wadhams to Avoca Trail	160 acres (12 miles long)

Goodells County Park

Goodells County Park is a 366 acre park that features two playgrounds, river and fishing access, a seasonal ice skating rink, trails, four picnic shelters, a community center, a visitors center, historic buildings, a BMX track, a radio-controlled model airplane airfield and truck track, a butterfly garden, special events buildings, the "Splashpad," equestrian facilities, and areas for outdoor events. Goodells Park also houses the County Farm Museum.

The "Splashpad" has 11 spray features that include two water cannons, five dumping buckets, ground geysers, and a rainbow water tunnel. The "Splashpad" is open daily from 10:00 a.m. to 8:00 p.m. and admission is free.

Fort Gratiot County Park

Fort Gratiot County Park is located in the northeast part of St. Clair County, just off M-25 on Metcalf Road. This 30-acre park offers breathtaking views of Lake Huron and 852 feet of shoreline and beach. It also includes picnic areas, restrooms, a children's playground, and paved walking trails.

Fort Gratiot County Park is also home to the 1971 Tunnel Explosion Memorial which commemorates the construction accident that took the lives of 22 men working on the water intake tunnel located beneath the park. The 1971 Water Tunnel Explosion committee raised funds for the memorial which was erected in 2007. The Michigan Historic

Algonac Recreation Assets

Map 2-4

Algonac Master Plan



Algonac Regional Recreation

Algonac Master Plan

Legend

 ferry


Parks


 County Park

 State Game Area

 State Park

 State Recreation Area

 Macomb Regional Parks

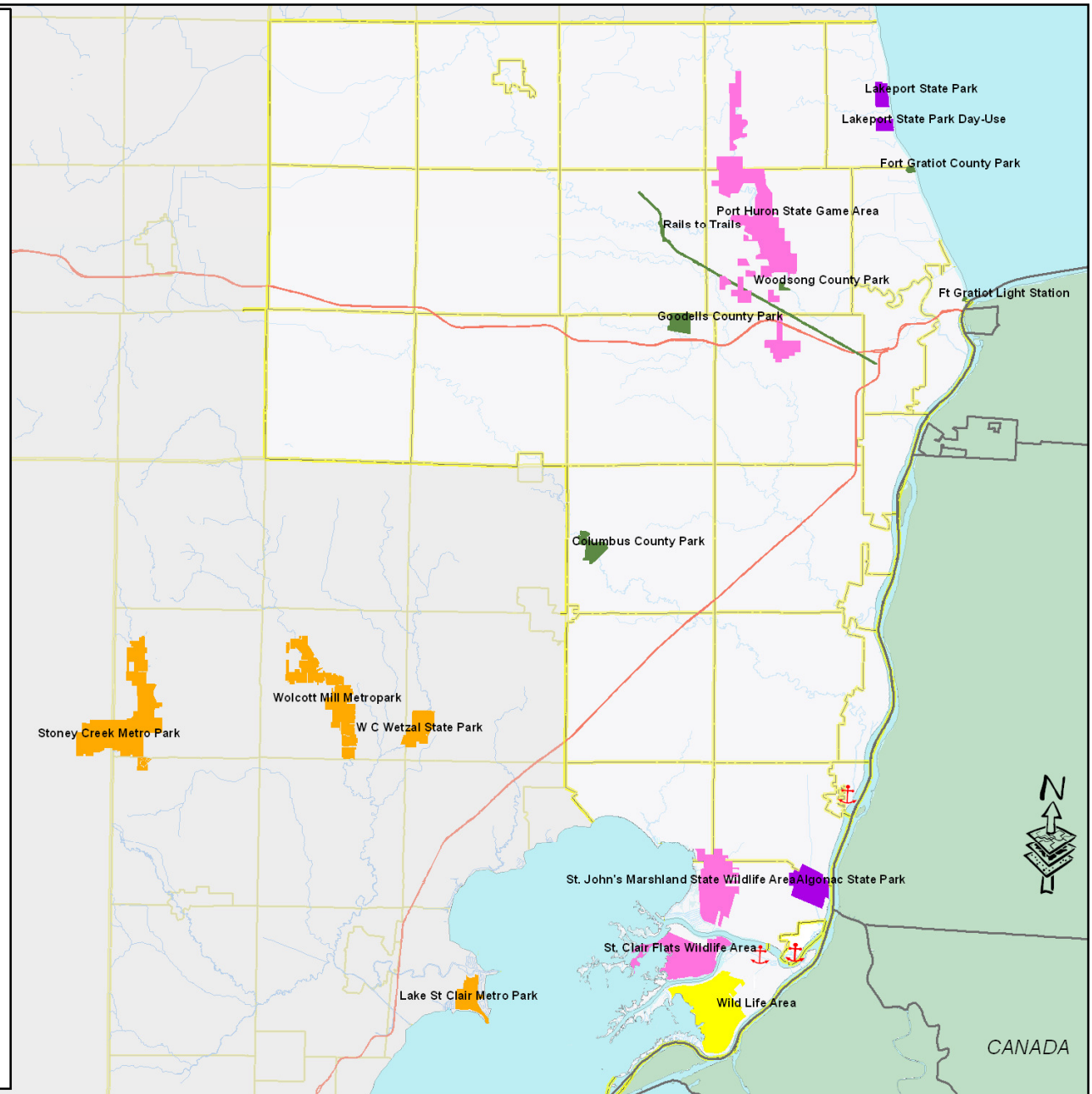
 Community Boundary

 Interstate

 Canada

Acreage Totals:

St. Clair County Parks	975
State Game Area	11,439
State Park	1,845
State Recreation Area	3,432
Macomb Regional Parks	8,871



CANADA



Goodells County Park features the County Farm Museum and a Splashpad, among many other amenities.

Commission dedicated a State Historical Marker at the site to mark the 40th anniversary of the tragedy.

Columbus County Park

In 2007, the County purchased 291 acres of the Bauman Road Farms property in Columbus Township from the Trust for Public Land (TPL), a national non-profit organization, using a \$1.4 million Michigan Natural Resources Trust Fund grant. Phase 1 construction at Columbus County Park was completed in early 2010. Phase 1 included constructing the main entrance on Bauman Road, a park roadway, a 100-car parking lot, erosion control and drainage improvements, underground utilities, a water well and development of a lighted sledding hill.

Other facilities at the park include mountain biking trails, walking trails, horse trails, fishing access, and permit-only hunting. The Belle River runs through the park, totaling 1.6 miles of frontage. A historic gambrel roof barn is located at Columbus County Park near Bauman Road and is used for maintenance and storage. The barn was restored by Columbus Township.

Construction of an energy efficient park Lodge with modern restroom facilities, a picnic pavilion, offices and storage rooms was completed in 2012.

Woodsong County Park

St. Clair County purchased the 44.5-acre Camp Woodsong site from the Michigan Waterways Council of the Girl Scouts of America in December 2008. The property is located off of Abbottsford Road at the east end of Rynn Road in Clyde Township. The western half of the property features existing buildings that include a garage, small activity building, two vault toilets and group camping areas. The eastern half of the property has scenic, steep slopes that travel down to 2,800 feet of Black River shoreline. The park is the ideal place to nature watch. The site also has a rustic parking lot, and an ADA trail, and kayak launch is planned for the future.

Fort Gratiot Light Station

The Fort Gratiot Light Station is the oldest lighthouse in Michigan. As the shipping needs on the Great Lakes increased in the 1820's, so did the need for a navigational aid at the mouth of the St. Clair River. In August of 1825 the first lighthouse in Michigan was built at Port Huron. The original tower was located near the base of the present day second span of the Blue Water Bridge. It was 32 feet high above ground level, 18 feet in diameter at the base, and tapered to nine feet across at the top. The original tower did not last long, as poor construction and September storms would lead to its demise when it crumbled in November of 1828.

The Light Station also includes the Light Keeper's Duplex (1874), Fog Signal Building (1900), Single Keeper's Dwelling (1932), former Coast Guard Station (1932), Equipment Building (1939), and a three bay garage (1990's).

The property was officially transferred to St. Clair County in 2010. Restoration of the lighthouse was completed in 2013, and other property repairs and additions have been made using Michigan Coastal Zone Management Grant funding. The restoration of the



The Fort Gratiot Light Station in Port Huron is maintained by the St. Clair County Parks and Recreation Commission and is home to the oldest lighthouse in Michigan.

tower was made possible by the “Save America’s Treasures” grant program and a match from the City of Port Huron. The tower reopened for tours in the summer of 2012. The Port Huron Museum serves as a partner in leading tours of the site, programming, and private reservations. Friends of the Fort Gratiot Light Station raise funds for building restoration projects and provides volunteers.

The Park is open daily from 7:00 a.m. to 10:00 p.m. Admission to the park grounds is free. Admission tickets are sold in the gift shop for tours of the station and tower. The park is located at 2800 Omar Street, in Port Huron.

Wetlands County Park and Blue Water River Walk

The Blue Water River Walk is almost one mile long and runs along the St. Clair River shoreline immediately south of the mouth of the Black River in Port Huron. It is less than a mile downriver from the Blue Water Bridge to Sarnia and the southern end of Lake Huron. Owned by the Community Foundation of St. Clair County, the

Blue Water River Walk is open to the public year-round. The river walk features an observation deck, a pedestrian trail, an outdoor classroom, shoreline and habitat restoration, a fishing pier and public art.

The St. Clair County Parks and Recreation Commission purchased 4.85 acres of land using two MNRTF grants and received a \$1,039,500 grant from the National Fish and Wildlife Foundation to develop a 2.75-acre wetland on the very southern end of the river walk.

STATE PARKS AND RECREATION AREAS

There are several state-owned and maintained parks and recreation areas in St. Clair County, three of which are near the City of Algonac.

Algonac State Park occupies approximately 1,450 acres of land located along M-29, north of the Algonac city limits. The park fronts along the St. Clair River for a distance of approximately 3,200 feet. The park offers a number of campsites, both modern and rustic style, along with many other facilities. Algonac State Park is popular for watching freighters pass through the St. Clair River.

Lakeport State Park is located on Lake Huron in northern St. Clair County, about 41 miles or an hour’s drive from the City of Algonac. Situated along Lake Huron, Lakeport State Park provides Southeast Michigan residents access to the Great Lakes. The park has two distinct units separated by the Village of Lakeport. A total of 250 sites are divided between the two campgrounds. All sites have a picnic table, fire circle, electricity, modern toilet/shower buildings along with several pull-through sites and camp pads for ease of leveling campers.

There is a state-managed boat launch in Lexington ten miles north of the park for boating and fishing access. The Port Huron State Game Area is within a 15-minute drive and provides opportunities for hiking year round and hunting in season.

St. John's Marsh is located west of the City of Algonac and occupies approximately 2,477 acres. It was established in 1974 to preserve a valuable wetland area and it provides the public with opportunities for additional wildlife recreation opportunities, including fishing, hunting, and bird watching.

The **St. Clair Flats State Wildlife Area** is located on Harsens Island and occupies approximately 10,300 acres of land, located at the mouth of the St. Clair River as it enters Lake St. Clair. Large portions of the numerous islands that comprise this area are included within this State game area. The State of Michigan declared it a State Game Area and Sanctuary in 1949. It is a natural habitat for fish and waterfowl.

GREENWAYS AND TRAILS

Greenways are corridors of land recognized for their ability to connect people and places together. According to the EPA, greenways promote outdoor recreation, catalyze economic development, increase adjacent property values, celebrate historical and cultural assets, promote conservation and environmental education and improve quality of life. Greenways have multiple purposes, but from a recreation perspective they have two major functions:

1. To link and facilitate hiking and biking access between residential areas and parks.
2. To provide opportunities for the linear forms of outdoor recreation (i.e. hiking, jogging, bicycling, equestrian riding, and walking) in which many St. Clair County residents engage today. These recreation activities require the development of trails along the greenways.

There are two primary trail systems within St. Clair County: the Wadhams to Avoca Trail and the Bridge to Bay Trail.

WADHAMS TO AVOCA TRAIL

In 1999, St. Clair County PARC purchased the surface rights to 9.82 miles (100 acres) of right-of-way from CSX Railroad and began

developing it as the Wadhams to Avoca Trail. In 2001 and 2004, PARC purchased two additional properties totaling 17.65 acres adjacent to the trail north of Imlay City Road for a trailhead and parking. In 2003, PARC purchased the surface rights to an additional two and a half miles of CSX Railroad right-of-way totaling 17.66 acres from Wadhams Road to Griswold Road. The trail is over 12.4 miles long and contains 160 acres. To date, the 640-foot Mill Creek Trestle has been decked and railed for pedestrians and bike riders. Three acres of land southeast of the Trestle was purchased to create a horse crossing at Mill Creek.

At the south end of the trail in Kimball Township, over five miles of trail have been paved starting at McLain Road running southeast to Griswold Road. The paved section of the trail passes through a developing residential area and is heavily used by residents.

In a joint effort with the St. Clair County Road Commission, a hybrid pedestrian signal was installed in 2010 where the trail crosses Wadhams Road. It was the first time this type of signal has been used for a trail crossing in Michigan. The signal prompts flashing lights to stop traffic when a pedestrian wishes to cross the road.

Designated parking areas are located at the Wadhams Road, Imlay City Road, Lapeer Road, and Avoca Road trailheads. The non-motorized trail is open to walkers, bicyclists and equestrians.

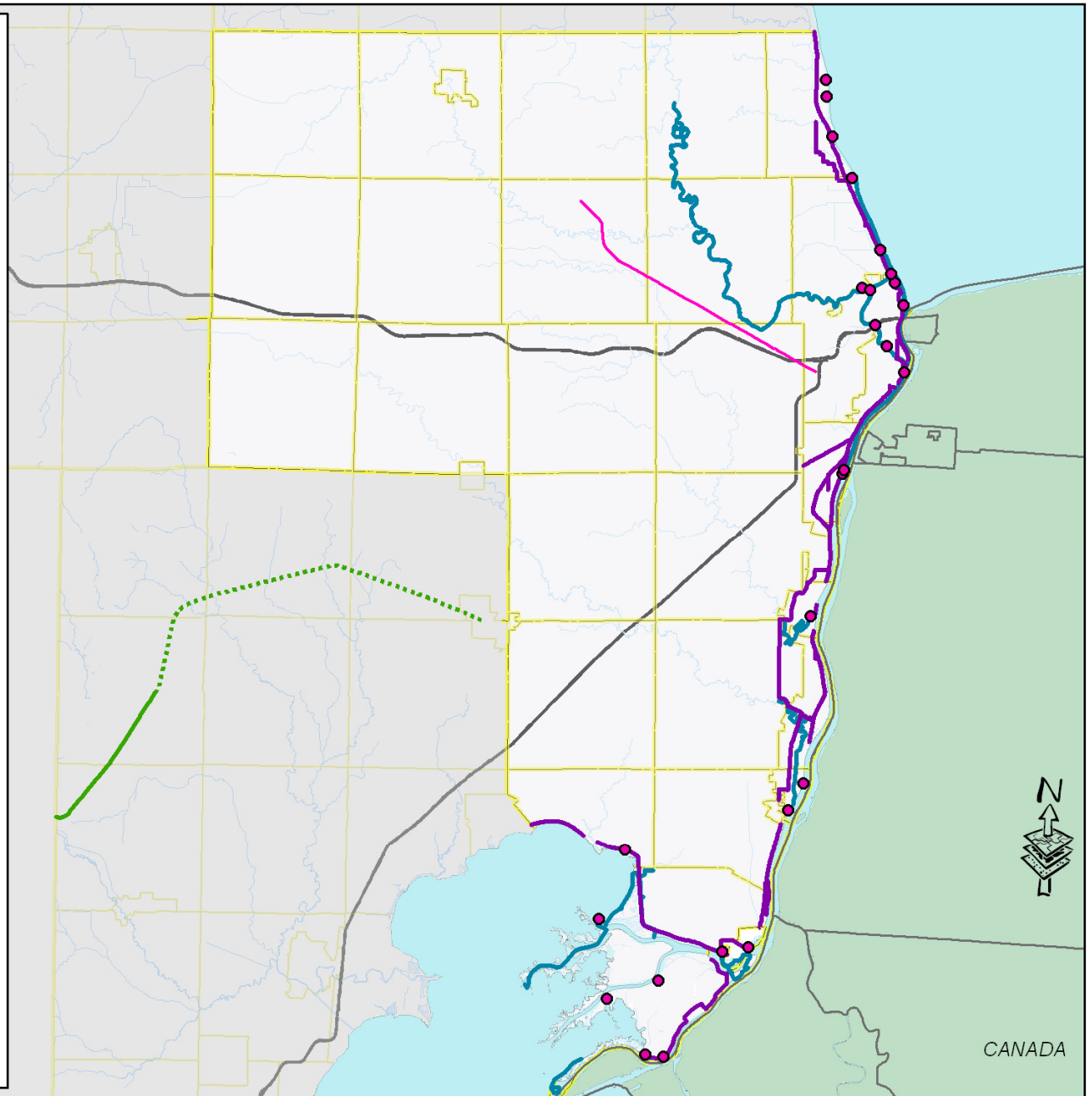
BRIDGE TO BAY TRAIL

The St. Clair County Parks and Recreation Commission is working in conjunction with 13 local units of government to develop a 54-mile paved trail from Lakeport State Park to New Baltimore. St. Clair County helps to plan and promote the trail while each local unit of government is responsible for constructing their section of the trail. Even though PARC plays an instrumental coordinating role in the development of the Bridge to Bay Trail, the property that makes up that trail is owned by various municipalities and townships. Most trail construction projects are funded by grants. PARC usually helps to fund the local match required for trail construction grants.

Algonac Regional Trails

Algonac Master Plan

- Legend**
- Public Access to Water
 - Bridge To Bay
 - Wadhams To Avoca
 - Macomb Orchard Trail**
 - Existing
 - ⋯ Under Development
 - Blueways Route
 - Community Boundary
 - Interstate
 - Major Watercourses
 - Canada
 - United States



The Bridge to Bay Trail extends from St. Clair County's northern border; under the Blue Water Bridge; through Port Huron, Marysville, St. Clair, Marine City, and Algonac; and past state and municipal parks, museums, gazebos, and lighthouses. Sometimes the trail is within reach of the water's edge and sometimes a few miles inland. It connects communities together for walkers, joggers, strollers, and bicyclists of all ages. The trail varies from a ten-foot wide separated paved pathway in the right of way along a road, or a five-foot wide dedicated bike lane.

The trail can potentially link to the Wadhams to Avoca Trail within St. Clair County, the Discover Michigan Trail, the Macomb Orchard Trail, and the St. Clair Parkway Trail in Lambton, Ontario, Canada via ferry. As of 2017, roughly 25 miles of the 54-mile Bridge to Bay Trail is complete.

Funding for the Bridge to Bay Trail comes from the St. Clair County Parks and Recreation Millage, local government funds, and grants. Grant money for the trail has been provided by the United States government through federal transportation grants, and by the Michigan Department of Transportation (MDOT), the Michigan Department of Natural Resources (MDNR), and the Michigan Natural Resources Trust Fund (MNRTF).

TRAILS IN ALGONAC

The Bridge to Bay Trail connects the City of Algonac with Algonac State Park, starting at the end of Michigan Street near Sherwood Lane. At the southwest section of the city, the Bridge to Bay Trail picks up again along M-29 at the Algonac-Clay Township border, with a paved bike lane or shoulder running west toward New Baltimore. St. Clair County is working with community partners to identify and prioritize remaining gaps in the trail network.

HEALTHY COMMUNITIES

Given the recreational amenities present in Algonac, the City should continue to explore ways to promote healthy lifestyles and physical activity. One potential opportunity that could be explored is the "Blue Zones (www.bluezones.com) model, which is focused on

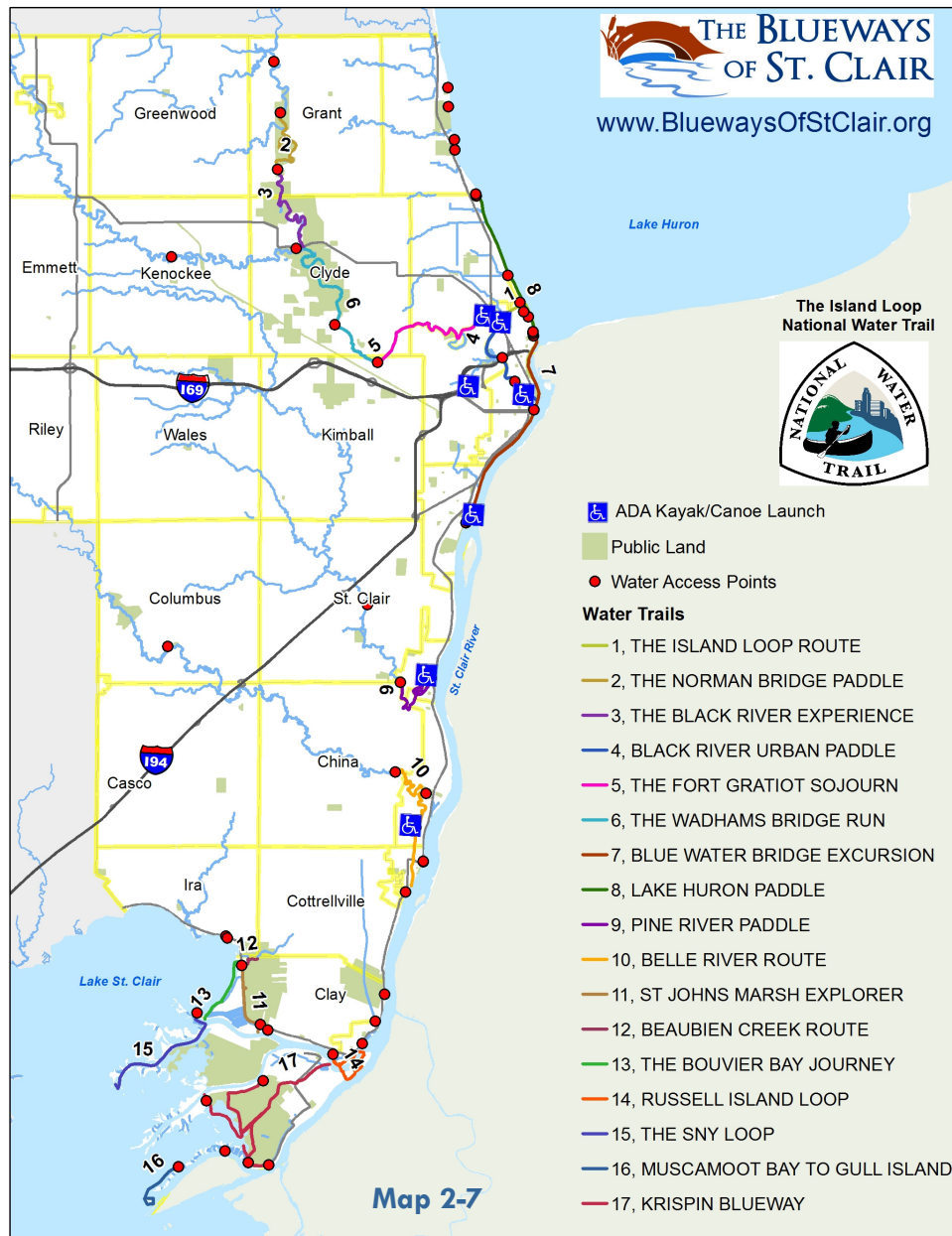


improving the health of communities while at the same time enhancing economic development.

THE BLUEWAYS OF ST. CLAIR

One of the goals included in St. Clair County's 2007-2011 Master Recreation Plan was to explore developing a system of water trails in St. Clair County. The St. Clair County Metropolitan Planning Commission (MPC), in partnership with PARC, applied for and was granted a Michigan Coastal Zone Management Grant to create a 'Blueways vision' website for the shoreline of St. Clair County.

Research began in 2009 to find all the public access points along waterways in the County. Next, public input was gathered for popular paddling routes and put-ins. The website was built up with paddling routes, access pictures, information on restaurants, motels, museums and other points of interest. One will find information on the major rivers in the County, including the Black River, Belle River, Pine River, Lake Huron, St. Clair River, and the St. Clair River delta, which is the largest freshwater delta in North America.



The Blueways website lists 17 different paddling routes, totaling 151 miles, in nine unique bodies of water and lots of valuable information related to paddling and shoreline recreation. For more information, visit the Blueways website at www.BluewaysOfStClair.org.

There are numerous Blueway paddling routes in the Algonac/Clay Township area, including:

Beaubien Creek Route (1)

A rural paddle winding through Clay and Ira Townships. Access the water at the Kayak Store or the Dyke Road/M-29 Bridge over Beaubien Creek. This route is easy paddling up the waterway, past marshland foliage. The route also hosts wildfowl and provides good fishing opportunities. Level: Easy. Length: 2 miles round trip.

Bouvier Bay Journey (2)

A nice paddle along Bouvier Bay, from Beaubien Creek to the North Channel. Beginning at Beaubien Creek, this trip follows the shoreline of Bouvier Bay, cutting through Anchor Bay Drive, and ending in the North Channel. Put in at the Kayak Store or Dyke Road bridge access and get out at Decker's Landing. Alternatively, a paddler can begin and end at the MDNR Decker's Landing launch at the end of Anchor Bay Drive. Level: Easy. Length: 5.6 miles round trip.

Muscamoot Bay to Gull Island (3)

Starting at the South Channel Drive turnaround on Harsens Island, paddle through Big Muscamoot Bay to Gull Island. Park at one of the DNR fishing access lots near the turnaround, as there is no parking at the turnaround. Level: Easy. Length: 4.3 miles round trip.

Russell Island Loop (4)

Paddle the North Channel of the St. Clair River, around Russell Island and back. Begins at the DNR boat launch in Clay Township. Enter the North Channel, through Russell Island to the South

Channel, and back around to the North Channel. Be aware of the shipping channel, and international waters, of course. Level: Intermediate, due to the current and freighter traffic. Length: 4.3 miles round trip.

The Sny Loop (5)

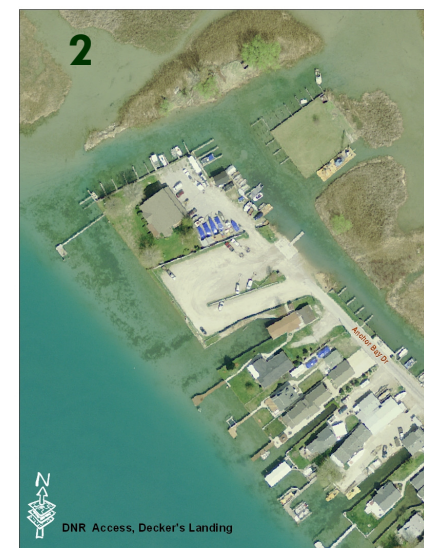
Decker's Landing to Strawberry Island, through the Delta. A very unique paddle along the *Chenal a Bout Rond*, also known as the 'Sny'. This route is quite rural and is a great way to explore the St. Clair River Delta. The only car access is at either Decker's Landing or access points on Harsens Island. One can shorten this trip by taking the first right off the Sny, (on the Baltimore Hwy) and loop back around to the North Channel, and back to Decker's Landing. Level : Intermediate, due to the current. Length: 11 mile round trip.

St. Johns Marsh Explorer (6)

An easy paddle along Dyke Road in St. Johns Marsh. Begin at the M-29 bridge at Beaubien Creek and head southeast along Dyke Road in the St. Johns Marsh, to the North Channel of the St. Clair River. Right-of-way access is near the end of the trip at the Point Tremble bridge right-of-way. Level: Easy. Length: 5.6 miles one way.

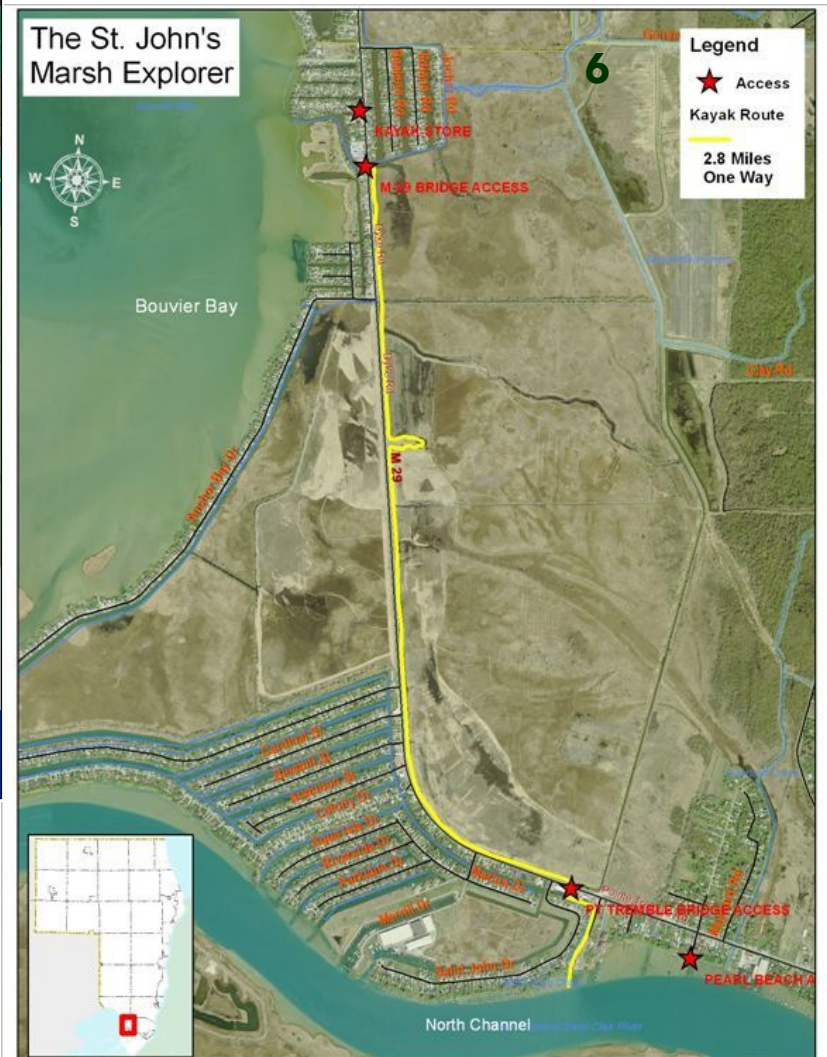
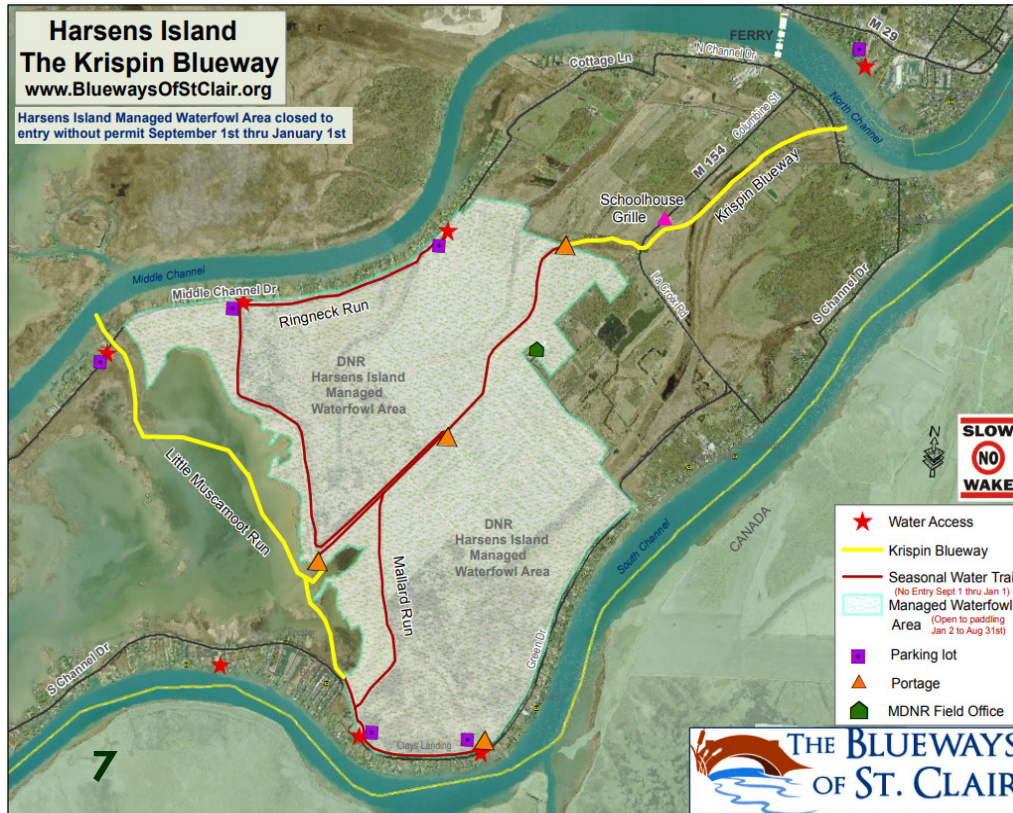
The Krispin Blueway (7)

The Krispin Blueway is the newest water trail in the Blueways of St. Clair collection. It is actually a designated county drain, and is controlled by the Drain Commissioner. The drain has recently had a lot of environmental work performed within its boundaries. The habitat restoration included dredging the drain to a historical depth and width, as well as expelling the invasive grass species Phragmites and establishing native plants near and in the water. The Krispin Blueway is on Harsens Island in Clay Township. It is also near the border of Ontario, Canada.



Aerial close-up views of Blueways of St. Clair paddling routes near the City of Algonac.





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CHAPTER 3 PLANNING GOALS AND PUBLIC INPUT

INTRODUCTION

This portion of the Algonac Master Plan is intended to outline a course for action in achieving the community's vision for the future. Throughout the planning process, stakeholders must identify, comprehend, and work toward a long-term vision that is agreed upon by the community as a whole. The vision statement is intended to inspire and encourage community members, civic organizations, private developers, and public officials to invest in Algonac and make it a vibrant place to live, work, and play for current residents and future generations.

ALGONAC 2045 VISION STATEMENT

Algonac is a livable, walkable community that exists in harmony with its natural resources, protects its beautiful waterfront, provides a good climate for entrepreneurial opportunity, offers affordable housing options and strong, connected neighborhoods through multiple modes of transportation.

Algonac is a place that values its high quality of life, sense of community, and small town atmosphere. A diverse mix of new and long-time residents enjoy living in safe, attractive neighborhoods, as well as gathering in public spaces created to serve residents and visitors of all ages.

Neighborhoods in Algonac are safe, stable, and lively. There is a wide range of housing options for a diversity of incomes and ages. Homes are well-maintained and neighbors enjoy intermingling with one another on any given day.

The community treasures its pristine water resources and green infrastructure along the St. Clair River. People enjoy kayaking and canoeing along the clean and well-maintained water trails that meander throughout the delta area. Boating and fishing are major attractions for residents and visitors alike. The waterfront is a destination that helps define Algonac's unique sense of place. Residents and city officials work with neighboring stakeholders from around the region to promote stewardship of the St. Clair River.

The residents and business owners in the City of Algonac played an important role in the preparation of this master plan. The vision for Algonac's future was developed through a public involvement process that included a community survey and visioning process that served to identify what residents and leaders would like the community to become - how it may look, how it may function, and how it may improve.

PLANNING GOALS AND OBJECTIVES

Goal #1:

Algonac is a community of great places with stable, functional neighborhoods, and well-maintained residential and commercial properties.

Planning Objectives:

- Ensure that Algonac has a wide variety of amenities including recreation, shopping, cultural resources, entertainment options, and third places (social environments outside of the home and workplace), all of which will help in attracting and retaining talented workers.
- Require new development in the City to be consistent with the character of the community, mindful of our natural resources, and consistent with the master plan and zoning ordinance.
- Increase code enforcement efforts to eliminate blight, ensure compliance with City standards, and protect the long-term stability of neighborhoods.
- Adopt design guidelines for buildings, signs, and landscaping to help assure designs that will be consistent with Algonac's character.
- Expand efforts to improve the face of existing commercial structures along M-29 and the central business district through façade improvement programs.
- Clean up gateway properties that are closed or in disrepair to enhance the aesthetics of the M-29 corridor.
- Continue exploring ways to integrate public art throughout the community.



- Identify potential sites for quality, affordable housing and senior housing with access to services.

Goal #2:

Algonac has a variety of options for efficient transportation and mobility, including an efficient road network and access to transit and trails.

Planning Objectives:

- Promote continued walkability by strengthening sidewalk and pathway connections within the community and the region.
- Expand the use of dedicated bicycle lanes on local roads throughout Algonac's neighborhoods.
- Support complete streets policies and integrate complete streets elements into future road improvement projects.
- Work with community partners to implement planned regional trail connections.
- Work with the Blue Water Area Transportation Commission to ensure adequate public transit services are available in the city.
- Expand opportunities for linear forms of outdoor recreation, such as hiking, jogging, bicycling, and walking trails.

- Implement elements that will create safe and aesthetically pleasing crossing points to connect pedestrians and CBD uses on the west side of M-29 to the Riverfront Park.
- Explore constructing a new road connecting Washington Street through Smith Field.
- Work with MDOT to create an enhanced streetscape that runs along the entire length of Riverfront Park along M-29.
- Work with community partners to develop a bike share/bike rental program connecting Algonac State Park, Algonac, and Clay Township.
- Continue to develop a comprehensive system of wayfinding signage that reflects the community's character and enhances the visitor experience.

Goal #3:

Algonac has an active central business district that includes mixed-use developments and "downtown" amenities, such as shopping, entertainment, and services.

Planning Objectives:

- Enhance linkages and entries to downtown, the Riverfront Park, and the City's neighborhoods.
- Develop regulations that will support a mixed-use, town center land use pattern along M-29 for the entire length of Riverfront Park.
- Allow and promote redevelopment in the central business district as a dense, walkable destination of shops, offices, restaurants, and gathering spaces.
- Implement gateway signage letting people know they are entering Algonac's downtown.
- Amend the zoning ordinance to include form-based zoning for the downtown/mixed-use district to help reshape the M-29 corridor into a more traditional downtown setting.
- Relocate the City Hall off of M-29 in order to accommodate future commercial or mixed-use redevelopment.



Goal #4:

The City continuously improves existing park facilities and recreation programs and pursues opportunities for new public spaces and recreation amenities.

Planning Objectives:

- Improve existing parks by diversifying the range of activity opportunities as a means to attract a greater number of park users, including persons of all ages, abilities, and interests.
- Create and implement a preventive maintenance program that is funded by an adequate operating and maintenance budget.
- Improve Riverfront Park by adding additional seating, new lighting, charging stations, a playground, and other amenities that will enhance visitors' experiences.
- Work with the St. Clair County Parks and Recreation Commission, as appropriate, in the development of recreation amenities or enhancement of the Bridge to Bay Trail.
- Host a winter festival at Riverfront Park.
- Explore partnering with Clay Township to create a shared Recreation Coordinator position that will help drive new programming in the community.

- Renovate and maintain the boardwalk.
- Work with St. Clair County PARC to identify an appropriate location for a county park in the Algonac/Clay area.
- Improve ADA-accessibility at all City recreation facilities and explore opportunities for special-needs play areas and amenities.
- Improve Lions Field Park by adding a sledding hill, walking paths, and other amenities.
- Explore establishing Algonac as a “Blue Zone” community, which encourages healthy lifestyles.
- Install an accessible kayak launch in the community.
- Repair and modernize the community pool and market it to the surrounding community.
- Renovate the skate park at Smith Field and integrate it into the larger downtown area with additional amenities or as part of a larger mixed-use redevelopment.
- Install a fish cleaning station at Riverfront Park.

Goal #5:

Algonac is a business-friendly community that actively pursues economic development and growth opportunities.

Planning Objectives:

- Establish a proactive business support and business development policy at the city council level.
- To the greatest extent possible, improve support for entrepreneurship and innovation in the city.
- Expand retail and service opportunities in Algonac to make the city more self-sustaining and self-supporting.
- Encourage commercial activity that compliments and capitalizes on Algonac's location as a waterfront community.
- Encourage local companies to take advantage of appropriate state business incentives.
- Overhaul provisions regulating home-based businesses within the city to promote entrepreneurship.
- Seek out incentive programs that can help to attract businesses to fill empty commercial buildings in the city.
- Strengthen marketing and business development efforts to continue to attract new and retain existing businesses in the community.

Goal #6:

Algonac aggressively pursues redevelopment and new investment in the community.

Planning Objectives:

- Consolidate vacant properties into development parcels for housing to provide new opportunities for infill development.
- Work with the EDA of St. Clair County and other partners to prioritize and market identified redevelopment sites.
- Identify and pursue funding to facilitate and assist in redevelopment of eligible sites using sources such as the St. Clair County Brownfield Redevelopment Authority and programs through the Michigan Economic Development Corporation (MEDC).
- Consider rezoning properties, as appropriate, to permit development and redevelopment consistent with the Master Plan.
- Develop zoning regulations to allow for planned unit developments (PUDs) as a special approval use, providing for greater residential densities and mixed uses.



- Review the list of uses permitted by right and uses subject to special conditions to identify modern uses that may not be covered within a particular zoning district. Add new uses to each zoning district as appropriate.

Goal #7:

City leadership collaborates with community stakeholders and regional partners to ensure the long-term success of the City, its neighbors and institutions.

Planning Objectives:

- Work in concert with the Economic Development Alliance (EDA) of St. Clair County, St. Clair County, Clay Township, and the MEDC, as appropriate, to further the economic development goals of the City and the region.

- Continue to coordinate activities with the Blue Water Convention and Visitors Bureau as an agent for increasing the economic and quality-of-life contributions derived from travel and tourism activities in the City of Algonac.
- Build partnerships with private sector players and community stakeholder groups to capitalize on significant development opportunities.
- Foster a collaborative environment among civic organizations, citizens, and destination locations within the City.

Goal #8:

Algonac utilizes and promotes its unique assets to attract new residents and visitors alike.

Planning Objectives:

- Overhaul the City’s image and branding by developing a modern logo that conveys the history and character of Algonac.
- Continue developing opportunities to celebrate Algonac’s history and culture of shipbuilding, pleasure boating, and other maritime activity.
- Enhance the marketing of the City to tourists staying at Algonac State Park.
- Continue participating in and leveraging the reach and resources of the Blue Water Area Convention and Visitors Bureau’s “Discover the Blue” campaign.
- Implement recommendations from *Blue Water Trail Towns Master Plan* that focus on drawing bike and water trail users into the central business district.
- Increase the quality and uniqueness of community events and activities - such as the Pickerel Tournament and Festival - that attract visitors to the City all year long, with a special emphasis on the off-seasons.
- Work with community partners to create and host more community events within the City, including cultural events, seasonal festivals, food truck rallies, music concerts, and arts activities.



- Continue to draw residents and visitors to the downtown by attracting new retail, entertainment, and dining establishments.

Goal #9:

Algonac embraces opportunities for infrastructure improvements and investments that support new technologies, broadband enhancements, and connected and autonomous vehicles.

Planning Objectives:

- Explore opportunities to install Wi-Fi at Riverfront Park.
- Work to bring faster broadband service to the city for the convenience of residents and the competitiveness of businesses.
- Continually seek improved communication options with the public.
- Modernize the City’s website to promote services, events,

- parks, and other community information.
- Consider amending the zoning ordinance to require traffic, environmental, and fiscal impact evaluations for projects that exceed a specific size or intensity of use.
- Explore mutually beneficial service sharing options.
- Continue to develop a capital improvement program that sets forth a long-term plan for improving services in the community.
- Plan development in a manner that best utilizes the City's utility systems.
- Pursue funding opportunities to develop new infrastructure that will support connected and autonomous vehicles.
- Work with state, regional, and local partners to share data related to "smart city" infrastructure.

Goal #10:

City leadership works with community partners to promote education, job training, and workforce development programs that will improve the skills and talent of Algonac residents.

Planning Objectives:

- ▶ Promote training opportunities and other programs intended to bolster the skills of the workforce.
- ▶ Partner with Algonac Community Schools, RESA, SC4, the EDA, and other organizations on initiatives to improve educational attainment levels in the community.
- ▶ Promote training programs or funding programs put forward by the MEDC to further connect residents to the skills and tools needed for the jobs of today and the future.

Goal #11:

Algonac is a resilient community that protects its natural resources and works to prevent environmental hazards.

Planning Objectives:

- Promote Low-Impact Development (LID) in appropriate locations.
- Implement water quality best management practices (BMPs) for all drain easement rights-of-way.

- Preserve natural stormwater retention systems along all natural water courses.
- Use natural features, such as trees, topography, and open space as buffers to reduce noise, visual blight, and other land use conflicts.
- Develop zoning provisions for encouraging use of LID techniques and incentives such as density bonuses, reduced permitting fees, or expedited review process.
- Continue to participate in regional watershed planning efforts such as the Anchor Bay Watershed Planning Group and the Lake St. Clair/St. Clair River Partnership.



PUBLIC INPUT

THE PLANNING PROCESS

The success of any planning process is reliant upon stakeholder involvement. City leadership was committed to pursuing a proactive public outreach effort in the development of this plan.

The process that led to the development of this master plan, which includes the 2019-2023 Parks and Recreation Plan, included:

- A comprehensive public engagement initiative in January 2018, which included an online community survey that received 233 responses.
- A community visioning open house held on January 23, 2018 at the Lions Club Hall in advance of kicking off the master plan update.
- A presentation of the results of the public engagement initiative to the Algonac City Council on February 6, 2018.
- A review of existing planning documents by the St. Clair County Metropolitan Planning Commission.
- A community leadership survey distributed to members of City boards and committees and members of community service organizations in July 2018.
- Drafting the updated master plan document during August and September 2018.
- A presentation of the draft master plan to the Algonac Planning Commission on September 24, 2018.
- A presentation of the draft master plan to the local service groups organization on September 25, 2018.
- A 63-day review and comment period that began on October 12, 2018 and ended on December 14, 2018. The 63-day review period is statutorily required by Public Act 33 of 2008 (Michigan Planning Enabling Act) and included the 30-day review period required by the Michigan Department of Natural Resources for the review and comment on parks and recreation plans.

- A public hearing held at the Algonac Planning Commission meeting on December 17, 2018.
- Adoption of the master plan by the Algonac Planning Commission at its December 17, 2018 meeting.
- Adoption of the master plan by the Algonac City Council at its meeting on January 22, 2019.
- Transmission of the master plan (including the parks and recreation plan) to the Michigan Department of Natural Resources.
- Transmission of the master plan to the Southeast Michigan Council of Governments (SEMCOG) and the St. Clair County Metropolitan Planning Commission.

OVERVIEW OF PUBLIC INPUT

Public input was essential for the development of the Algonac Master Plan. The City issued an online community survey and hosted a community visioning open house to provide citizens with an opportunity to share their concerns and their ideas on the type of community they envision Algonac to be in the future.

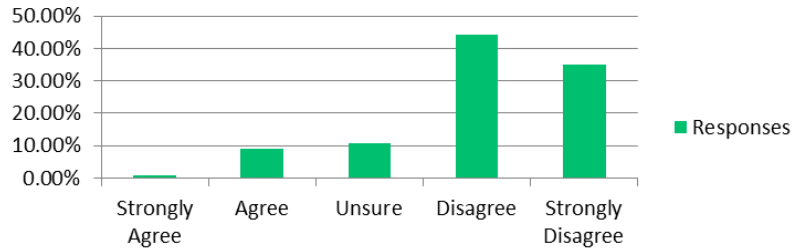
COMMUNITY SURVEY

Beginning in December 2017 and running into January 2018, planners from the St. Clair County Metropolitan Planning Commission assisted the City in carrying out a comprehensive strategic visioning process by developing an online survey that solicited input and feedback from residents and business owners on a variety of issues affecting growth and development in the City, including park development, community branding, economic development, and other priorities for the City. The online survey garnered 233 responses.

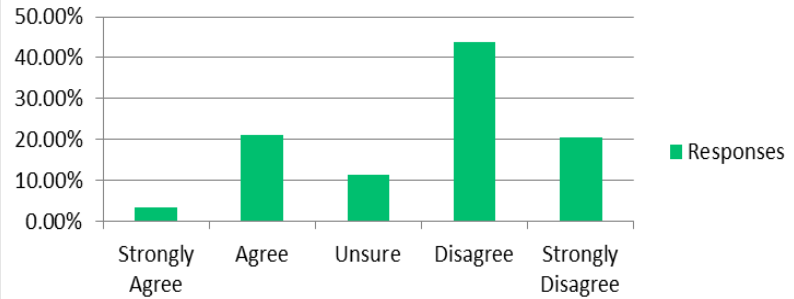
Summary of Citizens' Input on the Greatest Assets in Algonac

- The River/The Waterfront/The Riverfront/The Water
- Community/Small Town Feel
- Parks & Recreation
- The Boardwalk
- The People

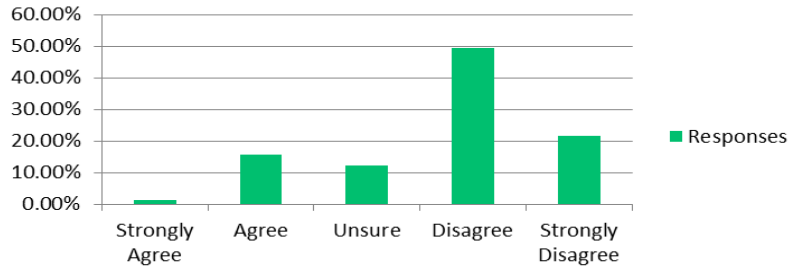
There is a lot for young people to do within the community.



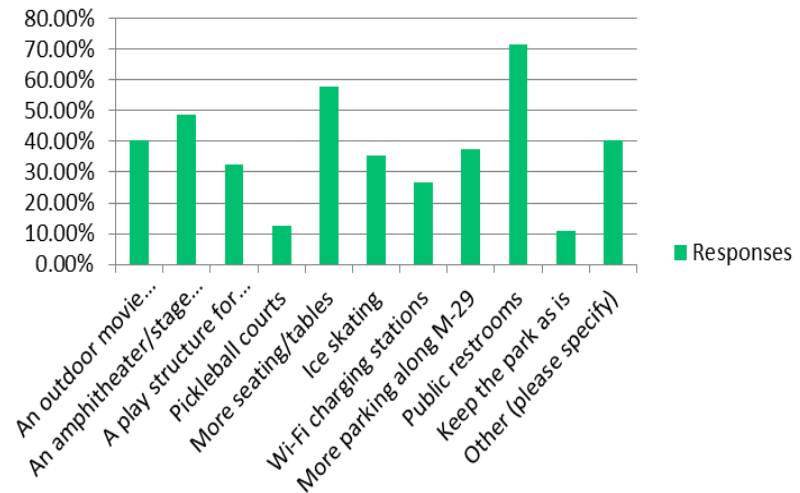
Algonac has adequate recreational opportunities for residents.



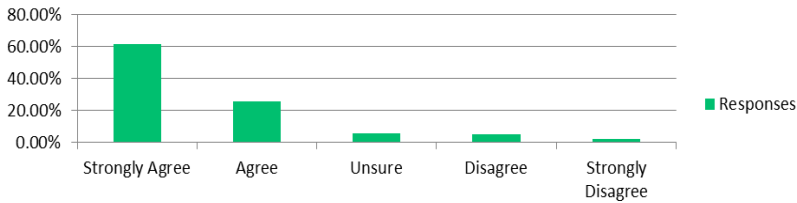
There is a lot for families to do within the community.



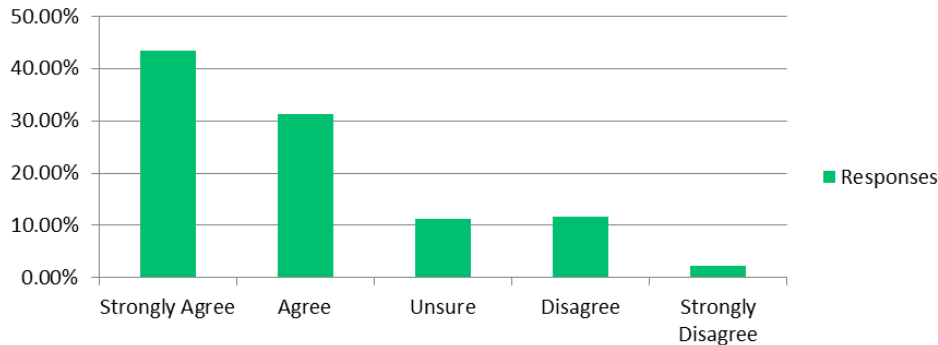
Which of the following amenities would you like to see developed at the Riverfront Park? (Check all that apply)



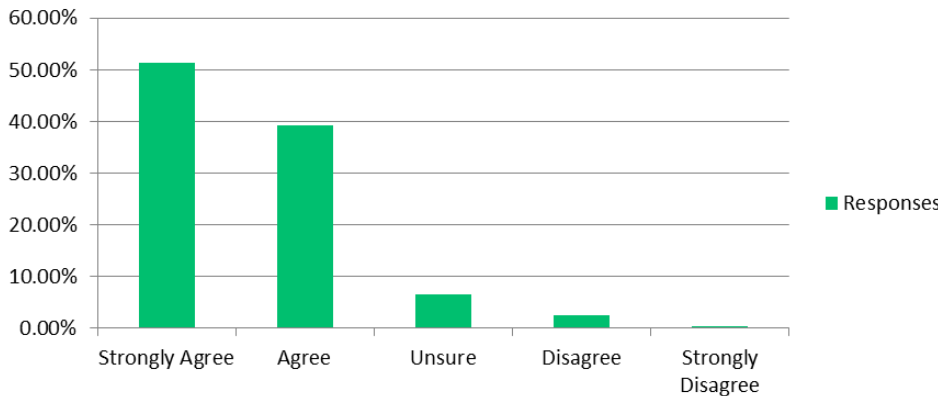
Given that the City does not have a traditional downtown, officials should look for ways to create a 'town square' setting that can help enhance community events and...



Algonac needs to freshen its image and improve its signage throughout the community to be more welcoming to visitors.



Algonac should strengthen its branding as a nautical or maritime community to help market our businesses and events.



- Algonac State Park/Harsens Island
- Location/International Border Community/Ferry Crossing
- History/Museum/Antiques
- Boating/Marinas
- Natural Resources/Fishing
- Schools
- Algonac-Clay Library

Summary of Key Themes from Residents' Input

- The City does not have an identity and needs to freshen its image to attract residents and tourists.
- The City is a pass-through community.
- Lack of things to do for families and young people.
- Blight in the neighborhoods and the downtown is a concern.
- The lack of a downtown area is hurting the community. Need to create a town center or business corridor.
- There is a lack of quality businesses, of resources, and support to attract new businesses.
- The town needs more bars, restaurants, and activities/events to attract people.
- Concerns about the school system – funding, buildings, quality of education.
- Concerns about the political climate - a desire for leadership and the citizens to unite and work toward the betterment of the City.

COMMUNITY VISIONING OPEN HOUSE

Following the conclusion of the online survey, County planners facilitated a community visioning open house on January 23, 2018 at the Lions Club Hall. The purpose of the open house was to get further input on various themes from the survey and to establish a strategic direction for the City with a strong community backing.

Summary of Community Visioning Open House

- People want to see enhancements at Riverfront Park, including additional seating areas, public restrooms, concessions, gathering areas, and boardwalk/holiday lighting.



- When it comes to the public realm, attendees were most interested in seeing more gathering spots and activities in the City, including amenities such as an amphitheater or farmers market, and events such as food truck rallies, outdoor movie nights, and arts/music events.
- In terms of new development, there is a desire for a town square setting and an interest in encouraging mixed-use development.
- There is a strong desire for more frequent and varying community events and activities. It was noted that there was a lack of things for families and young people to do.

COMMUNITY LEADERSHIP SURVEY

In July 2018, the City Manager distributed a short online survey to members of city boards and commissions and members of civic organizations in town to get additional input on issues such as the



skate park, the community pool, zoning regulations, and redevelopment.

Summary of Input from the Community Leadership Survey

- Reverse the effects of urban renewal and be more like a downtown to the extent possible.
- Encourage a walkable central business district.
- Enforce the zoning regulations we have now.
- Invite people passing through to stop and look at the magnificent river.
- Respondents overwhelmingly like the current community events and are in favor of adding more events.
- General theme that more recreation programs or offerings need to be available.
- Look for ways to partner with Clay Township on recreation.
- Offer more things to do for all ages.
- Continue to update Lions Field Park.
- Majority of respondents would like to see more bike trails in the community.

- Majority of respondents supported repairing the pool and indicated it is an important community asset.
- People supported updating the skate park and keeping it in its present location.
- Majority of respondents feel that Wi-Fi is important at Riverfront Park.
- Many respondents want to see redevelopment at the old Algonac Elementary School and the neighboring plaza. Others indicated that the Russell Island Ferry parking lot is the best commercial parcel in the City.
- Common response that the City needs more business opportunities and restaurants.
- Majority of respondents indicated that art is an important asset in the community.



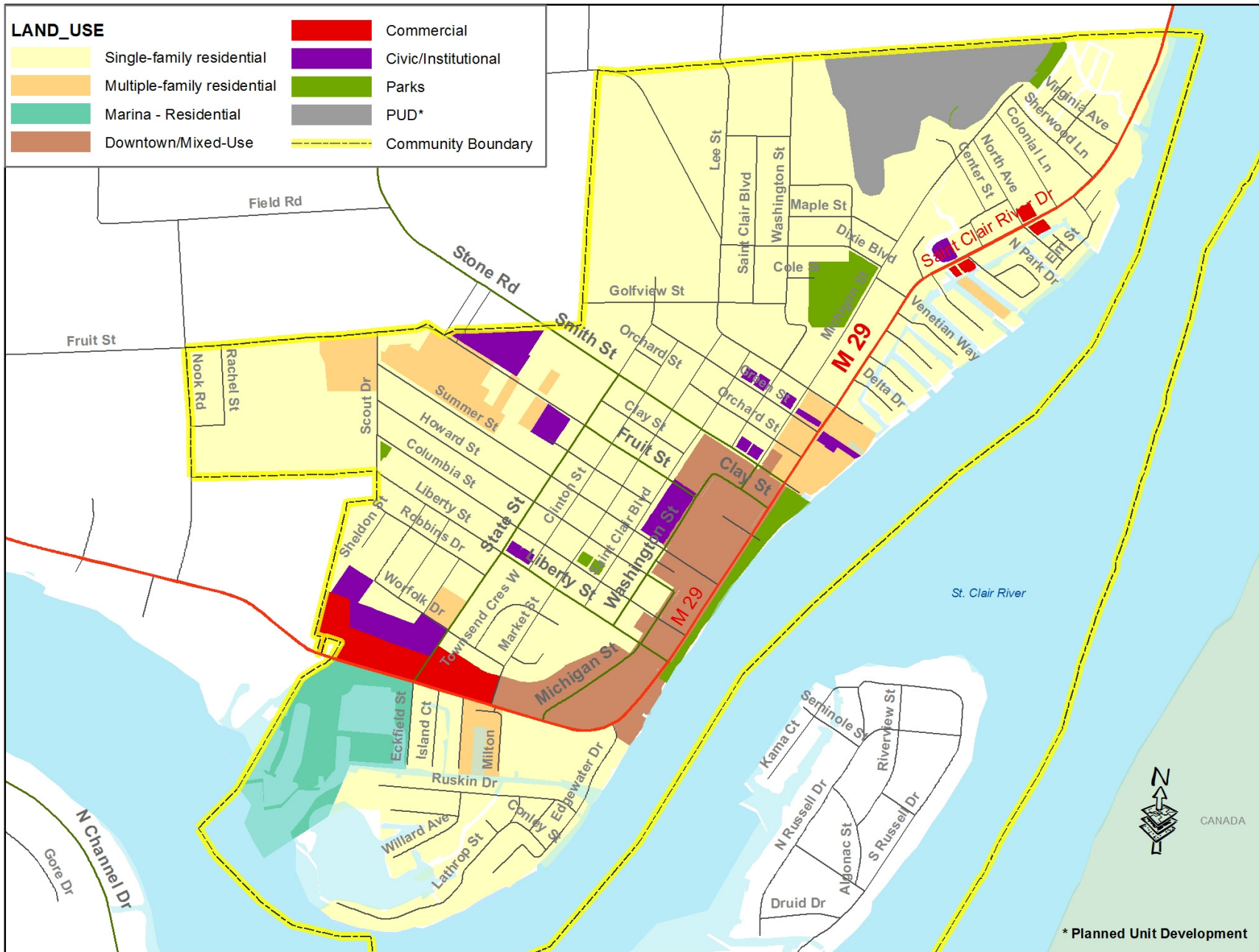
CHAPTER 4

FUTURE LAND USE

AND PLANNING CONSIDERATIONS

Future Land Use

Algonac Master Plan



INTRODUCTION

A future land use plan is representative of the “preferred future” of how the City desires to grow and includes recommendations on how development should be implemented. The future land use plan requires regular review and updating. The vision, goals, and objectives presented in Chapter 3 and principles of sound land use planning are the foundation upon which this future land use chapter is based. The future land use plan consists of the text within this chapter as well as the future land use map for the City of Algonac (see Map 4-1).

The land use categories included on the Future Land Use Plan Map are described as follows:

RESIDENTIAL CATEGORIES

Single-Family Residential

The largest land use classification within the City is and will continue to be single-family residential. Traditional single-family neighborhoods are located throughout the City of Algonac. The interior sections of the City located behind the commercial corridor and central business district along M-29 and Pointe Tremble are anticipated to remain residential in nature, with pockets of scattered civic/institutional uses and parks that have become integral elements of the neighborhood.

Over time, it can be expected that the existing housing stock will see both reinvestment - as homeowners spend time and money to make improvements to their homes - and disinvestment, where blight will either continue or spread on a particular street.

City officials will need to be creative and diligent to help those who want to reinvest in their homes and neighborhoods, while at the same time being savvy about promoting infill development in areas that have experienced disinvestment. Promoting infill development throughout the community will allow for new home construction to reinvigorate and stabilize existing neighborhoods.

TABLE 4-1: FUTURE LAND USE IN ALGONAC - ACRES

Land Use Category	Anticipated Future Acreage
Single Family Residential	637
Multiple-Family Residential	45
Marina-Residential	43
Downtown/Mixed-Use	55
Commercial	17
Civic/Institutional	23
Parks	17
Planned Unit Development (PUD)	39
Total	876

Multiple-Family Residential

This category includes multiple-family developments, such as apartments, attached condominiums, and townhomes. It can also be expected that the trend of single-family housing being converted to multiple-family housing will continue during the time period covered by the master plan. With more and more people of all ages beginning to prefer rental housing, the City can expect the demand for multiple-family housing to remain steady.

Marina-Residential

The area shown as Marina-Residential on the future land use map is largely made up of the Algonac Harbour Club, which is one of the largest deep water marinas accessible by the Great Lakes. The area surrounding the Harbour Club includes the Anchorage at Algonac condominium development and single-family homes located on narrow strips of land amidst a series of channels leading to the St. Clair River. There is also vacant property to the south of the Harbour Club that could accommodate additional residential development.

PUBLIC INPUT ON RESIDENTIAL AREAS...

“We need a plan to upgrade old houses and neighborhoods.”

“We need to be more welcoming to young families...”

“Blight...get rid of old buildings and clean up yards.”

“Improve community support for the school system...”

“Roads in neighborhoods need repair. An effective sidewalk system making it easier and safer to get downtown.”

“More grass, trees, and natural areas.”

“Algonac is a close knit community.”

“Our small town atmosphere is an asset.”

COMMERCIAL CATEGORIES

Downtown/Mixed-Use

This land use category is intended to serve as the central business district of the City - or Algonac’s “downtown.” It is in this area where the City should direct future commercial, office, cultural, and civic use development. The CBD will serve the needs of City residents, as well as residents from a primary trade area mainly consisting of neighboring townships. A moderate amount of mixed-uses should be permitted in this area to create a small, traditional “town center.” Residential uses could take the form of townhomes or apartment-style spaces above street level commercial.

The CBD should be developed in a manner that accommodates moderate growth while retaining the unique, waterfront character of Algonac. It should be pedestrian-friendly, with public gathering spaces and a distinct sense of place. The City should explore

opportunities for additional high-quality commercial and/or mixed-use development across from the Riverfront Park.

The mixed-use CBD should extend north beyond the current Algonac Shopping Center to Smith Street and to the south, the CBD should extend to Market Street on the north side of M-29.

Commercial

The commercial land use designation is intended to serve the immediate Algonac community, as well as passer-by traffic on Pointe Tremble. The largest commercial area is planned for Pointe Tremble at the western city limits and are currently characterized by strip commercial developments, banks and restaurants. Additional pockets of commercial are located in the northeast part of the City along M-29 and include convenience shopping and restaurants.

PARKS AND CIVIC CATEGORIES


Civic/Institutional

Civic and institutional uses in Algonac are primarily improved land and facilities that are held in the public interest and are usually exempt from real property taxation. These include properties owned by the City of Algonac, St. Clair County, or some other governmental entity. They also include schools and churches - many of which are interspersed throughout residential neighborhoods within the City.

Parks

The future land use map indicates numerous recreational sites throughout Algonac. Most of these sites are existing parks and should remain that way into the future. As the City considers infill development projects in Algonac neighborhoods, it should be strategic and identify opportunities to develop additional pocket parks throughout the residential areas. While specific locations for future pocket parks have not been identified on the future land use map, opportunities may arise that make sense for the City to acquire property for such purposes.

PARK ENHANCEMENTS
What Elements Would You Like to See at the Riverfront Park?

Charging Stations


Picnic Pavilion



Seating Areas



PICKLEBALL COURTS



Public Art






PARK ENHANCEMENTS
What Elements Would You Like to See at the Riverfront Park?


Restrooms


Food Vendor/Concessions


Playscape


Kayak/Canoe Rentals


Boardwalk Holiday Lights





ZONING PLAN

INTRODUCTION

The Zoning Plan shows how the City's future land use plan can be implemented through changes to the Zoning Ordinance and map. Table 4-2 shows how the land uses of the future land use map generally align with the City's existing zoning districts.

ZONING DISTRICTS AND PURPOSES

Following are the general purposes and characteristics of existing zoning within the City of Algonac. The specific purposes and permitted uses within each zoning district are listed in the specific district provisions of the City's zoning ordinance.

RESIDENTIAL DISTRICTS

- R-1 One-family Residential District (Article IV)
- R-2 One-family Residential District (Article IV)

- R-3 One- and Two-family Residential District (Article V)
- RM-1 Multiple-family Residential District (Article VI)
- RM-2 Multiple-family Residential District (Article VII)

The *R-1* and *R-2 One-family Residential Districts* are designed to provide for one-family dwelling sites and residentially-related uses in keeping with the City’s master plan. In addition, the preservation of natural terrain and wooded areas is reflected in the controls set forth in the ordinance.

The *R-3 One- and Two-family Residential District* is designed to provide for one- and two-family dwelling sites and residentially-related uses in keeping with this master plan.

The *RM-1 Multiple-family Residential District* is designed to provide sites for low-rise multiple-family dwelling structures and related uses which will generally serve as zones of transition between the nonresidential districts and the lower density R-3 District. The RM-1 District is further provided to serve the limited needs for the apartment type of unit in an otherwise low-density, single-family community.

The *RM-2 Multiple-family Residential District* is designed to provide sites for high-rise multiple-family dwelling structures and related uses which will generally be located in higher-intensity areas.

COMMERCIAL DISTRICTS

- MB Marina Business District (Article VIII)
- CBD Central Business District (Article IX)
- GB General Business District (Article X)

The *MB Marina Business District* is designed to accommodate recreational boating along with those activities and services related to harbor and waterway improvements, thereby facilitating navigation and providing safe and economical waterfront recreation development.

The *CBD Central Business District* is designed to provide for office buildings and the great variety of large retail stores and related

Table 4-2: Future Land Use Classifications and Associated Zoning Districts

Future Land Use Classifications	Zoning District(s)
Single Family Residential	R-1, R-2, and R-3
Multiple-Family Residential	R-3, RM-1, and RM-2
Marina Residential	MB
Downtown/Mixed-Use	CBD
Commercial	GB
Civic/Institutional	R-1, R-2, R-3, RM-1, RM-2, CBD, GB, WP
Parks	R-1, R-2, R-2 , RM-1, RM-2, MB, WP

activities which occupy the prime retail frontage by serving the comparison, convenience and service needs of the entire municipal area as well as a substantial area of the adjacent and surrounding residential developments beyond the municipal limits. The district regulations are designed to promote convenient pedestrian shopping and the stability of retail development by encouraging a continuous retail frontage and by prohibiting automotive-related services and non retail uses which tend to break up such continuity.

The *GB General Business District* is designed to furnish areas served typically by the central business district. The general business districts are characterized by more diversified business types and are often located so as to serve passing traffic.

INDUSTRIAL DISTRICT

- I Industrial District (Article XI)

The *I Industrial District* is designed so as to primarily accommodate wholesale and warehouse activities, and industrial operations whose external physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts. The I District is so structured as to permit, along with any specified uses, the manufacturing, compounding, processing,

packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material.

PARKING DISTRICT

P Parking District (Article XII)

The *P Parking District* is intended to permit the establishment of areas to be used solely for off-street parking of private passenger vehicles as a use incidental to a principal use. This district will generally be provided by petition or request to serve a use district which has developed without adequate off-street parking facilities.

WATERFRONT PARK DISTRICT

WP Waterfront Park District (Article XIII)

The *WP Waterfront Park District* is designed to accommodate recreational and public uses, while at the same time providing an open unobstructed character.

FUTURE PLANNING CONSIDERATIONS

REDEVELOPMENT FOCUS AREAS

Throughout the public involvement process, there were four primary areas in town that were repeatedly identified as key redevelopment focus areas:

1. The old Algonac Elementary School located along St. Clair Boulevard between Smith Street and Fruit Street. This property, combined with Smith Field which includes the skate park, could serve as a catalytic mixed-use redevelopment for the city. Combined with the adjacent shopping plaza, redevelopment of these properties could provide the City the opportunity to develop a town square setting that could be the anchor of a revived downtown.
2. The shopping plaza next to the old elementary school, located on St. Clair River Drive, between Summer and Fruit Streets was another area identified by citizens as a potential redevelopment area. The current strip shopping center is not



an optimal use of land given its location directly across from Riverfront Park and the St. Clair River. This property provides opportunities to retrofit the structure and transform it into a more traditional, mixed-use development.

3. Another area identified as a potential redevelopment focus area is the area located along Pointe Tremble Road, down by where the road curves near Michigan Street. This area is currently a mix of active and inactive commercial uses, anchored by a strip shopping center at one of the key gateways into the City of Algonac.
4. Relocating the institutional and governmental uses such as the City Hall and post office off of M-29 would free up prime property located directly across from the river for potential redevelopment. This is a concept that has been discussed in the past and was included in the previous master plan.

“DISCOVER THE BLUE”

The Blue Water Area Convention and Visitors Bureau (BWACVB) is the organization that promotes tourism for the Thumb area of Michigan, including communities in St. Clair, Sanilac, and Huron counties. “Discover the Blue” is a marketing campaign that was established in 2009 to highlight the Blue Water Area as a tourism destination - one of Michigan’s great PLACES to visit.

Eight communities participate in the Discover the Blue campaign: Clay/Algonac, Marine City, St. Clair, Port Huron, Lexington, Port Sanilac, Harbor Beach, and Port Austin. BWACVB maintains a website (<http://www.bluewater.org>) that highlights each of these communities and informs visitors about things they can do and see while visiting. The marketing campaign continues to be a huge success and is now directly connected to the state’s “Pure Michigan” tourism campaign that is considered to be the best state-run tourism marketing campaign in the nation.

The Discover the Blue website for Algonac includes a three-minute video highlighting the best of what the community has to offer. Additionally, it includes a photo gallery that allows potential visitors to “virtually visit” the community before actually coming here.

The Discover the Blue program is one tool that the City of Algonac to help market the community and bolster its placemaking efforts. As long as it is financially feasible, the City should continue to participate in the campaign.

TRAIL TOWNS

One of the most important drivers of economic development in the Blue Water Area is tourism. Many communities throughout the Thumb are working to increase their share of visitation by enhancing local attractions and amenities, or placemaking. Central to these efforts is an emphasis on the region’s extensive blueways and greenways trail systems. According to the American Trails organization, *“a trail can*

bring at least one million dollars annually to a community, depending on how well the town embraces the trail.”

In 2013, the St. Clair County Metropolitan Planning Commission (MPC), along with regional partners in the Thumb and the Land Information Access Association (LIAA), are starting a project to help local communities build on existing bike trail and water trail assets by developing a comprehensive “Blue Water Trail Towns Program.” The Trail Towns approach identifies trails as the focal point of a tourism-based strategy for economic development and revitalization. The Blue Water Trail Towns Program will provide community leaders and business owners with detailed guidance on ways to capitalize on their greenways and blueways connections for a more vibrant tourist trade.

Aside from helping Algonac officials further their placemaking efforts, the Trail Towns program is also intended to benefit local business owners by providing them with concrete examples of tools and best practices they can implement to expand their customer base by capturing the economic activity of trail users. City leadership should actively participate in further development of the Trail Towns concept within the City to ensure that Algonac can optimize the benefits that can come from these economic drivers.

DOWNTOWN DEVELOPMENT

In 2000, the City of Algonac developed the “*Downtown Action Agenda*,” with the assistance of the firm HyattPalma and the National League of Cities. The Action Agenda included an analysis of market potentials and recommended strategies for public and private sector implementation. The report indicated that 96% of residents in downtown’s trade area visited the downtown area between one and seven times per week, primarily for shopping. Residents also stressed the need for downtown to add additional retail businesses and increase the variety of retail goods.

By 2007, the Action Agenda notes, residents envisioned a downtown with *“a fun, family-oriented area filled with businesses and attractions.*

All of downtown's buildings would be filled and downtown would have a pedestrian-oriented atmosphere. Downtown's beautiful waterfront and park would be maintained since they are our biggest asset."

The image of Downtown Algonac laid out in the Action Agenda is as follows:

- A fun, vibrant and relaxing downtown located on a beautiful waterfront.
- A friendly, family-oriented, and safe downtown that has a small-town atmosphere.
- A beautiful, quaint, and well-maintained downtown that is truly a treasure.
- An area that is cohesive and well-planned so that it is tied together and walkable.
- A downtown that makes our friends, family, and visitors say, "Wow! I wish I could live there!"

In 2018, public sentiment has not changed. The January 2018 community survey and the subsequent community visioning meeting both reiterated the citizens' desires to have some sort of a downtown within the City. While the city does not have a traditional downtown, it can take steps to create a vibrant, city center - in the form of a central business district, a town square, through mixed-use developments, or all of the above. Overwhelmingly, Algonac residents expressed a desire for a more diverse mix of businesses, restaurants, services, and things to do.

MOVING THE CBD FORWARD

Echoing the development framework established in previous planning studies, the City should work to ensure that Downtown Algonac is:

- A small, waterfront central business district that is friendly, relaxed, and cozy.
- A central business district that serves city residents and neighboring township residents, as well as M-29 travelers, tourists, and outdoor enthusiasts.
- A central business district that offers "daily needs" goods and services, as well as a variety of restaurants, bars and local specialty shops.



Algonac officials should work in concert with MDOT to develop a streetscape enhancement plan for M-29, from the Michigan Street north along the entire length of the Riverfront Park.

While some displeasure has been voiced about having institutional uses located in the CBD during community visioning meetings in both 2013 and 2018, many of these uses are assets and anchors, such as the post office, the city hall, and the Riverfront Park. These are places that give people a reason to come into the CBD. Over time, the City may want to look for additional anchors that could be developed to help add to Algonac's placemaking mix. One additional anchor the City may consider is a farmers market, which should be located in the CBD if developed.

Landscaping and Gateways

Landscaping will also continue to be an important element of CBD development. The City should work with a professional landscape architect to design a CBD landscaping plan that will address landscaping of both public and private properties in the central business district, including Riverfront Park.

COMPLETE STREETS

Additionally, the landscaping plan should address the gateways into the CBD, so that people know exactly when they are entering the distinct place that is “Downtown” Algonac. Waterfront communities in Northern Michigan - places like Charlevoix and Petoskey - have done a great job of creating distinct entryways into their downtowns through landscaping and gateway signage.

Streetscape Improvements

In addition to landscaping, the City should focus on enhancing the streetscape amenities in the central business district. The Action Agenda recommended adding public art, a fountain near city hall, and pedestrian-scale “historic” street lights to increase the City’s walkability and aesthetic appeal. All of those recommended improvements would help to further define Algonac’s unique sense of place. The City should work with MDOT to develop a streetscape enhancement plan for M-29 in the downtown, which could include a implementing a pedestrian refuge island or a combination of other methods to improve pedestrian access and mobility, while maintaining the same level of service for vehicles.

Signage

A wayfinding system should be created to direct motorists to the CBD and its assets - the historical museum, the boardwalk, the Chamber of Commerce, and the park. Additionally, the City should utilize signage to draw in boaters, paddlers and other water users. In addition to having distinct gateway signage at the entry points to the CBD, the City should do the same at the entry points to the city along M-29 as well.

Walkability

To make the CBD as pedestrian-oriented as possible, the City should consolidate curb cuts along M-29 whenever possible and limit the number of curb cuts allowed in the future. The City is fortunate to have a strong grid-based street system in the neighborhoods directly behind the CBD, so a large number of residents are able to walk from their homes to the CBD in a short amount of time. Minimizing the number of curb cuts will help to facilitate pedestrian access to the CBD.

Sidewalks or pathways line many of the streets within the City. These provide safe and accessible ways to reach parks, local schools, the business district, the riverfront and other community resources. There are also a limited number of designated bike lanes along some of the primary local streets in the City, providing a safe place for residents to ride their bicycle throughout city neighborhoods. However, these designated bike lanes are typically narrow lanes on the edges of streets that are not sized or marked to bike lane standards recommended by the American Association of State Highway and Transportation Officials (AASHTO).

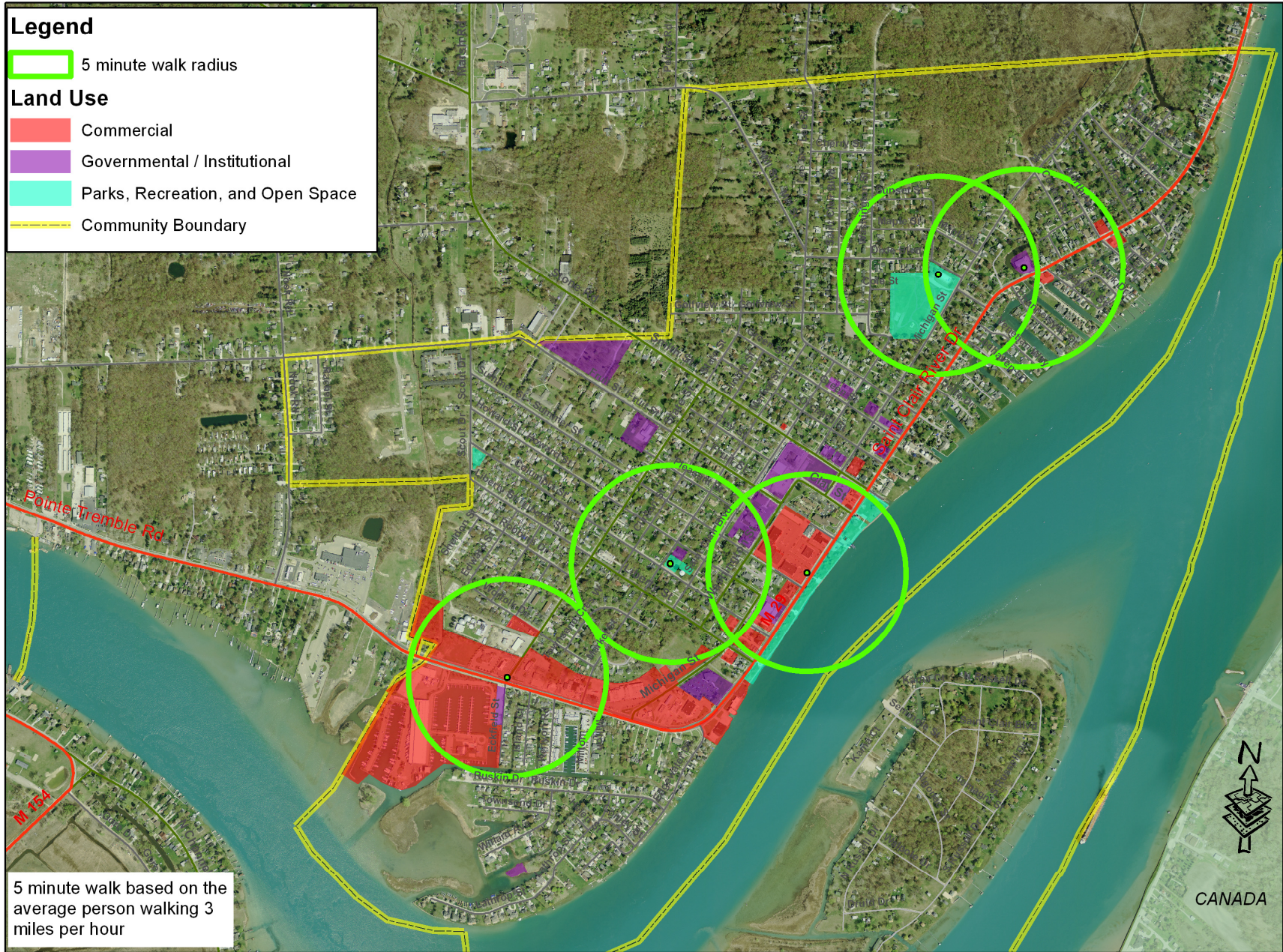
In recent years, transportation planners have made a significant shift in their approach to the design and intended function of streets. This paradigm shift encourages transportation planners and engineers to coordinate road improvements with land use planners and urban designers. This shift represents a new, holistic approach to transportation planning. “Complete streets” are designed to prioritize pedestrian or non-motorized traffic over cars. Streets and roadways represent the largest component of public space in Algonac. Complete streets attempts to make us reconsider the intended function and/or use of that public space.

It is recommended and encouraged to adopt land use and development policies that encourage compact development patterns, a mix of uses, connected streets and transit supportive development densities to reduce automobile dependence and vehicle miles traveled. Some suggestions include:

- ➔ Adding sidewalk and bike lane improvements wherever possible.
- ➔ Provide streetscape improvements to create a walkable environment.
- ➔ Coordinate improvements with Safe Routes to Schools, including street crossing improvements (crosswalks, refuge islands, audible signals and tactile warnings on curb ramps).

Algonac: Pedestrian Mobility

Algonac Master Plan



Current trends show that people prefer walkable communities are choosing such places over less walkable, automobile-centric communities.

Algonac leaders should implement a policy that all city streets have sidewalks on both sides of each street and that all sidewalk improvements meet ADA (Americans with Disabilities Act) standards. Sidewalk replacement and repairs should be coordinated with street and infrastructure improvements.

As shown in Map 4-2, residents in the majority of city neighborhoods are within a five-minute walk of a variety of businesses, schools and other civic uses, and recreational amenities.

Benefits of Complete Streets

- By providing designated space for each activity, complete streets improve overall safety for pedestrians, non-motorized and vehicular traffic.
- Complete streets are context-sensitive, meaning they do not disrupt the physical fabric of neighborhoods or individual properties.
- Complete streets demonstrate that the City of Algonac is committed to maintaining a mix of transportation alternatives.
- Complete streets will make Algonac more walkable for pedestrians of all ages and abilities and create safer pedestrian crossings.
- A balanced transportation system that includes complete streets can help facilitate economic growth and stability by providing efficient connections between residences, schools, parks, and businesses.
- Complete streets encourage more walking and bicycling which helps to make a community healthier. Nationally and statewide, there is an obesity epidemic affecting people of all ages, ethnicities, and backgrounds. In St. Clair County, 31% of adults are obese and 25% of adults aged 20 or older reported no leisure time physical activity.
- Complete streets are good for children. Streets that allow for kids to walk or ride their bike help them to get physical

activity and gain independence. According to Smart Growth America, kids who have safe walking and bicycle routes have a more positive view of their neighborhood.

COMMUNITY RESILIENCY

Algonac is unique in that it is a coastal community that is somewhat defined by and dependent upon the St. Clair River and the Great Lakes for social, economic, and ecological well being. Coastal communities face different challenges than inland communities, in terms of natural resources and systems, environmental impacts, and economic forces.

A community's resilience can be measured in its ability to absorb shocks and recover to its equilibrium, providing the community the opportunity to thrive. Resiliency planning results in a community that is more coordinated at all levels, more responsive to needs and opportunities, and proactively prepared to weather the unpredictable challenges that lie ahead. These challenges could be sudden economic impacts, such as the recession of the early 2000's, or environmental impacts brought on by changing climate patterns or severe situations such as a major flood or storm. Looking at it from a different angle, blight and urban decay pose an immense threat to the social and economic well being of a community.

Through smart planning and resilience thinking, city leadership can decrease sensitivities to extreme conditions or disruptions, reduce exposures to damage or loss, and increase their capacity to adapt to changing situations.

A 2011 research report commissioned by the Red Cross identified six "Characteristics of a Safe and Resilient Community," using evaluations of communities which had received relief efforts. The report concluded that a safe and resilient community:

- **Is knowledgeable and healthy.** It has the ability to assess, manage and monitor its risks. It can learn new skills and build on past experiences.

- **Is organized.** It has the capacity to identify problems, establish priorities and act.
- **Is connected.** It has relationships with external actors who provide a wider supportive environment, and supply goods and services when needed.
- **Has infrastructure and services.** It has strong housing, transport, power, water and sanitation systems. It has the ability to maintain, repair and renovate them.
- **Has economic opportunities.** It has a diverse range of employment opportunities, income and financial services. It is flexible, resourceful and has the capacity to accept uncertainty and respond (proactively) to change.
- **Can manage its natural assets.** It recognizes their value and has the ability to protect, enhance and maintain them.

BEST MANAGEMENT PRACTICES (BMPs)

Best Management Practices (BMP) and techniques mitigate the adverse impacts caused by land development on water quality. BMPs can be structural, such as vegetated swales or bioretention facilities, or they can be non-structural practices, such as policies, plans, and educational programs. Common BMPs include:

- Rain gardens
- Green rooftops
- Vegetated swales and strips
- Grassed swales
- Porous pavement
- Water quality inlets (oil/grit separators)

BMPs provide flood control by detaining a large quantity of water from running off-site, limiting the chance for a ‘flash flood’. BMPs also improve area water quality by removing sediment and runoff from entering water systems. Vegetated BMPs promote a natural appearance and contribute to area wildlife.

LOW IMPACT DEVELOPMENT

Low Impact Development (LID) techniques mimic pre-development site hydrology to store and detain stormwater runoff. This is unlike



conventional approaches that typically convey and manage runoff in large facilities located at the base of drainage areas. These multifunctional site designs incorporate alternative stormwater management practices such as functional landscape that act as stormwater facilities, flatter grades, depression storage and open drainage swales. The goal of low impact development is to reduce large runoff volumes that traditionally have been created by development. LID techniques can be encouraged with all new development and incorporated into redevelopment where possible.

Long-term maintenance cost savings of living in a Low Impact Development is an incentive for many builders. The City should consider creating a stormwater BMP certification program for developers to assist in marketing strategies. Zoning regulations should have provisions for encouraging use of LID techniques and incentives such as density bonuses, reduced permitting fees or expedited review process.

ANCHOR BAY WATERSHED

The Anchor Bay Watershed is a significant natural resource and community asset. The watershed is part of the Lake St. Clair Drainage System and provides recreation and aesthetic beauty to residents of Macomb and St. Clair Counties, as well as many visitors from throughout the United States and Canada. The watershed encompasses 171 square miles, including the Delta islands (Harsens and Dickinson islands), in Macomb and St. Clair Counties. In St. Clair County, the watershed includes all or part of Casco, China, Clay, Cottrellville, and Ira Townships, and the Cities of Algonac and Marine City. Major tributary streams within the watershed include Auvase Creek, Beaubien Creek, Crapau Creek, Marsac Creek, Swan Creek, the Marine City Drain, the Salt River, and all contributing drains. The watershed contains 473 miles of waterways, including 104 miles of drains in agricultural areas.

Many people choose to live in Algonac and other southern St. Clair County communities because the recreational opportunities afforded by Lake St. Clair and the St. Clair River have a positive impact on the overall quality of life and on property values. These important recreational opportunities include:

- Boating, swimming, fishing and ice fishing.
- Hunting (Anchor Bay is one of Southeast Michigan's premier duck hunting areas).
- Walking and bicycling along the Bridge to Bay Trail in St. Clair County and the Macomb Orchard Trail in Macomb County.
- Kayaking and canoeing on numerous Blueway water trails.

Anchor Bay Watershed is home to about 38,000 acres of ecologically sensitive land, including open-water wetlands, sedge wetlands, cattail wetlands, and shrub wetlands. St. Johns Marsh in Clay and Ira Townships is one of the largest coastal wetlands in the Great Lakes.

Anchor Bay is also home to roughly 117 fish species that inhabit the water permanently or enter the system from Lake Huron and Lake Erie to spawn.

LAKE ST. CLAIR/ST. CLAIR RIVER PARTNERSHIP

SEMCOG facilitates the Lake St. Clair/St. Clair River Protection and Restoration Partnership. The partnership contains representatives of 36 organizations including local, state, regional, and federal government agencies, non-governmental organizations, business, universities and associations. The goal of the partnership is to implement the management plan resulting in protection and restoration of the river and lake.

The partnership is working to develop a five-year list of priority implementation projects. Developing this list will assist Congress and federal agencies in identifying funding priorities on which to focus. Also, the partnership will develop a funding strategy by linking available funding programs to these projects.

The Lake St. Clair/St. Clair River Partnership has developed a Strategic Implementation Plan (SIP) for the St. Clair River and Lake St. Clair. The SIP contains 71 priorities for protecting and restoring the Lake St. Clair resource. The SIP contains \$71 million in improvements and protections that will be jointly implemented by the federal, state and local partners. The SIP is a five-year list of priorities that will guide the implementation of the Management Plan.



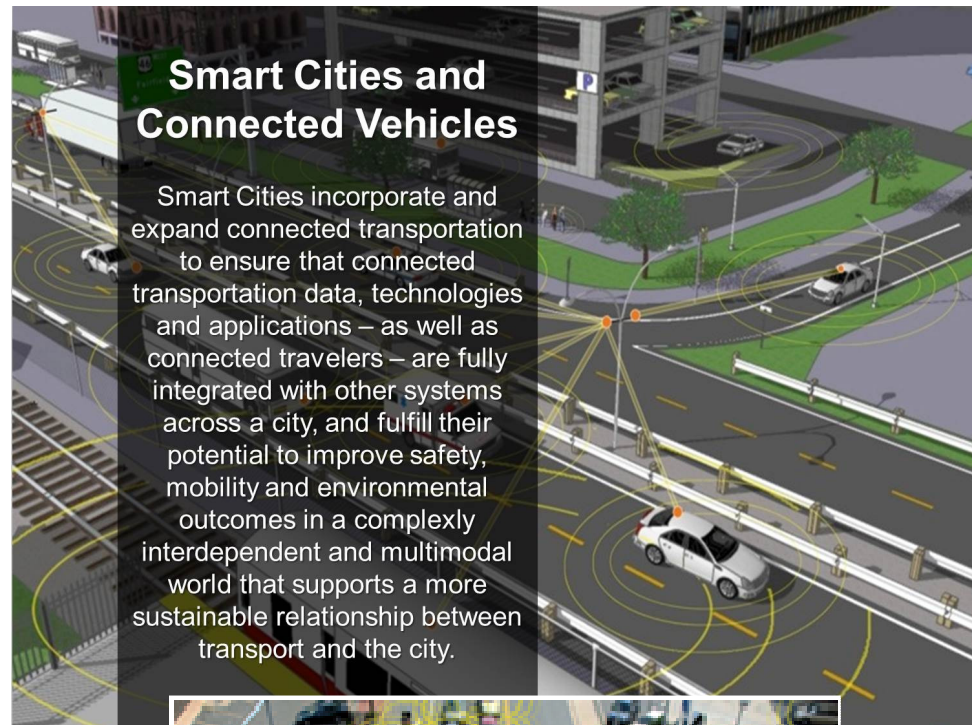
CONNECTED AND AUTONOMOUS VEHICLES

Connected and autonomous vehicle technology will transform transportation systems over the coming decades, with major implications for the planning and design of communities. Autonomous vehicles, also known as driverless or self-driving cars, have been sharing streets and roads for years.

According to the American Planning Association,

“The widespread deployment of autonomous vehicles for cities and metropolitan regions will change the way we design our public rights-of-way. Sensors will allow autonomous vehicles to travel closer together than human-controlled vehicles, reducing the necessary pavement width and freeing up space for wider sidewalks, bike lanes, and other amenities. Local zoning codes will need to address requirements for passenger loading and unloading, and parking needs will change drastically if a shared use model is employed. As cities transition away from ordinances that now require large amounts of land to be used for parking and circulation, they will need to determine how best to make use of that “extra” land through new approaches to land use and zoning.”

Connected and autonomous vehicles will require new infrastructure that will rely on sensors to be located on structures and other infrastructure. Sensors will allow vehicles to “talk” to one another, as well as to the surrounding infrastructure. This technology will feed into a larger ecosystem known as a “Smart City.” Large amounts of data will be transferred between vehicles and infrastructure and this data will be able to provide planners, engineers, and decision makers with new insight as to how a transportation network, and the overall city, is functioning.



Source: US Department of Transportation, 2016



CHAPTER 5

IMPLEMENTATION

ALGONAC MASTER PLAN IMPLEMENTATION MATRIX

SHORT-TERM: 1-2 YEARS MID-TERM: 3-5 YEARS LONG-TERM: 5 OR MORE YEARS

#	Task/Description	Timeframe	Potential Partners
Goal #1: Algonac is a community of great places with stable, functional neighborhoods and well-maintained residential and commercial properties.			
1	Ensure that Algonac has a wide variety of amenities including recreation, shopping, cultural resources, entertainment options, and third places.	Ongoing	EDA of St. Clair County, Business Community, St. Clair County, Private Investors
2	Require new development in the City to be consistent with the character of the community, mindful of our natural resources, and consistent with the master plan and zoning ordinance.	Ongoing	Developers, St. Clair County Health Department, Watershed Groups
3	Increase code enforcement efforts to eliminate blight, ensure compliance with City standards, and protect the long-term stability of neighborhoods.	Short-Term	Code Enforcement, Property Owners
4	Adopt design guidelines for signs and landscaping to help assure designs that will be consistent with Algonac's character.	Short-Term	Business Community
5	Expand efforts to improve the face of existing commercial structures along M-29 and the central business district through façade improvement programs.	Short-Term	EDA of St. Clair County, Metropolitan Planning Commission, MSHDA, MEDC
6	Clean up gateway properties that are closed or in disrepair to enhance the aesthetics of the M-29 corridor.	Ongoing	Code Enforcement, MSHDA, St. Clair County, Property Owners
7	Continue exploring ways to integrate public art throughout the community.	Ongoing	Arts Groups, Civic Groups, Property Owners
8	Identify potential sites for quality, affordable housing and senior housing with access to services.	Mid-Term	Developers, Property Owners, Council on Aging, EDA of St. Clair County, St. Clair County
Goal # 2: Algonac has a variety of options for efficient transportation and mobility, including an efficient road network and access to transit and trails.			
1	Promote continued walkability by strengthening sidewalk and pathway connections within the community and the region.	Ongoing	Developers, St. Clair County Parks, St. Clair County Road Commission, MDOT, Clay Twp
2	Expand the use of dedicated bicycle lanes on local roads throughout Algonac's neighborhoods.	Ongoing	DPW, St. Clair County Parks
3	Support complete streets policies and integrate complete streets elements into future road improvement projects.	Ongoing	DPW, MDOT, St. Clair County Road Commission
4	Work with community partners to implement planned regional trail connections.	Ongoing	DPW, St. Clair County Parks, Neighboring Communities, Community Foundation
5	Work with the Blue Water Area Transportation Commission to ensure adequate public transit services are available in the City.	Short-Term	Blue Water Area Transit
6	Expand opportunities for linear forms of outdoor recreation, such as hiking, jogging, bicycling, and walking trails.	Ongoing	DPW, MDOT, St. Clair County Parks, Clay Township
7	Implement elements that will create safe and aesthetically pleasing crossing points to connect pedestrians and CBD uses on the west side of M-29 to the Riverfront Park.	Short-Term	DPW, MDOT, Business Community, Citizens
8	Explore constructing a new road connecting Washington Street through Smith Field.	Long-Term	MDOT, St. Clair County Road Commission
9	Work with MDOT to create an enhanced streetscape that runs along the entire length of Riverfront Park along M-29.	Mid-Term	MDOT, St. Clair County Road Commission

#	Task/Description	Timeframe	Potential Partners
10	Work with community partners to develop a bike share/bike rental program connecting Algonac State Park, Algonac, and Clay Township.	Short-Term	DPW, MDNR, Clay Township, St. Clair County Parks
11	Continue to develop a comprehensive system of wayfinding signage that reflects the community's character and enhances the visitor experience.	Short-Term	
Goal #3: Algonac has an active central business district that includes mixed-use developments and "downtown" amenities, such as shopping, entertainment, and services.			
1	Enhance linkages and entries to downtown, the Riverfront Park, and the city's neighborhoods.	Short-Term	DPW, MDOT
2	Develop regulations that will support a mixed-use, town center land use pattern along M-29 for the entire length of Riverfront Park.	Short-Term	Business Community
3	Allow and promote redevelopment in the central business district as a dense, walkable destination of shops, offices, restaurants, and gathering spaces.	Ongoing	Business Community, Civic Groups
4	Implement gateway signage letting people know they are entering Algonac's downtown.	Short-Term	DPW, Civic Groups
5	Amend the zoning ordinance to include form-based zoning for the downtown/mixed-use district to help reshape the M-29 corridor into a more traditional downtown setting.	Short-Term	
6	Relocate the City Hall off of M-29 in order to accommodate future commercial or mixed-use redevelopment.	Long-Term	
Goal #4: The City continuously improves existing park facilities and recreation programs and pursues opportunities for new public spaces and recreation amenities.			
1	Improve existing parks by diversifying the range of activity opportunities as a means to attract a greater number of park users, including persons of all ages, abilities, and interests.	Ongoing	MDNR, Clay Township, St. Clair County Parks, Civic Groups
2	Create and implement a preventive maintenance program that is funded by an adequate operating and maintenance budget.	Ongoing	DPW
3	Improve Riverfront Park by adding additional seating, new lighting, charging stations, a playground, and other amenities that will enhance visitors' experiences.	Ongoing	MDNR, St. Clair County Parks
4	Work with the St. Clair County Parks and Recreation Commission, as appropriate, in the development of recreation amenities or enhancement of the Bridge to Bay Trail.	Ongoing	St. Clair County Parks, MDOT, MDNR
5	Host a winter festival at Riverfront Park.	Ongoing	Civic Groups, Citizens
6	Explore partnering with Clay Township to create a shared Recreation Coordinator position that will help drive new programming in the community.	Short-Term	Clay Township
7	Renovate and maintain the boardwalk.	Mid-Term	DPW, MDNR
8	Work with St. Clair County PARC to identify an appropriate location for a county park in the Algonac/Clay area.	Mid-Term	St. Clair County Parks
9	Improve ADA-accessibility at all City recreation facilities and explore opportunities for special-needs play areas and amenities.	Ongoing	Blue Water Center for Independent Living, MDNR
10	Improve Lions Field Park by adding a sledding hill, walking paths, and other amenities.	Ongoing	DPW, MDNR, St. Clair County Parks
11	Explore establishing Algonac as a "Blue Zone" Community, which encourages healthy lifestyles.	Short-Term	St. Clair County Health Department

#	Task/Description	Timeframe	Potential Partners
12	Install an ADA-accessible kayak launch in the community.	Short-Term	St. Clair County Parks, Blueways of St. Clair, DPW
13	Repair and modernize the community pool and market it to the surrounding community.	Short-Term	MDNR, Civic Groups, St. Clair County Parks
14	Renovate the skate park at Smith Field and integrate it into the larger downtown area with additional amenities or as part of a larger mixed-use redevelopment.	Mid-Term	MDNR, Civic Groups, St. Clair County Parks
15	Install a fish cleaning station at Riverfront Park.	Short-Term	MDNR, St. Clair County Parks, DPW
Goal #5: Algonac is a business-friendly community that actively pursues economic development and growth opportunities.			
1	Establish a proactive business support and business development policy at the City Council level.	Short-Term	EDA of St. Clair County, Blue Water Area Chamber of Commerce
2	To the greatest extent possible, improve support for entrepreneurship and innovation in the city.	Ongoing	EDA of St. Clair County, Blue Water Area Chamber of Commerce, MEDC
3	Expand retail and service opportunities in Algonac to make the city more self-sustaining and self-supporting.	Ongoing	EDA of St. Clair County, Blue Water Area Chamber of Commerce, MEDC
4	Encourage commercial activity that compliments and capitalizes on Algonac's location as a waterfront community.	Ongoing	EDA of St. Clair County, Blue Water Area Chamber of Commerce, MEDC
5	Encourage local companies to take advantage of appropriate state business incentives.	Ongoing	EDA of St. Clair County, MEDC
6	Overhaul provisions regulating home-based businesses within the city to promote entrepreneurship.	Short-Term	
7	Seek out incentive programs that can help to attract businesses to fill empty commercial buildings in the City.	Ongoing	EDA of St. Clair County, Blue Water Area Chamber of Commerce, MEDC
8	Strengthen marketing and business development efforts to continue to attract new and retain existing businesses in the community.	Ongoing	EDA of St. Clair County, Blue Water Area Chamber of Commerce, Civic Groups
Goal #6: Algonac aggressively pursues redevelopment and new investment in the community.			
1	Consolidate vacant properties into development parcels for housing to provide new opportunities for infill development.	Mid-Term	Planning Consultant, EDA of St. Clair County, Metropolitan Planning Commission
2	Work with the EDA of St. Clair County and other partners to prioritize and market identified redevelopment sites.	Ongoing	EDA of St. Clair County
3	Identify and pursue funding to facilitate and assist in redevelopment of eligible sites using sources such as the St. Clair County Brownfield Redevelopment Authority and programs through the Michigan Economic Development Corporation (MEDC).	Ongoing	St. Clair County Brownfield Redevelopment Authority, EDA of St. Clair County, Metropolitan Planning Commission
4	Consider rezoning properties, as appropriate, to permit development and redevelopment consistent with the Master Plan.	Ongoing	
5	Develop zoning regulations to allow for planned unit developments (PUDs) as a special approval use, providing for greater residential densities and mixed uses.	Short-Term	
6	Review the list of uses permitted by right and uses subject to special conditions to identify modern uses that may not be covered within a particular zoning district.	Short-Term	

#	Task/Description	Timeframe	Potential Partners
Goal #7: City leadership collaborates with community stakeholders and regional partners to ensure the long-term success of the City, its neighbors and institutions.			
1	Work in concert with the Economic Development Alliance (EDA) of St. Clair County, St. Clair County, Clay Township, and the MEDC, as appropriate, to further the economic development goals of the city and the region.	Ongoing	EDA of St. Clair County, Clay Township, MEDC, St. Clair County, Blue Meets Green
2	Continue to coordinate activities with the Blue Water Convention and Visitors Bureau as an agent for increasing the economic and quality-of-life contributions derived from travel and tourism activities in the City of Algonac.	Ongoing	Blue Water Convention and Visitors Bureau
3	Build partnerships with private sector players and community stakeholder groups to capitalize on significant development opportunities.	Ongoing	Developers, EDA of St. Clair County, Blue Meets Green, Civic Groups
4	Foster a collaborative environment among civic organizations, citizens, and destination locations within the City.	Ongoing	
Goal #8: Algonac utilizes and promotes its unique assets to attract new residents and visitors alike.			
1	Overhaul the City's image and branding by developing a modern logo that conveys the history and character of Algonac.	Short-Term	
2	Continue developing opportunities to celebrate Algonac's history and culture of shipbuilding, pleasure boating, and other maritime activity.	Ongoing	Clay-Algonac Historical Society, Civic Groups
3	Enhance the marketing of the city to tourists staying at Algonac State Park.	Ongoing	
4	Continue participating in and leveraging the reach and resources of the Blue Water Area Convention and Visitors Bureau's "Discover the Blue" campaign.	Ongoing	Blue Water Area Convention and Visitors Bureau, Clay Township
5	Implement recommendations from Blue Water Trail Towns Master Plan that focus on drawing bike and water trail users into the central business district.	Short-Term	St. Clair County, Blueways of St. Clair
6	Increase the quality and uniqueness of community events and activities - such as the Pickerel Tournament and Festival - that attract visitors to the city all year long, with a special emphasis on the off-seasons.	Ongoing	Civic Groups, Citizens, Business Community
7	Work with community partners to create and host more community events within the City, including cultural events, seasonal festivals, food truck rallies, music concerts, and arts activities.	Ongoing	Civic Groups, Citizens, Business Community
8	Continue to draw residents and visitors to the downtown by attracting new retail, entertainment and dining establishments.	Ongoing	
Goal #9: Algonac embraces opportunities for infrastructure improvements and investments that support new technologies, broadband enhancements, and connected and autonomous vehicles.			
1	Explore opportunities to install Wi-Fi at Riverfront Park.	Short-Term	St. Clair County, EDA of St. Clair County, St. Clair County RESA
2	Work to bring faster broadband service to the City for the convenience of residents and the competitiveness of businesses.	Ongoing	St. Clair County, EDA of St. Clair County, St. Clair County RESA
3	Continually seek improved communication options with the public.	Ongoing	
4	Modernize the City's website to promote services, events, parks, and other community information.	Short-Term	

#	Task/Description	Timeframe	Potential Partners
5	Consider amending the zoning ordinance to require traffic, environmental and fiscal impact evaluations for projects that exceed a specific size or intensity of use.	Short-Term	
6	Explore mutually beneficial service sharing options.	Ongoing	Neighboring Communities, St. Clair County
7	Continue to develop a capital improvement program that sets forth a long-term plan for improving services in the community.	Ongoing	
8	Plan development in a manner that best utilizes the City's utility systems.	Ongoing	DPW, Developers
9	Pursue funding opportunities to develop new infrastructure that will support connected and autonomous vehicles.	Ongoing	EDA of St. Clair County, MDOT, SEMCOG, St. Clair County
10	Work with state, regional, and local partners to share data related to "smart city" infrastructure.	Ongoing	EDA of St. Clair County, MDOT, SEMCOG, St. Clair County
Goal #10: City leadership works with community partners to promote education, job training, and workforce development programs that will improve the skills and talent of Algonac residents.			
1	Promote training opportunities and other programs intended to bolster the skills of the workforce.	Ongoing	EDA of St. Clair County, St. Clair County RESA, Algonac Community Schools, SC4, Michigan Works, MEDC
2	Partner with Algonac Community Schools, RESA, SC4, the EDA and other organizations on initiatives to improve educational attainment levels in the community.	Ongoing	Algonac Community Schools, St. Clair County RESA, SC4, EDA of St. Clair County
3	Promote training programs or funding programs put forward by the MEDC to further connect residents to the skills and tools needed for the jobs of today and the future.	Ongoing	MEDC, EDA of St. Clair County
Goal #11: Algonac is a resilient community that protects its natural resources and works to prevent environmental hazards.			
1	Promote Low-Impact Development (LID) in appropriate locations.	Ongoing	St. Clair County Health Department, Watershed Planning Groups
2	Implement water quality best management practices (BMPs) for all drain easement rights-of-way.	Ongoing	St. Clair County Drain Commissioner, St. Clair County Health Department, Watershed Planning Groups
3	Preserve natural stormwater retention systems along all natural water courses.	Ongoing	St. Clair County Drain Commissioner, St. Clair County Health Department, Watershed Planning Groups
4	Use natural features, such as trees, topography, and open space as buffers to reduce noise, visual blight and other land use conflicts.	Ongoing	
5	Develop zoning provisions for encouraging use of LID techniques and incentives such as density bonuses, reduced permitting fees or expedited review process.	Short-Term	
6	Continue to participate in regional watershed planning efforts such as the Anchor Bay Watershed Planning Group and the Lake St. Clair/St. Clair River Partnership.	Ongoing	Anchor Bay Watershed Planning Group, Lake St. Clair/St. Clair River Partnership, Clay Township, St. Clair County, Macomb County, SEMCOG

IMPLEMENTATION OVERVIEW

The overarching intent of this master plan is to protect and improve the quality of life in Algonac. In order for the plan to be effective in guiding and managing change within the community, it will take continued commitment and support from the city council, the planning commission, administrative staff and citizens of the community. The vision, goals and objectives put forth in this plan will not implement themselves. Implementing the recommendations of the plan occurs through a number of methods including zoning ordinances, subdivision regulations, funding programs and administrative procedures which are described in this chapter. The master plan itself has no legal authority to regulate development in order to implement the recommendations contained therein. Implementation stems from the decisions of the City officials, including the planning commission, to provide necessary public improvements and to institute and administer regulations over the use of land.

Previous chapters provide background information and analysis on the key issues and trends in the City of Algonac at the time this plan was adopted in 2019. Goals and objectives throughout the plan provide a foundation to guide the resolution of issues and establish policies for decision-making in the future. Recommendations are listed throughout the plan; some are described in detail or shown on the various maps, while others are more of a policy guide for the future. This format enables the plan to be flexible and applicable to new issues, opportunities, and alternatives that may arise. This implementation chapter should be used as a resource when the City begins implementing the goals and objectives of this plan. Over time, the City may discover new implementation approaches.

REVIEWING AND UPDATING THE PLAN

The City must commit to upholding the integrity of the goals and objectives of the document. The Michigan Planning Enabling Act (Public Act 33 of 2008) requires that the plan be reviewed and revised or reaffirmed at least every five years. The plan should be

used on a consistent basis and discussed annually to determine if any amendments need to be considered. In addition, new planning commission and city council members should be provided with a copy of the document before they take office to give them background on the City and its adopted policies.

In accordance with the MPEA and the Michigan Department of Natural Resources (MDNR), the City of Algonac master plan and five-year parks and recreation plan will be reviewed every five years and, if necessary, will be updated to remain a viable document. There is constant change in the community's economic, demographic, and social character, which warrants revising the plan to reflect the latest trends relative to long-range goals. If circumstances necessitate a change to the plan prior the five-year review, then the plan will be amended as necessary.

This master plan is intended to be an adaptable document. Master plan amendments should not be made without thorough analysis of immediate needs, as well as consideration of long-range impacts of amendments to the plan. The city council and planning commission should consider each proposed amendment carefully to determine whether it is consistent with the plan's goals and policies, and whether it will offer long-term benefits to the citizens of Algonac.

THE ZONING ORDINANCE

Zoning is the process most often used to implement community master plans. Zoning is a legal means for the City to regulate private property in order to achieve orderly and harmonious land use relationships. The zoning ordinance incorporates standards that promote the health, safety, and welfare of the public and property owners.

The official zoning map divides the community into different zones or districts within which certain uses are permitted and others are not. The zoning ordinance text notes the uses which are permitted and establishes regulations to control densities, height, bulk, setbacks, lot sizes and accessory uses.

In considering an application for the rezoning of property, it is critical to the success of this master plan that the planning commission reviews the future land use map AND the goals and intent of the existing/proposed land use categories before making any land use decisions. While the map serves a guide, the associated recommendations are found in the text. This relationship is described in more detail in the Zoning Plan section of Chapter 4. No zoning request which is inconsistent with this plan should be considered without first making an amendment to the plan.

PLANNED UNIT DEVELOPMENT (PUD)

Planned unit development (PUD) is a zoning concept that allows modifications to the zoning requirements of a site to achieve a pattern of development that is suited to the unique site characteristics and allows for negotiation between the community and the developer to achieve a mutual benefit. The PUD option permits a single site to be planned as a unit with a variety of housing types, land uses, and densities. Design flexibility is granted in return for a comprehensively planned site, preserved open space, infrastructure improvements and significant site plan scrutiny.

PUDs are appropriate in all areas, but are most often applied on large parcels. PUDs are an attractive option for communities because they can preserve a portion of the site as protected open space, allow the requirement of off-site infrastructure improvements, provide an added level of regulatory scrutiny, and enable significant parcels to be developed comprehensively according to sound planning principles such as mixing of uses. PUDs can be especially effective as the City looks to spur redevelopment and promote mixed use development.

PARKS AND RECREATION PLAN

Each year, the Michigan Department of Natural Resources (MDNR) offers recreation grants for the acquisition and development of parks and recreation facilities through the Michigan Natural Resources Trust



Fund, the Recreation Passport Grant Program, and the Land and Water Conservation Fund. Any local unit of government that has a current recreation plan approved by the MDNR is eligible to apply for one of these recreation grants. In order to be approved by the MDNR, a recreation plan must determine the City's recreation needs and develop a five-year action plan of proposed recreation projects to meet those needs. Only those recreation projects included in the five-year action plan are eligible for recreation grant financing.

A parks and recreation plan is intended to guide decision makers with the future development and improvement of the City's parks, recreation facilities, and programs. The Michigan Department of Natural Resources provides communities with guidance on what components need to be included in a Parks and Recreation Plan and, ultimately, reviews local plans for state approval. In order for the City of Algonac to be eligible for potential grant funding through the MDNR, it has to have a parks and recreation master plan that has been adopted within the last five years. Communities typically review and update their plans on a five-year cycle.

Beginning with this master plan, the City of Algonac's five-year parks and recreation plan is now integrated within the overall master plan document and is now on the same five-year cycle. The required parks and recreation plan components can be found dispersed throughout the various sections of this master plan. These components include sections that describe the community profile, the administrative structure for parks and recreation, a recreation inventory, a description of the planning process and public input, goals and objectives and an action plan.

COOPERATION WITH NEIGHBORING COMMUNITIES

Implementation will require cooperation between governmental units. Maximum impact will be achieved only if the City is able to achieve cooperation from other units of government and agencies. Collaboration between local governments is a way to realize significant cost savings, while maintaining and expanding important services to residents and other stakeholders. Collaboration and coordination will also strengthen grant applications for funding assistance from many state and federal agencies that often look to fund projects that have a more regional focus. On top of that, intergovernmental cooperation can provide opportunities for economies of scale for procurement and service delivery.

PUBLIC INVOLVEMENT

City leadership should ensure that residents and business owners are kept abreast of what is happening in the community. The public should be apprised of new development plans that are submitted for review and approval. In many communities, all active development proposals or projects are kept on a list on the municipal website, along with initial submittal dates, a processing timeline, and public hearing dates. This practice helps the community to build trust and to educate citizens about decisions regarding future development and public improvements. As technology changes, new methods of communication provide decision makers with low-cost and wide-reaching ways of soliciting input. Social media such as Facebook and Twitter can be utilized to seek meaningful input during the



development phase of projects to identify potential issues and adjust plans accordingly.

SETTING PRIORITIES

The master plan contains a multitude of recommendations. There may be insufficient staff or volunteer support to implement all of the recommendations in a planned, systematic manner. As such, a process for establishing priorities must be developed as soon as the master plan is adopted. Participants involved in setting priorities should include City department heads and appropriate staff, the planning commission, and the city council. The city manager should facilitate this process.

REDEVELOPMENT READY COMMUNITIES

According to the Michigan Economic Development Corporation (MEDC), the Redevelopment Ready Communities (RRC) program measures and certifies communities that integrate transparency,

predictability and efficiency into their development practices with the goal of realizing a community-supported redevelopment vision that is inviting to investors. The RRC has developed a set of best practices for communities to follow to build a clear and transparent development process. The six RRC best practices include:

- Community Plans and Public Outreach
- Zoning Regulations
- Development Review Process
- Recruitment and Education
- Redevelopment Ready Sites
- Community Prosperity

The Redevelopment Ready Communities program will help make Algonac more attractive for investors and may spur new economic development. Additionally, becoming engaged in the program and working toward RRC certification will allow development projects within the City to be eligible for potential incentive programs through the MEDC and other state agencies. The program is open to any community in Michigan - at no cost. According to the MEDC, those who will benefit most are communities that either already have an area of concentrated development such as a traditional downtown or commercial corridor or are planning for such development.

COMMUNITY DEVELOPMENT

CDBG funding through the Michigan State Housing Development Authority (MSHDA) and the Michigan Economic Development Corporation (MEDC) can be used for numerous community improvement projects in addition to housing rehabilitation. CDBG funds are required to be used primarily to improve housing opportunities and recreational and social opportunities for distressed portions of the community. CDBG funds can also be used for community and economic development. By using CDBG funds in distressed portions of the community, funds that would have been spent on completing those improvements are freed up to be used elsewhere. Therefore, while the residents of a distressed portion of the community benefit directly from the CDBG program, the city in general benefits by having funds that would have been spent

available for other improvements. Often, the Metropolitan Planning Commission receives CDBG funding through the state for housing rehabilitation programs. Through those programs, eligible homeowners in Algonac can benefit from receiving zero or low-interest loans to make needed repairs.

BROWNFIELD REDEVELOPMENT

Michigan has developed several incentives for redevelopment, including cost-effective cleanup options, causation-based liability, liability protection for new owners, and grants and loans available to local units of government. Innovative use of available federal, state, and local resources can be incorporated into redevelopment incentives to support expansion and to encourage new businesses to locate in Michigan.

In 2004, the St. Clair County Board of Commissioners established the St. Clair County Brownfield Redevelopment Authority (SCCBRA) to assist in the revitalization of contaminated properties throughout the county. The SCCBRA is managed by the St. Clair County Metropolitan Planning Commission. In 2017, the SCCBRA - along with the St. Clair County Land Bank Authority, the City of Port Huron, the City of Marysville and Port Huron Township - was awarded its second EPA Brownfield Coalition Assessment Grant (its first grant was awarded in 2010). This grant can be used to assess the environmental conditions on sites suspected of being impacted by petroleum products or hazardous substances.

The SCCBRA supports projects throughout St. Clair County that require financial assistance with assessing potential environmental roadblocks or concerns. Michigan's Brownfield Redevelopment programs are some of the best in the nation, providing communities and developers of Brownfields with:

- Liability protection (for pre-existing environmental contamination)
- Opportunities for reimbursement of environmental expenditures
- Opportunities for low-cost loans

- Reimbursement of eligible redevelopment activities, including demolition and asbestos/lead abatement costs

Beyond the use of the Assessment Grant, Brownfield project funding is also made possible through the use of incremental taxes generated by redevelopment projects approved in a Brownfield Plan. For more information about the County's Brownfield program visit <http://www.stclaircounty.org/Offices/metro/Brownfield.aspx>.

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AFFIDAVIT OF PUBLICATION
TIMES HERALD MEDIA
911 Military, Port Huron 48060
State of Michigan, County of Livingston

IN THE MATTER OF: NOTICE-PTH3201463

ALGONAC CITY OF

ALGONAC CITY OF
805 ST CLAIR RIVER DR

ALGONAC, MI 48001

Public Notice - 63-Day Review Period for City of Algonac Master Plan and 2019-2023 Parks and Recreation Plan

Notice is hereby given to any and all interested parties that the City of Algonac Master Plan, which includes the 2019-2023 Parks and Recreation Plan, will be available for public review and comment for 63 days beginning October 12, 2018 at the City of Algonac offices Monday through Friday, from 8 a.m. to 5 p.m. The City offices are located at 805 St. Clair River Drive, Algonac, Michigan 48001. A copy of the plan is also available on the City of Algonac website at <http://www.cityofalgonac.org/>.

The City's five-year Parks and Recreation Plan has been developed in accordance with Michigan Department of Natural Resources guidelines and is integrated into the master plan document. Upon adoption, the plan will serve as a guide for the acquisition and development of parks and recreation facilities over the next five (5) years.

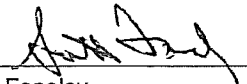
All interested parties may submit comments in person or in writing to Denise Gerstenberg, City Manager, 805 St. Clair River Drive, Algonac, Michigan 48001. Please contact Denise Gerstenberg at 810-794-5611 with questions or comments.

PTH3201463 10/12/2018

Being duly sworn, says that he/she is authorized by the publisher of The Times-Herald, to swear that a certain notice, a copy of which is annexed here to, was published in the following publication:

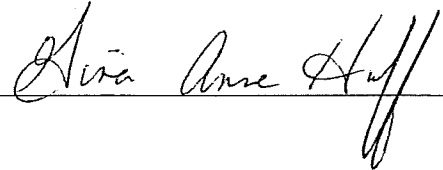
1. Published in the English language for the dissemination of general and/or legal news, and
2. Has a bonfide list of paying customers or has been published at least once a week in the same community without interruption for at least 2 years, and
3. Has been established, published and circulated at least once a week without interruption for at least one (1) year in the community where the publication is to occur.

The Times-Herald, 10/12/18



Scott Feneley

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF October, 2018



Acting in the County of Livingston



0003201463, LSJ-101650PT

LSJ-PTH-The Times-Herald

AFFIDAVIT OF PUBLICATION

2125 Butterfield Dr, Suite 102N • Troy MI 48084

City of Algonac
P O Box 454

Algonac, MI 48001
Attention: SAM BOELKE

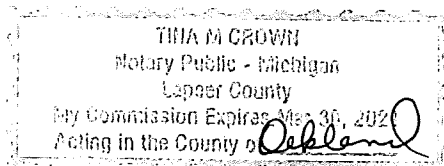
STATE OF MICHIGAN,
COUNTY OF MACOMB

The undersigned Cyndy Slater Cyndy Slater, being duly sworn the he/she is the principal clerk of Voice Zone 2-Downriver, voicenews.com, voicenews.com2, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

City of Algonac

Published in the following edition(s):

voicenews.com	10/31/18
voicenews.com2	10/31/18
Voice Zone 2-Downriver	10/31/18



Notice of Public Hearing

There will be a public hearing of the Planning Commission of the City of Algonac at 7 p.m. on Monday, December 17, 2018 in the Algonac City Chambers, 805 St. Clair River Drive, Algonac, MI 48001.

The purpose of the public hearing is to solicit comments from the public regarding the proposed Master Plan.

This meeting is open to the public and questions prior to the meeting can be directed to Planning Commission Chair Rocky Gillis at 810.531.2416. Written comments can be delivered to City Hall any time before the start of the meeting.

Published October 31, 2018

Sworn to the subscribed before me this 31st October 2018.

Tina M. Crown

Notary Public, State of Michigan
Acting in Oakland County

Advertisement Information

Client Id: 646594 Ad Id: 1683760 PO: Total: \$51.90

ALGONAC PLANNING COMMISSION
Council Chambers, 805 St. Clair River Drive
Algonac, MI 48001

Agenda

Monday, December 17, 2018

7 p.m.

Minutes

Call to Order

Vice Chair Carter called the meeting to order at 7 p.m.

Roll Call

Present: Anthony, Babisz, Carter, Falke, Gougeon, Ragsdale, Tideswell

Absent: Nolan – excused/sick; Reuter

Others: City Manager Denice Gerstenberg, Rocky Gillis, Terry Stoneburner, Dave Struck

Pledge of Allegiance

Vice Chair Carter led the Pledge of Allegiance

Presentations

Dave Struck, St. Clair Metropolitan Planning, presented changes made to the master plan as a result of citizen comment.

Communications and Notices

None

Citizens to be Heard

None

Public Hearing – Proposed Master Plan

Motion by Falke; supported by Babisz to close the public hearing at 7:10 p.m. Motion carried.

Approval of Minutes – October 22, 2018

Motion by Anthony; supported by Ragsdale to approve the minutes from the October 22, 2018 meeting as presented. Motion carried.

Unfinished Business

None

New Business

Election of Chairman

Motion by Falke; supported by Anthony to elect Carter chairman of the City of Algonac Planning Commission for a term beginning immediately and ending in August 2019. Motion carried.

RESOLUTION PC 2018-01

RESOLUTION ADOPTING THE CITY OF ALGONAC MASTER PLAN

WHEREAS, the Algonac Planning Commission is charged, pursuant to the Michigan Planning Enabling Act, Public Act 33, 2008 of the Public Acts of the state of Michigan, with the formation and adoption of a master plan for the development of the city; and

WHEREAS, the Algonac Planning Commission has integrated the City's five-year parks and recreation plan into the Master Plan to determine the recreation and natural resource conservation needs and desires of its residents during a five year period covering the years 2019-2023, and

WHEREAS, the Algonac Planning Commission has conferred with the public and local community leaders to discuss parks and recreation and development issues and to create a future vision for the City of Algonac; and

WHEREAS, the Algonac Planning Commission has drafted a comprehensive Master Plan that includes a five-year parks and recreation plan in accordance with the most recent guidelines developed by the Michigan Department of Natural Resources; and

WHEREAS, on October 2, 2018 the Algonac City Council received and reviewed the proposed Master Plan prepared by the Algonac Planning Commission and authorized distribution of the draft Master Plan to the Notice Group entities identified in Public Act 33 of 2008; and

WHEREAS, the public was given a well-advertised opportunity and reasonable accommodations to review the draft Master Plan for a period of at least 63 days, and

WHEREAS, the Algonac Planning Commission, after appropriate publication of a notice of a public hearing on the proposed master plan, held a public hearing on the proposed plan on December 17, 2018.

NOW THEREFORE BE IT RESOLVED, that the Algonac Planning Commission took action this evening to adopt the Algonac Master Plan, which consists of: Master Plan chapters that detail land use, the environment, the economy, transportation, and public services in the city; an integrated five-year parks and recreation plan; associated goals and action strategies; and all maps, tables, and charts contained within the document.

DATE: December 17, 2018

Ayes: Anthony, Bobisz, Carter, Falke, Gougeon, Ragdale, Tidswell

Nays: 0

Resolution Declared Adopted by the Planning Commission

Attest: Denise Gersternberg
Denise Gersternberg, City Manager

RESOLUTION 2019-02
RESOLUTION ADOPTING THE CITY OF ALGONAC MASTER PLAN

WHEREAS, the Algonac Planning Commission is charged, pursuant to the Michigan Planning Enabling Act, Public Act 33, 2008 of the Public Acts of the state of Michigan, with the formation and adoption of a master plan for the development of the city; and

WHEREAS, the Algonac Planning Commission has integrated the City's five-year parks and recreation plan into the Master Plan to determine the recreation and natural resource conservation needs and desires of its residents during a five year period covering the years 2019-2023, and

WHEREAS, the Algonac Planning Commission has conferred with the public and local community leaders to discuss parks and recreation and development issues and to create a future vision for the City of Algonac; and

WHEREAS, the Algonac Planning Commission has drafted a comprehensive Master Plan that includes a five-year parks and recreation plan in accordance with the most recent guidelines developed by the Michigan Department of Natural Resources; and

WHEREAS, on October 2, 2018 the Algonac City Council received and reviewed the proposed Master Plan prepared by the Algonac Planning Commission and authorized distribution of the draft Master Plan to the Notice Group entities identified in Public Act 33 of 2008; and

WHEREAS, the public was given a well-advertised opportunity and reasonable accommodations to review the draft Master Plan for a period of at least 63 days, and

WHEREAS, the Algonac Planning Commission, after appropriate publication of a notice of a public hearing on the proposed master plan, held a public hearing on the proposed plan on December 17, 2018.

NOW THEREFORE BE IT RESOLVED, that the Algonac City Council took action this evening to adopt the Algonac Master Plan, which consists of: Master Plan chapters that detail land use, the environment, the economy, transportation, and public services in the city; an integrated five-year parks and recreation plan; associated goals and action strategies; and all maps, tables, and charts contained within the document.

DATE: January 22, 2019

Ayes: Gillis, Martin, Meldrum, Skarbeck, Stoneburner, Bembas, Blair
Nays: ~~Ø~~

Resolution Declared Adopted by the Algonac City Council

Attest: Denice Gerstenberg
Denice Gerstenberg, City Manager

MAYOR
Terry Stoneburner

COUNCIL MEMBERS

Rocky Gillis, Mayor Pro Tem
Michael Bembas
Corey Blair

Raymond Martin
Helen Meldrum
Jake Skarbek

CITY OF ALGONAC
REGULAR CITY COUNCIL MEETING
Tuesday, January 22, 2019
7:00 p.m.

City Council Chambers, 805 St. Clair River Drive
Algonac, MI 48001
Minutes

Call to Order

Mayor Stoneburner called the meeting to order at 7 p.m.

Roll Call

Present: Bembas, Blair, Gillis, Martin, Meldrum, Skarbek, Stoneburner

Absent: None

Others: City Manager Denice Gerstenberg, City Clerk Sam Boelke, Ron Schwark, Shannon Freeman, Chris Campbell, Dave Struck, Ed Carter, Jim Tesch, Nate Solanki, Rahjana Solanki, Sara Crothers, Cathy Doan, Joe Doan, Deputy Spens, Sheriff Donnellon, Dr. Megan Bradford

Moment of Silent Prayer

Mayor Stoneburner called for a moment of silent prayer.

Pledge of Allegiance

Mayor Stoneburner led the Pledge of Allegiance

Approve Agenda

Motion by Gillis; supported by Martin to approve agenda as presented. Motion carries.

Presentations

Jake Skarbek presented a Beautification Award to Shannon Freeman who lives at 315 Orchard St and St. Clair County Sheriff Tim Donnellon presented the Year End Report.

Public Comment

Ron Schwark, 737 Townsend, talked about the Feb 8th Gatsby Gala the Algonac Clay Foundation is having. The goal of the foundation is to grow the endowment fund to be able to distribute more scholarships than currently being distributed. He asked everyone to ask two people and ask them to ask two people. The event is at the VFW and includes full dinner, dancing, costume contest, dance contest, raffles and prizes.

City Manager's Report

City Manager Denice Gerstenberg presented a brief report.

Consent Agenda

Motion by Skarbek; supported by Bembas to approve the consent agenda as presented.
Motion carried.

Unfinished Business

None

New Business

To approve Delta Street lift station pump repairs: \$1,896.50

Motion by Blair; supported by Gillis to approve Electric Motor Services, whose address is 3340 Lapeer Avenue, Port Huron, MI 48060 to complete repairs to the Delta Street lift station pump in the amount of \$1,896.50. Motion carries.

Roll Call:

Ayes: Blair, Gillis, Martin, Meldrum, Skarbek, Stoneburner, Bembas

Nays: None

To approve Agreement with Chemical Bank for tax collection

Motion by Gillis; supported by Blair to approve the Agreement for the Acceptance of Tax Payments between the City of Algonac and Chemical Bank, located at 301 Summer St., Algonac, MI 48001, and to further authorize the City Treasurer, Linda Mackie (per section (4) authority) to sign this agreement as the authorized officer.
Motion carries.

To approve the 2019-2023 Master Land Use & Recreation Plan

Motion by Bembas; supported by Martin to adopt Resolution #2019-02, which adopts the Algonac Master Plan, detailing land use, the environment, the economy, transportation, and public services in the city; an integrated five-year parks and recreation plan; associated goals and action strategies; and all maps, tables, and charts contained within the document. Motion carries.

Roll Call:

Ayes: Gillis, Martin, Meldrum, Skarbek, Stoneburner, Bembas, Blair

Nays: None

To accept McBride-Manley CPA proposal for audit services

Motion by Meldrum; supported by Bembas to accept the proposal for professional audit services from McBride-Manley Certified Public Accountants, whose address is 1115 S. Parker St., PO Box 26, Marine City, MI 48039, in an amount not to exceed \$24,500 for general services, not to exceed \$3,000 for federal fund audit, if required, and direct the Mayor and City Manager to sign the proposal on behalf of the city. Motion carries.

Roll Call:

Ayes: Martin, Meldrum, Skarbek, Stoneburner, Bembas, Blair, Gillis

Nays: None

Accounts Payable

Motion by Skarbek; supported by Blair to approve accounts payable and payroll in the amount \$319,765.62 as presented. Motion carries.

Roll Call:

Ayes: Meldrum, Skarbek, Stoneburner, Bembas, Blair, Gillis, Martin

Nays: None

Items for Next Agenda

- Business of the Year
- Citizen of the Year
- Walpole Island Ferry contract

Council Comment

Blair

Thanks for coming. I'm looking forward to the Gatsby Gala in a few weeks. Thanks to the DPW for the ice rink and sled hill. Enjoy.

Gillis

Thanks for coming. Thanks to the DPW for the great job with the snow removal this weekend. My sister lives in a high end neighborhood and her street isn't plowed yet! Thanks to the Coast Guard -US and Canadian for their help on the river.

Bembas

Congratulations to the Algonac first responders not only for their life saving award last week, but also for winning the Boy Scout Chili Cook off! Thanks to Clay Twp for bringing the mail over to the island on their air boat. We've got lots of new activities coming up this year and I want to directly ask the people of Algonac what sort of activities do they want to see here? We'll take all the ideas and brainstorm. Congratulations to Shannon Freeman at 315 Orchard. If you're not familiar with the house, make a point of going by, she's done a tremendous job of the renovation.

Meldrum

Thank you to the first responders and Sheriff's deputies who put their life on the line for us every day.

Martin

I agree with Mr. Bembas, if you're not familiar with 315 Orchard, it's worth a drive by to see what's been done there. Thanks to Chief Doan for keeping an eye on the river and what needs to be done.

Skarbek

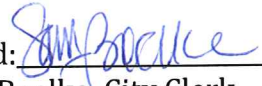
I wanted to say thanks to the DPW for the fast and good job they did plowing the snow.

Stoneburner

The airboat also delivered medicine to the island; too. It's nice to know we still have a life line between the island and main land no matter the weather. Thanks to the Coast Guard who are working without pay. Thanks for coming out tonight.

Adjournment

Motion by Blair; supported by Gillis to adjourn the meeting at 7:44 p.m. Motion carries.

Signed: _____; respectfully submitted: 
Mayor Terry L. Stoneburner Sam Boelke, City Clerk

City of Algonac

805 St. Clair River Drive • P.O. Box 454 • Algonac, Michigan 48001
(810) 794-9361 • Fax: (810) 794-4804

January 23, 2019

David Struck, Planning Director
St. Clair County Metropolitan Planning Commission
200 Grand River Avenue, Suite 202
Port Huron, MI 48060


Dear Mr. Struck:

Enclosed please find the updated Algonac Master Plan, which includes the 2019-2023 City of Algonac Parks and Recreation Plan, pursuant to Michigan Department of Natural Resources (MDNR) recreation plan guidelines.

The Master Plan was approved by the Algonac Planning Commission on December 17, 2018 and was adopted by the Algonac City Council on January 22, 2019.

If you have any questions or concerns about the plan, or if you would like an electronic copy of the plan, please feel free to contact me at 810-794-5611 or via email at citymanager@cityofalgonac.org.

Sincerely,



Denice Gerstenberg
City Manager

City of Algonac

805 St. Clair River Drive • P.O. Box 454 • Algonac, Michigan 48001
(810) 794-9361 • Fax: (810) 794-4804

January 23, 2019

Kathleen Lomako, Executive Director
Southeast Michigan Council of Governments
1001 Woodward Avenue, Suite 1400
Detroit, MI 48226-1904

Dear Ms. Lomako:

Enclosed please find the updated Algonac Master Plan, which includes the 2019-2023 City of Algonac Parks and Recreation Plan, pursuant to Michigan Department of Natural Resources (MDNR) recreation plan guidelines.

The Master Plan was approved by the Algonac Planning Commission on December 17, 2018 and was adopted by the Algonac City Council on January 22, 2019.

If you have any questions or concerns about the plan, or if you would like an electronic copy of the plan, please feel free to contact me at 810-794-5611 or via email at citymanager@cityofalgonac.org.

Sincerely,



Denice Gerstenberg
City Manager