

7 Housing + Neighborhoods

CURRENT STOCK, AVAILABILITY + COMMUNITY

“Burt Township is right at a decision point. There is currently an okay balance of rental properties and year-round residential properties however the tipping point is coming where more nonresident owner properties are there that are rented to vacationers which will price out people who want to live full time and/or need housing while working in important service industry/retail jobs that support the local economy.”

-Survey Participant

*“I WOULD HOPE
OLDER STRUCTURES
CAN BE PRESERVED
TO KEEP THE FEEL OF
GRAND MARAIS.”*

-SURVEY PARTICIPANT



CURRENT HOUSING CONDITIONS

Housing discussions in Burt Township featured three main topics:

- A lack of affordable housing options for the workforce, those on fixed incomes, and young families
- Increased competition from those buying up properties for short term rentals
- A need to attract new working aged residents to the area which would likely include a mix of short term, long term, and affordable housing options

HOUSING STOCK

A closer look at the existing housing stock within Burt Township reveals 86% of homes are single-family residential and 10% are two or more unit structures with 4% designated as mobile homes or ‘other’ units. There is a strong desire to provide additional housing options for residents and newcomers and the single family format can prove to be quite limiting when it comes to creating affordable opportunities for housing.

The overall condition of homes within the Township is quite good. The many historic homes constructed during the lumber boom have been well maintained and the community of Grand Marais, specifically, has a very well-kept feel.

A small number of vacant lots within the community of Grand Marais allow for opportunity for infill. This includes Coast Guard Point which projects out into Lake Superior and has been largely unoccupied within recent history. The community of Grand Marais is constrained by landforms; situated 2 miles west of the Sucker River with steep hills framing it on all sides except its northern edge, defined instead by Lake Superior. This dramatically affects potential physical space to expand the community.

Outside Grand Marais’ boundaries the property plots expand significantly with sparse development of single family homes occupying largely wooded areas.

Of the single family residences within the township, 81% are owner occupied and 19% are rental units. Residents within

Burt Township include 26% of householders living alone and only 12% with at least one person under the age of 18. 82% of households have at least one person over the age of 60.

The average household size is 1.57 people. In comparison, the average household size within the state of Michigan is 2.49 people. This disparity indicates a rather low density of persons per residence. Promoting the opportunity to host smaller or shared unit options for the many single person residences within the community may allow for a higher density of residents while providing more suitable accommodations for those who live alone.

Median gross rent within Alger County in 2020 was \$631 a month with an 80% home ownership rate. Median monthly homeownership costs for those without a mortgage were \$432 while costs with a mortgage were \$1,108. 32% of home values are under \$100k with 43% between \$100k-\$200k. The median home value in Alger 36

County is \$141,900 versus \$146,600 in Burt Township.

Considering the real estate market in Burt Township, at the time of drafting this report, there were a total of 21 listings featured on a combination of websites. Of those, only six featured habitable residences. The homes were priced between \$139,900 and \$350,000. There were no long-term rentals listed and 64 short term rentals advertised on Airbnb.com.

One consideration to increase long-term rental and permanent housing options could include the conversion of single-family units to multi-unit residences. This would provide additional affordable housing units with lower maintenance requirements. If done correctly the number of habitable residences could double without significantly altering the character of the single family home oriented community.

Dickinson County recently completed a detailed housing market assessment and a few notable findings are listed in the green box below. Alger County and Burt Township data and survey responses are in keeping with these findings.

COMPARISON: DICKINSON COUNTY 2020 HOUSING MARKET ASSESSMENT

KEY FINDINGS

- **JOB RECRUITERS ARE STRUGGLING TO ATTRACT TOP TALENT DUE TO A PERCEIVED SHORTAGE IN QUALITY HOUSING AVAILABILITY.**
- **BARRIERS TO BUILD NEW HOUSING FORMATS DUE TO HIGH CONSTRUCTION COSTS AND FEAR THE MARKET WILL NOT SUPPORT PRICES THAT WOULD COVER INVESTMENT.**
- **CONVERSION FROM SINGLE FAMILY TO MULTI UNIT RESIDENCES COULD BENEFIT THE COMMUNITY**



AFFORDABLE HOUSING

Burt Township is in dire need of affordable housing options for its current and future residents.

This proved a common thread in the workshop discussions as well as the survey responses. In order to address a shortage in volunteers, school aged children, and working aged adults, affordable housing options need to be provided.

Developing housing for those who wish to age in place was also a popular discussion topic. The aging demographic and largely single family home make up of the township begs the question as to where those who no longer wish to occupy a single family home can live.



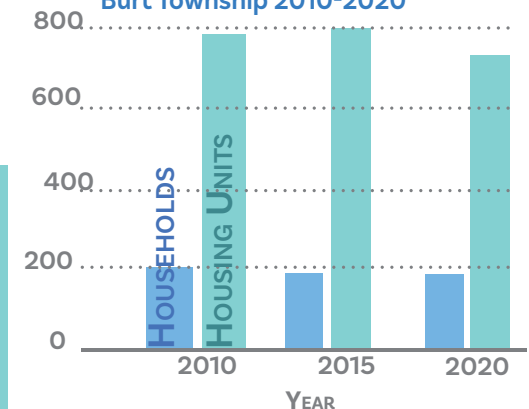
"AFFORDABLE HOUSING FOR LOCAL WORKERS AND FAMILIES IS AT CRISIS STAGE"
-SURVEY PARTICIPANT

The City of Munising and Alger County are aware of the need for affordable condo/townhouse/apartment style developments and workforce housing and have begun to pursue options to develop these

forms of housing. If multi-family, accessible, low-maintenance, well sited, affordable units can host those aging adults looking to move out of their single family home there is room for young families and working aged adults to move in. Potential options for Burt Township are featured in Chapter 10 under "Housing Goals."

The chart below illustrates the number of households in comparison to housing units available within the township over the past 20 years. Ironically, there is the continuously expressed need from the community for additional housing units, although the graph seems to illustrate an excess of housing units. This is largely due in part to the number of vacant, seasonal, and short term rental units within the Township.

* Number of households compared to housing units:
Burt Township 2010-2020



*Short-term rentals are counted as seasonal, recreational, or occasional use a subset of vacant housing units. This also includes second homes and hunting camps

Source: American Community Survey (ACS)

THE 'TIPPING POINT'

As discussed in the Economic Development Chapter, tourism is a large part of the Burt Township economy and initial vacations in the township have inspired new residents to settle in this picturesque little community. These experiences wouldn't have been had without the availability of short term rentals or perhaps the destination of Pictured Rocks National Lakeshore. These new residents, some of whom attended every workshop, are eager to partake in community planning and volunteer boards. One challenge is finding the right balance of rental units and full time or long term housing options.

The growing number of short term rentals within the community was of great concern to many who participated in the planning process. Community members noted the lack of investment those who visited the community had in its long term sustainability and cleanliness. Also, those shopping for full time residences were often competing with others in search of investment opportunities in the form of short term rental units.

This competition between the economic benefits gleaned from additional rental units and visitors versus increased competition for housing of full time residents proves a tricky problem. This dilemma is common to those in much of Michigan's Upper Peninsula and temporary short term rental unit moratoriums are in place in countless communities throughout the state. One method to reduce the need for single family residences to serve as short term rental units is to develop a motel/hotel. With the closing of the North

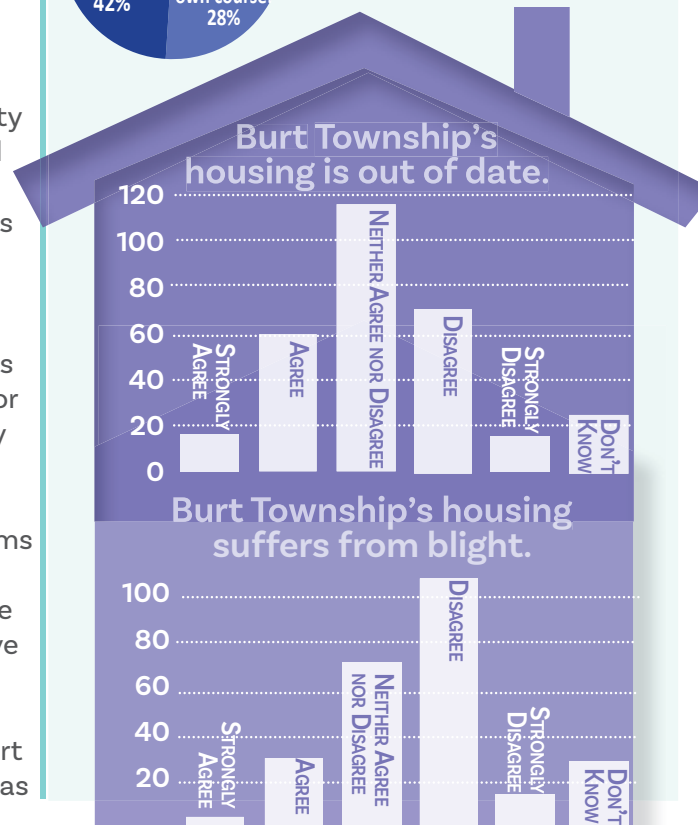
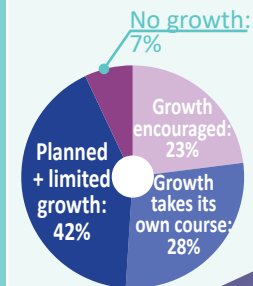
Shore Lodge a short term rental void was

created within the community. By reintroducing this smaller/multiple unit short stay option some short term rental needs may be alleviated.

Chapter 10 will offer additional strategies to strike the appropriate balance between short term rental market housing and long term and full time occupied residences.

Community Survey Responses

What strategy would you prefer for Residential growth management?



Housing Goals

THE TOWNSHIP SHOULD AFFIRMATIVELY SUPPORT AFFORDABLE HOUSING.

THE SHORT-TERM RENTAL ENVIRONMENT MUST BE MANAGED.

WHEN CONSIDERING HOUSING DEVELOPMENTS PRIORITIZE PRESERVING VIEWSHEDS; ESPECIALLY THOSE OF THE BAY AND BEACHES

CREATE COMMUNITY CONNECTIONS BETWEEN NEIGHBORHOOD AND HOUSING DEVELOPMENT ZONES AND COMMUNITY COMMERCIAL DISTRICTS.

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8 Infrastructure + Community Facilities

TRANSPORTATION, WATER, SEWAGE, STORMWATER + RENEWABLE ENERGY OPTIONS

Public spaces, private utilities, transportation networks and community services are all facets of every day modern life we have grown accustomed to. When any one of these is disrupted it is immediately apparent how reliant we are upon these services. It is critical the community realize the significance of installing and maintaining these facilities in working order to sustain a viable, safe and healthy community for generations to come.

EMERGENCY INFRASTRUCTURE

The rural character of Burt Township is a large part of its appeal but can also prove dangerous if the community is not properly equipped for emergencies. With increased potential for extreme weather events this issue has compounded. As the township already documents over 300 inches of snow in some winters it is critical people have access to the services required to stay healthy and safe.

These include access to power, heat, and water. As well as cleared roads to get to work, school, the grocery store, and the doctor.

The township has a fire chief, assistant chief and secretary within their fire department. Volunteer emergency medical personnel and firemen are readily needed within the community. When asked whether one would be interested in volunteering for either position in the community survey the overwhelming response was either they had already served in these positions and/or they were too old to volunteer.

The lack of access to medical services was a frequent concern. The township leases the Sandee Sibbald Medical Center to medical care providers. Currently a Physician's Assistant based in Munising provides services in Grand Marais once a month. The desire to have a more consistent medical staffer available and additional services offered was noted.

UTILITIES

Grand Marais upgraded their city water system in 2013. This roughly \$5 million dollar system was funded by a USDA Rural Development Grant and loan package. To ensure the community continues to preserve high water quality, a sewer system may be installed to replace aging septic systems.

A public workshop was hosted by Matt Treado and Chris Holmes of U.P. Engineers and Architects to discuss sewer infrastructure in the community. A short presentation was followed by hours of questions. Cost was the primary concern. With the installation of a multi-million dollar facility in such a tiny community a clear understanding of cost implications and potential available grant matching funds must be generated.

A separate workshop was hosted on June, 21st, 2022 to discuss renewable energy options within the community. Michael Larson with Michigan Energy Options presented and fielded questions. Topics included the need for electrical vehicle charging stations, low impact methods and locations for solar installations and example renewable energy projects in Michigan. Each of these topics will be explored in greater detail on the following pages.

"A MEDICAL CLINIC WITH WALK-IN SERVICES OPERATING EVEN AS FEW AS 3 HOURS A DAY, MONDAY - SATURDAY, HEADED BY MAYBE A PA WOULD GREATLY BENEFIT THE COMMUNITY, ALONG WITH A PHARMACY THAT COULD SUPPLY THE CLINIC'S OWN PRESCRIPTIONS."

-COMMUNITY MEMBER

"No COMMERCIALLY SUPPORTED SYSTEM FOR RETIRED AND AGING SENIORS AND CERTAINLY NO MEDICAL AND EMERGENCY SUPPORT FOR THE AGED"

-SURVEY PARTICIPANT

PUBLIC WORKS, WATER & SEWER

Burt Township currently has a department of public works with two water operators who are responsible for maintenance, a water billing clerk, and the water administrator.

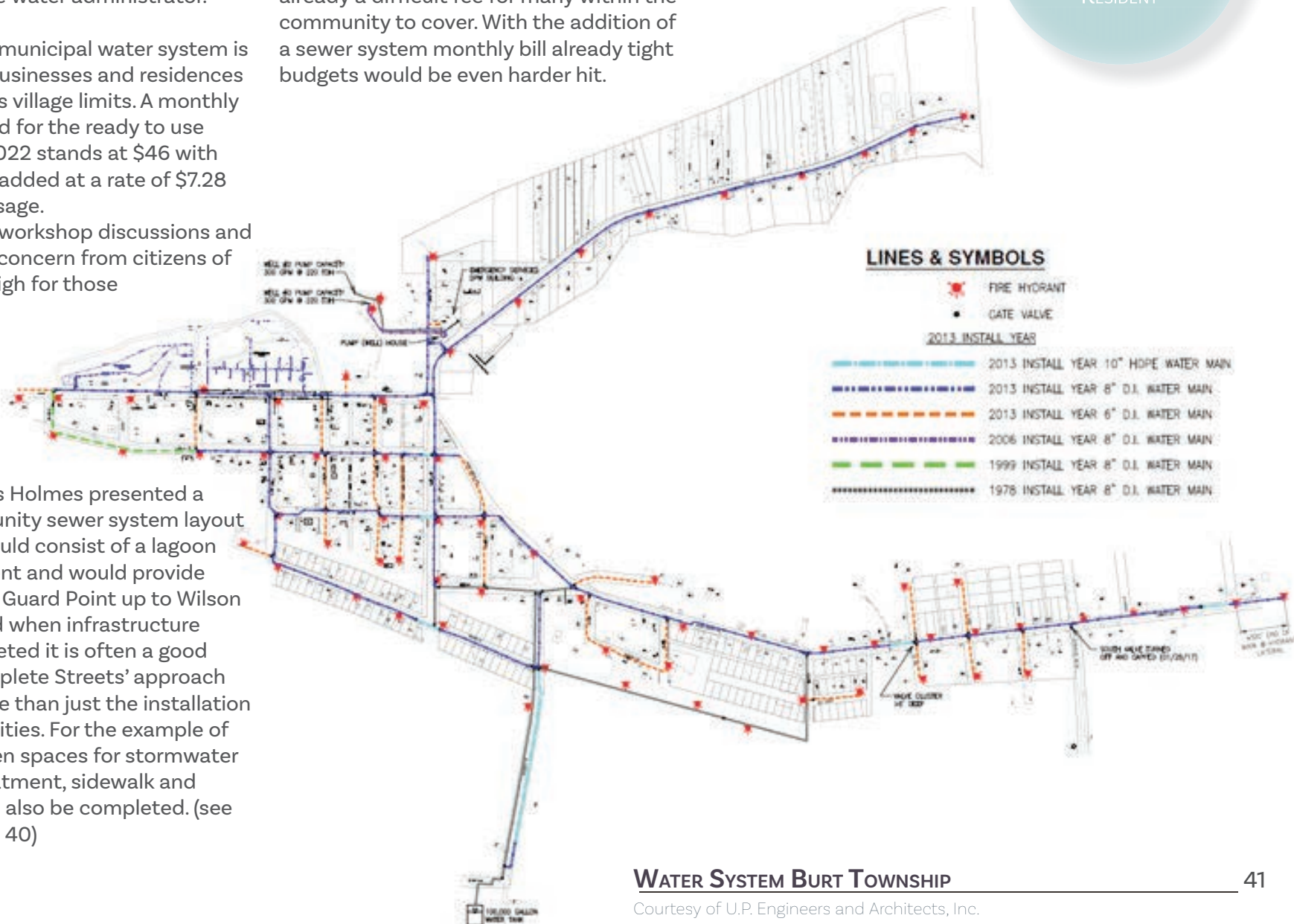
The Burt Township municipal water system is available to most businesses and residences within Grand Marais village limits. A monthly base fee is assessed for the ready to use service and as of 2022 stands at \$46 with additional charges added at a rate of \$7.28 per 1,000 gallons usage. The Burt Township workshop discussions and surveys revealed a concern from citizens of the fee being too high for those struggling to afford basic expenses.

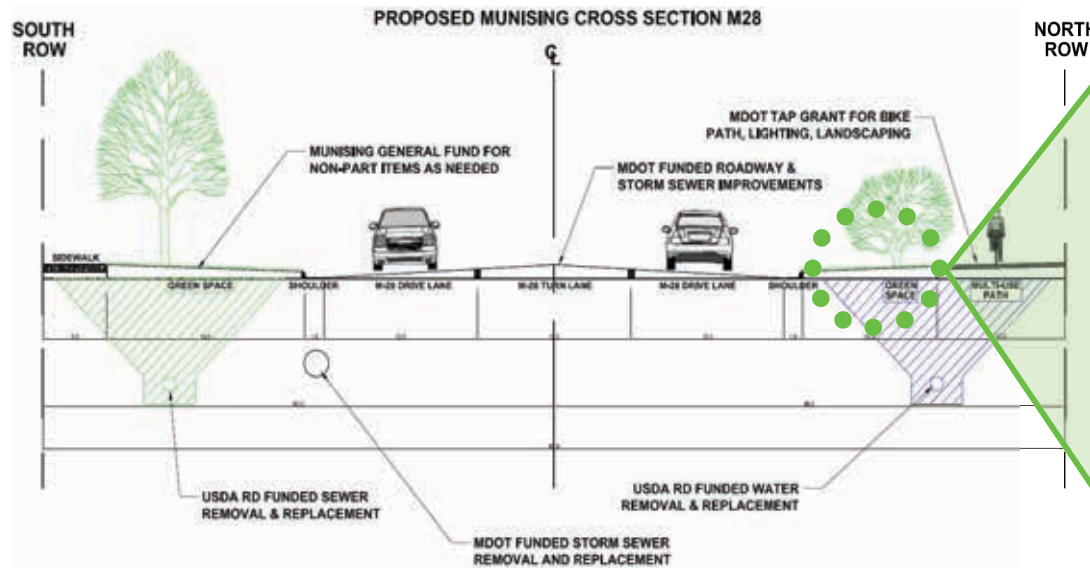
U.P. Engineers' Chris Holmes presented a draft of the community sewer system layout and design that would consist of a lagoon system for treatment and would provide service from Coast Guard Point up to Wilson Street. It was noted when infrastructure projects are completed it is often a good idea to take a 'Complete Streets' approach that considers more than just the installation of underground utilities. For the example of Burt Township, green spaces for stormwater infiltration and treatment, sidewalk and street paving could also be completed. (see illustration on page 40)

The question of how to fund a community sewer system for such a small population area was the main topic of discussion. As previously expressed the base charge associated with the water infrastructure is already a difficult fee for many within the community to cover. With the addition of a sewer system monthly bill already tight budgets would be even harder hit.

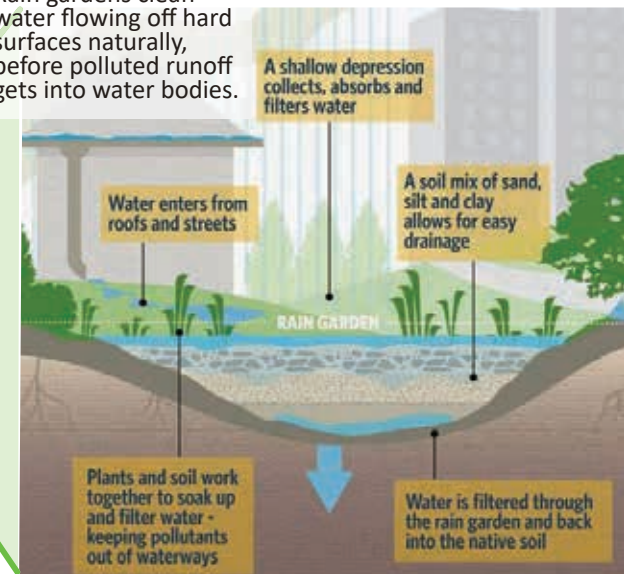
"THE COST OF THE WATER HAS HURT PEOPLE IN THIS TOWN ON FIXED INCOME;"

-RESIDENT



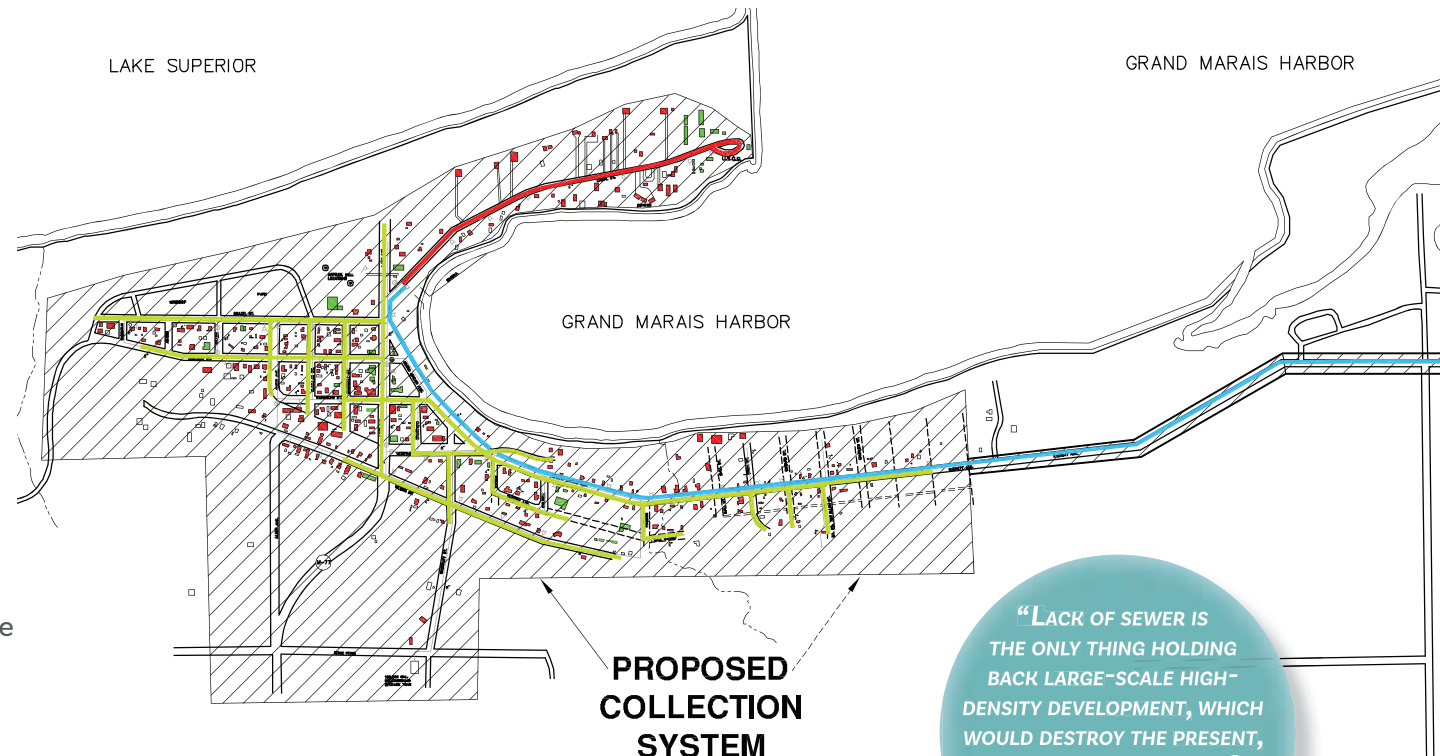


Rain gardens clean water flowing off hard surfaces naturally, before polluted runoff gets into water bodies.



There are multiple funding opportunities for community sewer and water systems and it was recommended by the presenters the township prepare their sewer plans and submit them into the grant application hoppers so when adequate funding does become available the community is ready to apply and move forward with the project. The engineers noted up to 80% of project fees have been covered by outside funding sources on other similarly sized projects. The Clean Water State Revolving Fund program provides low cost financing for municipal wastewater facilities. An additional funding source recently introduced is included in Public Act 53.

Research concerning potential funding sources must be carried out to determine the maximum assistance the community could receive for the installation of a wastewater treatment system and to determine how much of the cost would need to be covered by the community.

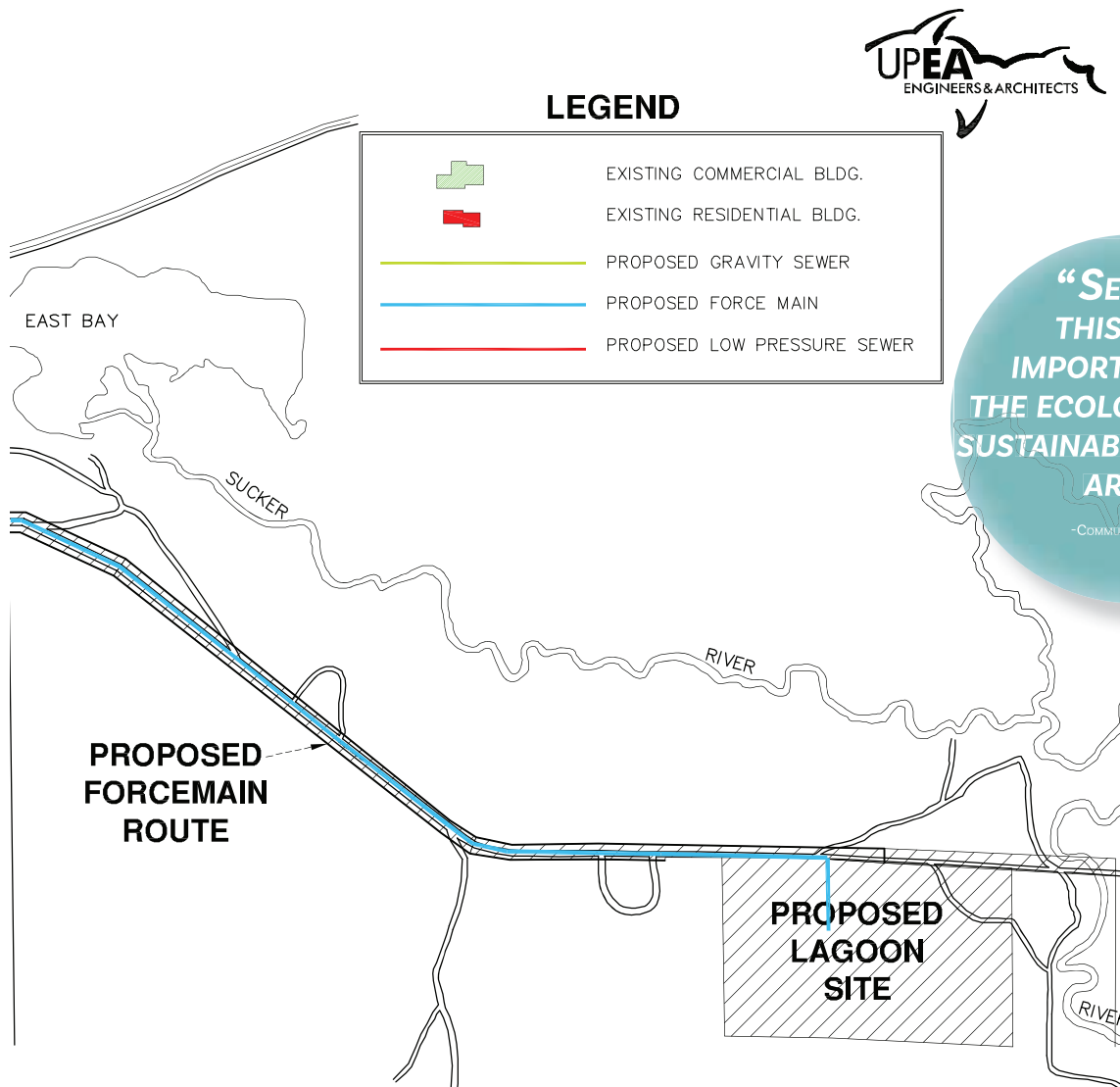


"LACK OF SEWER IS THE ONLY THING HOLDING BACK LARGE-SCALE HIGH-DENSITY DEVELOPMENT, WHICH WOULD DESTROY THE PRESENT, ATTRACTIVE CHARACTER OF OLD TOWN G.M."

-SURVEY PARTICIPANT

The question as to whether a phased installation of the sewer system could be implemented to space out costs was asked during the workshop. This method would not work well as the majority of the costs must happen up front including the construction of the lagoon system and installation of the pump stations. The sizing of the sewer line also has to be matched to the proposed coverage area as to reduce the potential for sewage to sit within the lines.

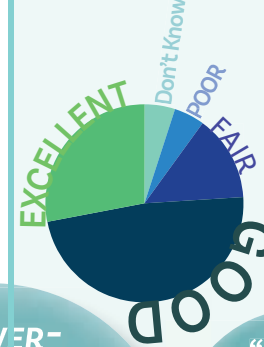
The overwhelming consensus at the workshop was that the need for a sewer system was inevitable, but a complete understanding of total cost and what share would be passed on to the users was needed.



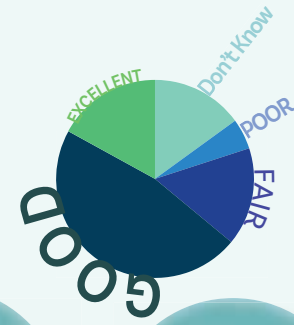
Community Survey Responses

How would you rate community improvements including...

...the breakwall installation



...the public water system



“NOT MANY IMPROVEMENTS FOR THE COMMUNITY AS A WHOLE -- MOST HAVE BEEN ORIENTED TO TRANSITIONAL TOURISM”

-COMMUNITY MEMBER

“SEWER- THIS IS SO IMPORTANT FOR THE ECOLOGICAL AND SUSTAINABILITY OF THE AREA”

-COMMUNITY MEMBER

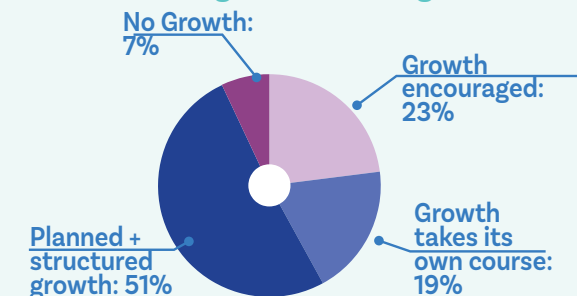
“FINGER DOCKS SHOULD BE ADDED TO THE MARINA TO GENERATE MORE INCOME”

-COMMUNITY MEMBER

“THERE SHOULD HAVE BEEN AN ARM OF THE BREAKWALL THAT WENT TOWARD THE EAST”

-COMMUNITY MEMBER

What strategy would you prefer for Commercial growth management?



RENEWABLE ENERGY

The Renewable Energy workshop was hosted by Michael Larson with Michigan Energy Options who specializes in solar installations and more recently vehicle charging infrastructure. The nearly 30 attendees expressed interest in both of these forms of energy infrastructure. One family offered up a segment of their own land to host a community co-op style solar farm.

Within the survey responses, citizens expressed concerns with installing renewable energy infrastructure on a large scale. They noted issues such as the need to remove trees in order to construct solar and wind farms as well as high material/installation costs, and whether there is enough sunlight in Burt's climate for solar to be effective. Survey response tallies are featured in the charts to the right.

Michael provided examples of solar installations on previously disturbed land such as old landfills and abandoned mining sites. Solar infrastructure is becoming increasingly more efficient and cost competitive with other fossil fuel burning options. Alger Delta Cooperative is the current electric supplier within Burt Township and does provide some rebates for those who install renewable energy infrastructure on their properties and feed energy back into the grid. There are also incentives at the state and federal level for new installations but one must keep up to date on these opportunities as they are continuously changing.

As the community of Grand Marais and larger Burt Township region is off the main highway the need for vehicle charging stations was also discussed. Examples of campground retrofit charging stations seemed to be the easiest to install as the power infrastructure is already in place. The township should consider other fiscal avenues and locations for installing electric vehicle

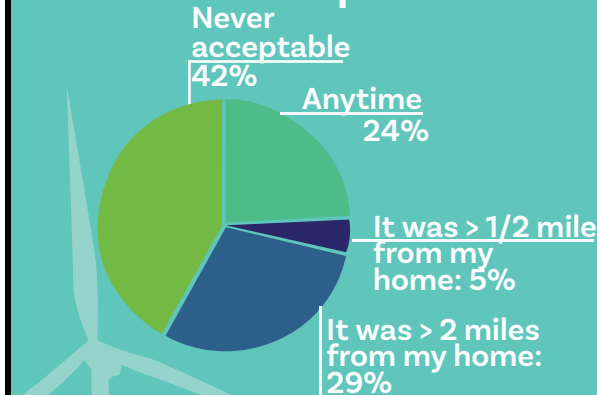
and perhaps ORV and snowmobile charging stations in the future. Renewable energy options are rapidly evolving and poised to overtake coal as the largest source of electricity generation by early 2025.⁹ This signals a need to keep updated on changing energy options. The community must continue

this discussion defining the right balance of renewable options while eliminating the need to disturb pristine portions of Burt Township's peaceful and exquisite landscape.

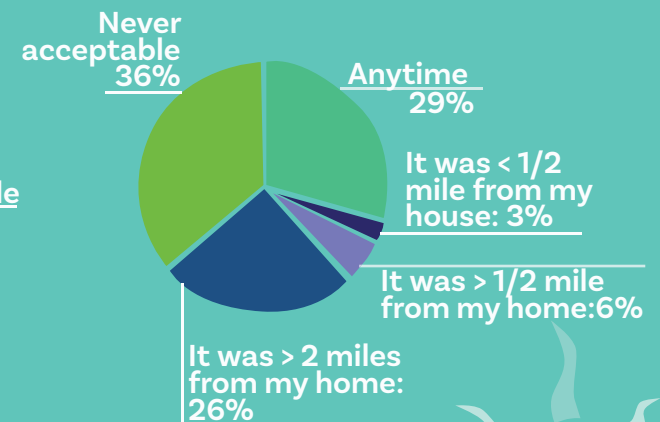
⁹ Shao, E. (2022, December 6). Renewables will overtake coal by early 2025, Energy Agency says. The New York Times. Retrieved December 20, 2022, from <https://www.nytimes.com/2022/12/06/climate/iea-renewable-energy-coal.html>

Community Survey Responses

A wind turbine installation would be acceptable if...



A large solar array installation would be acceptable if...



"THERE IS ENOUGH WIND ON EARTH TO MORE THAN POWER THE WORLD. USE IT. GIVE TAX BREAKS FOR INSTALLING IT"

-COMMUNITY MEMBER

"LEAVE NATURAL AREAS THE WAY THEY ARE."

-COMMUNITY MEMBER

Why?

POTENTIAL WILDLIFE IMPACTS

THEY ARE UNSIGHTLY

THEY ARE EXPENSIVE

THEY ARE NOISY

PUT THEM ON THE HILLS

THEY CAN'T BE RECYCLED

"IT TAKES SO MANY RESOURCES AND SO MUCH ENERGY TO BUILD ONE THAT THEY COULD SPIN THEMSELVES INTO OBLIVION AND NEVER GENERATE ENOUGH ENERGY TO PAY FOR THEIR OWN CONSTRUCTION"

TRANSPORTATION

Burt Township is a very rural community that experiences intense winter storms. For any community in this situation, maintaining a connection to neighboring communities is critical.

Alger County Transit, Altran, provides seasonal Trolley Shuttles from Grand Marais to Munising on a daily basis for a fee of \$24. Altran also hosts a seasonal backpacking shuttle service along H58 between Munising and Grand Sable Visitor's Center. Both shuttle service options require reservations and details can be found at: <https://www.altranbus.com/> Altran also provides a monthly shopping shuttle from Grand Marais to Marquette and delivers library books from Munising to the community center in Grand Marais year round. Community members expressed an appreciation for these services.

Recreation and Transportation go hand in hand in Burt Township. With an abundance of snowmobile riders in the winter months and off road vehicle riders in the summer months there is an extensive network of motorized trails for transport. There are also the silent sport modes of transport including biking, hiking, skiing, and paddling. Visitors to the township arrive by all different means. Continuing to provide infrastructure, education and clear direction to those who come to the township and travel its many modes of transport should be a priority. As discussed in the recreation chapter, more clear guidelines and parameters for off road vehicle use and enforcement are needed.

In addition, a consistent transport system for those wishing to carry out necessary trips to neighboring communities is also needed. Pairing a future affordable housing development with a shuttle service that provides weekly transport to neighboring communities might be one option. Having a dedicated, all season, transport option such as this would provide a level of connection and comfort for those with transportation limitations.

By AIR



By WATER



By LAND



Burt Township has a small airport roughly three miles southeast of Grand Marais. It has a grass runway and was built in 1947 by Trans-Canada Airways as an emergency landing field which operated until 1959. The township now operates it and used to host an annual fly in event. This event has shifted to the bay for an annual splash in event hosting seaplanes. The airport should be used as a long term resource to provide economic development, emergency services, and other community benefits.

Infrastructure + Community Facility Goals



DEVELOP AND KEEP AN UPDATED COMMUNITY IMPROVEMENT PLAN THAT ADDRESSES THE MANAGEMENT AND INSTALLATION OF PUBLIC ASSETS.

ENHANCE THE COMMUNITY STREETScape PROMOTING ALL MODES OF TRANSPORTATION AND FRAMING VIEWS OF LAKE SUPERIOR AND THE BAY.

TAKE THE LONG VIEW: MONITOR AND PRESERVE WATER QUALITY AS WELL AS IDENTIFY AND PROMOTE THE USE OF SUSTAINABLE MATERIALS AND RENEWABLE ENERGY SOLUTIONS WITHIN THE COMMUNITY.

DETERMINE A METHOD OF FUNDING FOR AND PURSUE GRANT OPPORTUNITIES TO INSTALL A COMMUNITY SEWER SYSTEM.

9 Land Use + Zoning

EXISTING + PROPOSED LAND USE + ZONING PAIRED WITH SCHEDULE OF ZONING DISTRICT REGULATIONS

THE PREFERRED FUTURE

The previous chapters of the Master Plan provide an overview of the existing conditions in Burt Township and surrounding areas. A Future Land Use Plan is representative of the “preferred future” of how the Township desires to grow and the Plan includes recommendations on how development should be implemented. A Future Land Use Plan is based on analyses of environmental opportunities and constraints, existing trends and conditions and projected future land use needs. While developing a Future Land Use/Zoning Plan, the Planning Commission was assigned the difficult task of projecting development within Burt Township, envisioned over the next five to ten years. The Goals and Policies presented in the Chapter 10 and principles of sound Land Use Planning are the foundation upon which this Future Land Use Chapter is based.

Future land use planning establishes the desired amounts and locations of residential, commercial, and industrial development; public facilities; open space; environmental conservation and recreational areas; and

changes or improvements to the local traffic and road circulation systems. This chapter also presents a Zoning Plan, which along with the relevant parts of the Future Land Use Plan, is intended to guide the implementation and future changes to the Township’s Zoning Ordinance.

The Michigan Zoning Enabling Act (MZEA) Sec. 203 (1) requires that zoning be based on a “Plan.” Similarly, the Michigan Planning Enabling Act (MPEA) Sec. 7 (2), sets forth the purpose for which a Master Plan must be created. In order for a Master Plan to serve as the basis for future zoning, it should promote the purposes in the MZEA and MPEA.

A “Zoning Plan” is another term for a “Zone Plan” which is used in the Michigan Zoning Enabling Act (PA 110 of 2006) and the Michigan Planning Enabling Act (PA 33 of 2008). Section 33(2) (d) of the Michigan Planning Enabling Act requires a Master Plan to include:

“...a Zoning Plan for various Zoning Districts controlling the height, area, bulk, location, and use of buildings and premises. The Zoning Plan shall include an explanation of how the land

use categories on the Future Land Use Map relate to the Districts on the Zoning Map.”

A Zoning Plan describes:

- The purpose, general location, and main uses allowed for each existing and proposed zoning district;
- The difference between the land use categories of the Future Land Use Map and those found on the Zoning Map;
- The recommended standards for the schedule of regulations concerning height, bulk, setback, yard, lot size and related features.
- The existing Zoning Map, along with proposed changes, clearly details the circumstances under which those changes should be made.
- Standards or criteria to be used to consider rezonings consistent with the Master Plan.

The relationship between the Master Plan and Zoning Ordinance is often misunderstood. The Master Plan is a guide for Land Use; the Zoning Ordinance regulates the existing land use. The Master Plan is not a binding, legal document however, the Zoning Ordinance by law is an

adopted township ordinance and must be followed by Burt Township residents and anyone intending to develop or do business within the township. The future land use recommended for an area may be the same as the existing zoning for that area, while in some cases the future land use recommended is different from the existing zoning. The Future Land Use Map does not change the existing zoning district in an area. A property owner must utilize the property as it is currently zoned and according to all of the standards and requirements of the Zoning Ordinance.

The Master Plan is a guide for Land Use; the Zoning Ordinance regulates the existing land use. The Master Plan is not a binding, legal document however, the Zoning Ordinance by law is an adopted Township ordinance and must be followed by Burt Township residents and anyone intending to develop or do business within the Township.

The Future Land Use Map reflects the conclusion that land use patterns in Burt Township will continue to be heavily influenced by the Lake Superior shoreline and by the significant portion of Burt Township lands held in public ownership, including the Pictured Rocks National Lakeshore and the Lake Superior State Forest. Other major considerations which help shape the Future Land Use Map are a desire to establish appropriate land uses and densities throughout the township as well as provide suitable areas for residential uses. Potential updates to the Burt Township Zoning

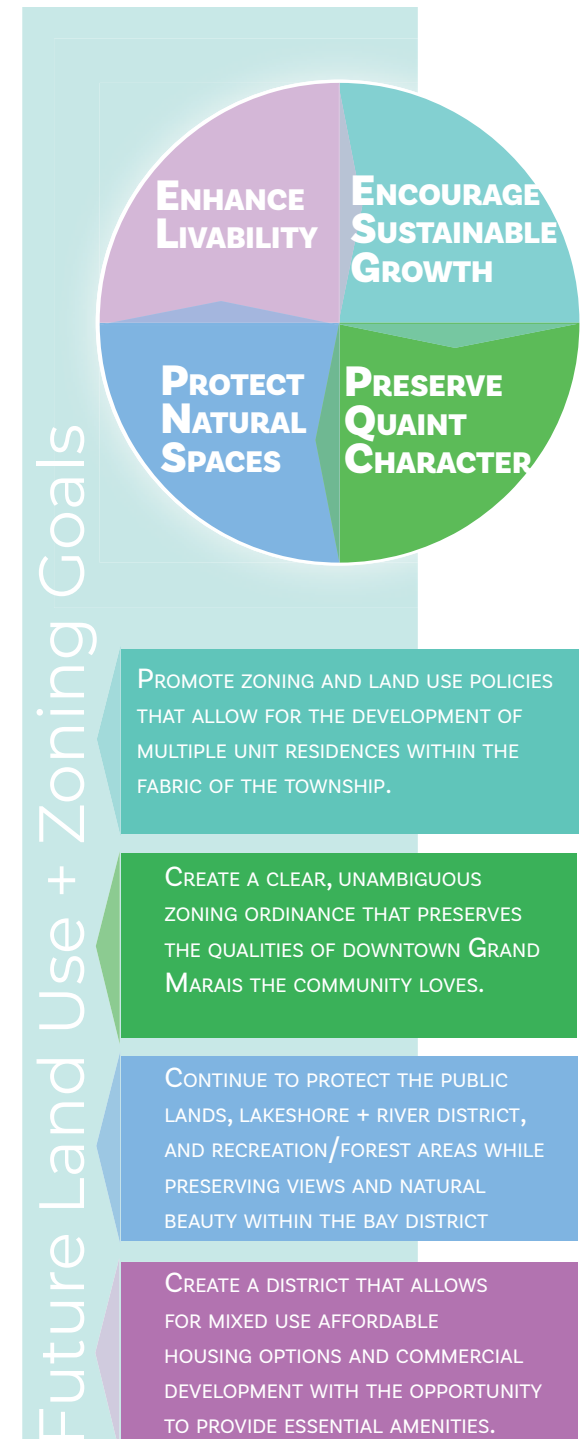
Ordinance are discussed throughout the following sections and necessary changes can be pursued as the need or opportunity presents itself. The Planning Commission's intent is to identify major goals and recommendations they desire to implement and begin to work on the corresponding zoning changes required.

The complete Master Plan, including the Future Land Use Map are tools to be used by the Planning Commission and Township Board during the process of making land

use decisions, capital improvement planning and ongoing reevaluation and modification of Burt Township's ordinances. Implementation of the general recommendations in this Plan will take place over time and are contingent upon many factors, including economic conditions, changing trends in development,

availability of utilities and services, budget limitations and township priorities.

CURRENT ZONING DISTRICTS + ZONING PLAN



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Burt Township is currently divided into thirteen zoning districts. The intent and general purpose for each zoning district listed within the Master Plan have been obtained directly from the Zoning Ordinance. The permitted by right and conditional uses within each zoning district are listed in the specific district regulations of the Burt Township Zoning Ordinance (Article III). A Schedule of Regulations is included for the existing zoning districts.

Intent: This district is intended to protect the fragile eco-system in the coastal area, while at the same time permitting residential

ZONING DISTRICTS

-  I : INDUSTRIAL
-  C-1 : COMMERCIAL ONE
-  C-2 : COMMERCIAL TWO
-  R-1 : RESIDENTIAL ONE
-  R-2 : RESIDENTIAL TWO
-  LS/R : LAKESHORE + RIVER
-  BAY : BAY DISTRICT
-  RP : RESOURCE PRODUCTION
-  RF : RECREATION/FOREST
-  PR : PICTURED ROCKS DISTRICT
-  RM/IBZ : RESOURCE MANAGEMENT INLAND BUFFER ZONE
-  SD/TP-IBZ : SEASONAL DWELLING/TIMBER PROD. INLAND BUFFER ZONE
-  NR : FOX RIVER NATURAL RIVER DISTRICT

PROPOSED DISTRICTS

-  DD : DOWNTOWN DISTRICT
-  GC : GENERAL COMMERCIAL
-  NR : NEIGHBORHOOD RESIDENTIAL
-  SR : SUBURBAN RESIDENTIAL
-  LS/R : LAKESHORE + RIVER
-  BAY : BAY DISTRICT
-  PL : PUBLIC LANDS
-  RF : RECREATION/FOREST
-  RP : RESOURCE PRODUCTION
-  RM/IBZ : RESOURCE MANAGEMENT INLAND BUFFER ZONE
-  SD/TP-IBZ : SEASONAL DWELLING/TIMBER PROD. INLAND BUFFER ZONE
-  NR : FOX RIVER NATURAL RIVER DISTRICT

EXISTING LAND USE + ZONING

DISTRICT R-1: RESIDENTIAL ONE

The R-1, Residential One, District is intended for the establishment and preservation of quiet neighborhoods for single-family dwellings free from other uses except those which are both compatible with and convenient to the residents in this District. The R-1 District is designed to accommodate residential opportunities for those who are willing to assume the costs of providing their own services, insuring a safe, potable water supply and treatment of wastewater on the same lot.

DISTRICT R-2: RESIDENTIAL TWO

The R-2, Residential Two, is intended for the establishment and preservation of quiet neighborhoods for single-family dwellings and two-family dwellings free from other uses except those which are both compatible with and convenient to the residents in this District. The R-2 District is designed to accommodate residential opportunities for those who are willing to assume the costs of providing their own services, requiring spacious lots, ensuring a safe, potable water supply and treatment of wastewater on the same lot.

FUTURE LAND USE (POSSIBLE OPTION)

DISTRICT NR: NEIGHBORHOOD RESIDENTIAL

The NR, Neighborhood Residential, District is intended to preserve the quiet neighborhood atmosphere free from other uses except for those which are compatible and convenient to the residents in the District. It is primarily located within the heart of Grand Marais and is comprised of single family dwellings with garages laid out in a grid pattern with small lots. The area may include duplexes or other forms of two-family dwellings including an accessory dwelling unit.

DISTRICT SR: SUBURBAN RESIDENTIAL

This district is composed of single family housing on larger lots with lower density than that of the Neighborhood Residential District. This District supports not only single family residences but also condominium developments located along highway M-77. Condominium developments are characterized by side-by-side dwelling units where an exterior door leads to each individual unit. Streets in this District may not follow a traditional grid pattern and shall include amenities such as public transportation and recreation access.

STRATEGIES + POTENTIAL ZONING CHANGES

CHANGES

Intent: To provide the opportunity for increased affordable housing stock within Grand Marais' Downtown area while preserving neighborhood character.

Rental of single family homes shall be discussed in relation to other lodging options.

CHANGES

Intent: To provide both lower density residential development and higher density affordable housing options just outside of the Grand Marais downtown core.

Connections to township amenities including recreational corridors, public transportation stops, and commercial districts shall be encouraged.

EXISTING LAND USE + ZONING

DISTRICT BAY

This district is intended to protect the fragile eco-system in the coastal area, while at the same time permitting residential and recreational development and limiting other uses that are compatible with the area. Any development in the Bay District must be accomplished in a manner that preserves the qualities found within the Lake Superior coastline as well as protecting the Piping Plover, a listed endangered species.

DISTRICT LS/R: LAKESHORE AND RIVER

The LS/R, Lakeshore/River, District is established and maintained for residential and recreational use to those areas with frontage on inland lakes and the rivers, which because of their natural characteristics and accessibility, are suitable for development and to preserve the visual appearance and accessibility of the water area but still permit development along the shoreline. The lot requirements are intended, among other things, to reduce the spread of fire in the event of conflagration and to provide safe conditions for on-site water supply and on-site sewage disposal.

DISTRICT NR: FOX RIVER NATURAL RIVER DISTRICT

To preserve, protect and enhance the Fox River environment and to keep it in a natural state for the use and enjoyment of the populace, Burt Township hereby incorporates the adopted "Fox River Natural River Plan" into and as part of its Township Zoning Ordinance.

DISTRICT C-1: COMMERCIAL ONE

The C-1, Commercial One, District is established to preserve a district for residential, retail and service establishments, and certain governmental uses that are compatible with a small-town setting serving residents and tourists. This district is designed for small unincorporated town areas where a mix of residential and retail is in accord with established patterns of land use and the needs of nearby residents.

FUTURE LAND USE (POSSIBLE OPTION)

DISTRICT BAY

Same as existing land use.

DISTRICT LS/R: LAKESHORE AND RIVER

Same as existing land use, with the addition of preserving views from land behind waterfront sites and from the water looking back toward the land.

DISTRICT NR: FOX RIVER NATURAL RIVER DISTRICT

To preserve, protect and enhance the Fox River and its various tributaries. Incorporate water quality management and access strategies outlined in the Michigan DNR Fox River Natural River Plan of 1988:

https://www.michigan.gov/dnr/-/media/Project/Websites/DNR/Documents/Fisheries/NaturalRivers/Plan_FoxRiver.PDF?REV=967037A4B08B4094A2F09D288325158C

DISTRICT DD: DOWNTOWN DISTRICT

The Downtown District features a variety of small retail shops, residences, government uses, and mixed use historic buildings along the northernmost segment of M-77 in Grand Marais. This district is designed for small unincorporated town areas where a mix of residential and retail is in accord with established patterns of land use and the needs of nearby residents.

STRATEGIES + POTENTIAL ZONING CHANGES

CHANGES

Intent: To clarify potential forms of development within this area including small scale commercial or mixed use development.

Zoning ordinance may specify a certain setback requirement from the waterfront as well as restrict building heights in order to preserve views from land and water.

CHANGES

Intent: To ensure development is properly sited within a lot preserving and, if needed, establishing vegetation within a specified buffer zone along waterfronts. Development must take measures to minimize erosion and preserve water quality.

Areas experiencing significant waterfront erosion are adequately mapped and development proposals are outside of future erosion patterns. Provide adequate site setbacks from floodplain areas with increased frequency and intensity of storm events.

CHANGES

Intent: Continued support to preserve and enhance the Fox River corridor and basin per the MDNR plan.

CHANGES

Intent: To keep the character of the downtown intact, ensuring the historic nature of the buildings and mom and pop storefronts continue to thrive.

Enhance the streetscape and provide better access for all user types. Embrace the complete streets approach to planning and design within the downtown district providing access for all modes of mobility.

EXISTING LAND USE + ZONING

DISTRICT C-2: COMMERCIAL TWO

The C-2, Commercial Two, District is established to preserve an area for light industrial and commercial establishments along with residential uses.

FUTURE LAND USE (POSSIBLE OPTION)

DISTRICT GC: GENERAL COMMERCIAL

The C-2 District may include light industrial, commercial and residential mixed use developments. Buildings here are to be no greater than three stories with parking areas that capture and infiltrate all stormwater runoff on site incorporating energy efficient design strategies into both site and structure designs.

STRATEGIES + POTENTIAL ZONING CHANGES

CHANGES

To serve as the commercial corridor for the Suburban Residential zone, incorporating some mixed use and condominium developments on the edge of the two zones. This incorporates the small industrial district featured in the previous land use/zoning plan.

DISTRICT RF: RECREATIONAL FOREST DISTRICT

This district is designed to promote the proper use, enjoyment and conservation of the forest, water, land, topographic, geologic, historic, and other resources of the township adapted to recreational uses and/or forest industries. To facilitate such uses, certain commercial and other services may be authorized through the Conditional Use permit process.

DISTRICT RF: RECREATIONAL FOREST DISTRICT

Same as existing land use.

CHANGES

No change.

DISTRICT RP: RESOURCE PRODUCTION

The RP, Resource Production, District is established to maintain low density rural areas which because of their rural character and location, accessibility, natural characteristics and the potentially high cost of providing public services for intensive uses are more suitable for a wide range of forestry, agriculture, natural resources and recreational uses.

DISTRICT RP: RESOURCE PRODUCTION

May incorporate recreation corridors and access points such as boat launches, fishing trails, and trailheads.

CHANGES

May incorporate opportunities to enhance access to recreation through the creation of recreational trails and development of recreation amenities.

DISTRICT I: INDUSTRIAL

The I, Industrial, District is designed and intended for manufacturing, assembling, fabricating, and processing businesses, storage, mineral extraction, and other commercial activities which may require larger sites and isolation from many kinds of other land uses and to make provisions for commercial uses necessary to service the immediate needs of an industrial area.

DISTRICT I: REMOVED

This zone is deemed unnecessary as the General Commercial District incorporates light industrial activity within the township.

CHANGES

This district is removed as it has been incorporated in the the GC (General Commercial) District.

DISTRICT PR: PICTURED ROCKS DISTRICT

This district includes the lands of the shoreline zone of the Pictured Rocks National Lakeshore (PRNL), established by Public Law 89-668 to preserve the scenery and outstanding natural features and "... to provide the benefits of public recreation." It is the intent of the Congress that the National Park Service manage and develop the PRNL to protect the area's scenery and natural features and provide for public recreation.

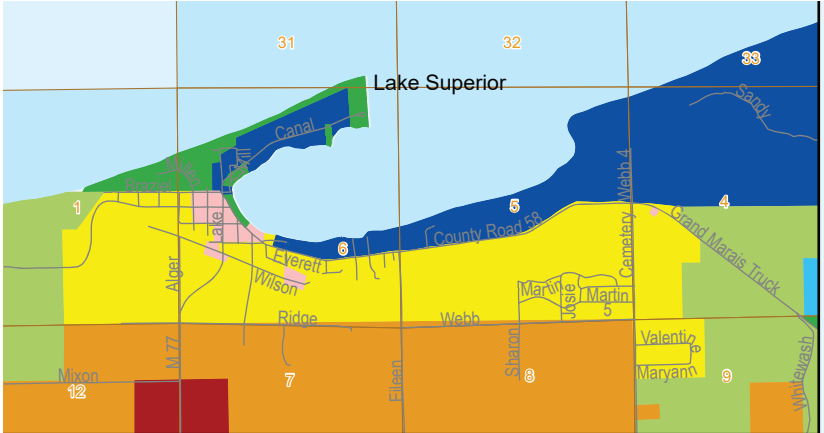
DISTRICT PL: PUBLIC LANDS

The Public Lands District will continue to be preserved and maintained for low-intensity activities and public enjoyment and ecological conservation.

CHANGES

This District now incorporates the Department of Natural Resources property and the Pictured Rocks National Lakeshore, as established by Public Law 89-668.

EXISTING LAND USE + ZONING	FUTURE LAND USE (POSSIBLE OPTION)	STRATEGIES + POTENTIAL ZONING CHANGES
<p>DISTRICT SD/TP-IBZ: SEASONAL DWELLING/TIMBER PRODUCTION - INLAND BUFFER ZONE To establish and maintain for low intensity and seasonal use those areas within the Inland Buffer Zone of the Pictured Rocks National Lakeshore as established by Public Law 89- 668, which because of their location, accessibility, soils, and other characteristics are best suited for timber production, seasonal dwelling, and outdoor recreational uses.</p> <p>DISTRICT RM-1BZ: RESOURCE MANAGEMENT – INLAND BUFFER ZONE To establish and maintain for low intensity use those areas of the Pictured Rocks National Lakeshore Inland Buffer Zone as established by Public Law 89-668, which because of their location, accessibility, soils, drainage, and other characteristics are suitable for the development of single-family seasonal and year-round residences, for timber management and agricultural purposes, and for outdoor recreational uses.</p>	<p>INLAND BUFFER ZONES The four categories of Inland Buffer Zones were established by Public Law 89-668 and Burt Township will have to work closely with the National Parks Service to make any desired changes. It is recommended the township begin conversations with the National Parks Service to generate a better understanding of how these zoning districts came to be and what flexibility there is in better defining development parameters and adjusting the district borders if determined necessary.</p> <p>Although there are four different Inland Buffer Zones defined only two are present in the currently adopted zoning map for Burt Township.</p>	<p>CHANGES None.</p>
<p>DISTRICT SC-IBZ: SEASONAL COMMERCIAL – INLAND BUFFER ZONE Intent: To establish and maintain areas for seasonal commercial uses within the Pictured Rocks National Inland Buffer Zone as established by Public Law 89-668 to service the needs of lakeshore visitors and other tourists in rural areas. Uses should be conceived and planned so that they will not require year-round road access and other services commonly found in more accessible areas. Commercial uses should be limited to those needed to provide necessary services to the lakeshore visitor and so located so as not to detract from the visitor’s enjoyment of the lakeshore.</p> <p>DISTRICT RR-IBZ: RURAL RESIDENTIAL - INLAND BUFFER ZONE Intent: To establish and maintain a low intensity use rural residential environment for those areas of the Pictured Rocks National Lakeshore Inland Buffer Zone as established by Public Law 89-668, which because of their location, accessibility, soils, drainage, and other characteristics are suitable for the development of single-family, year-round dwellings.</p>		



Legend

— Roads

LAKEs

Sections

■ General Commercial District

■ LS/R=Lakeshore and River

■ NR=Fox River Natural River District

■ Neighborhood Residential District

■ Suburban Residential District

■ Downtown District

■ RF=Recreation/Forest

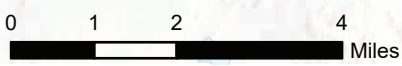
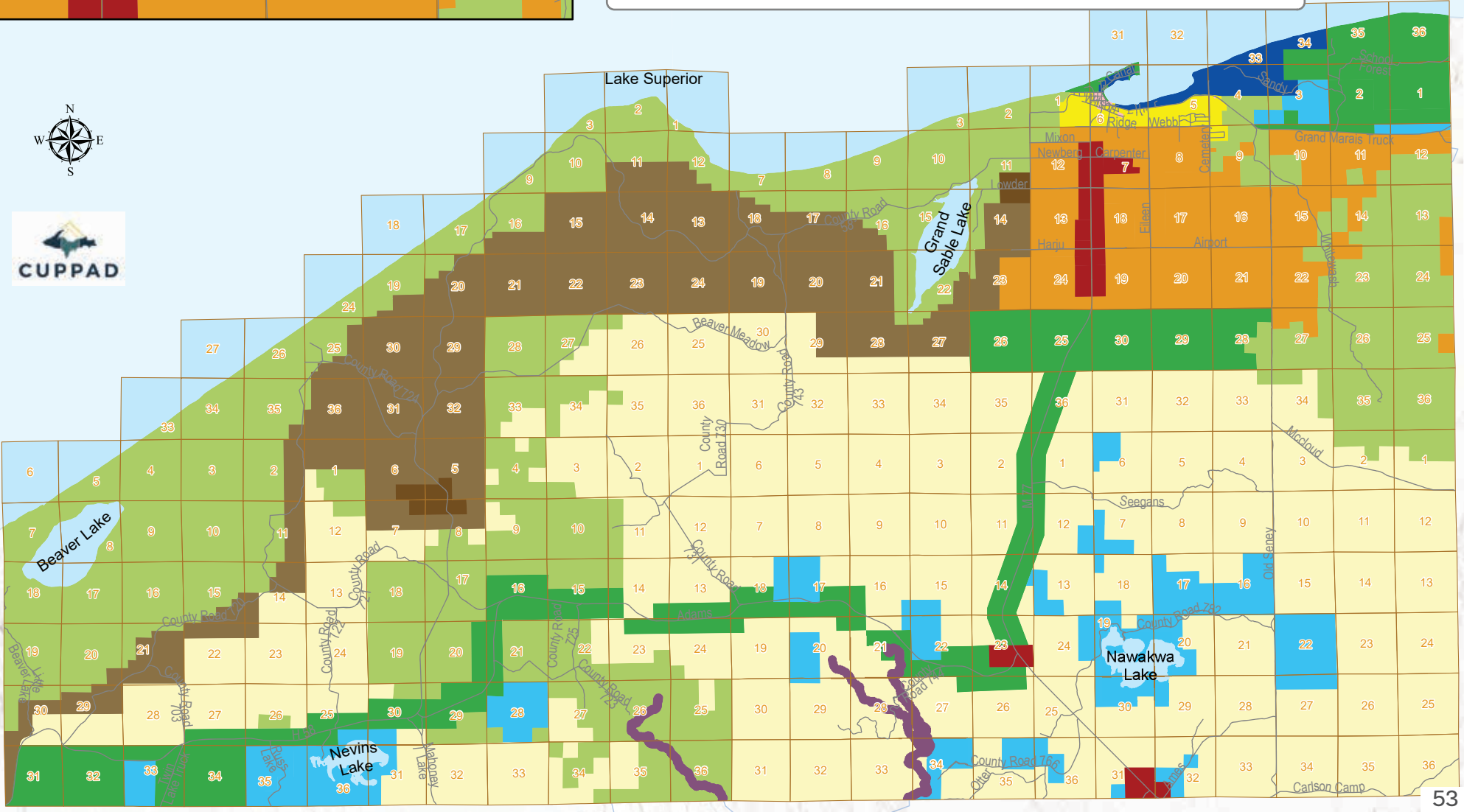
■ RM/IBZ=Resource Management-Inland Buffer Zone

■ RP=Resource Production

■ SD/TP-IBZ=Seasonal Dwelling/Timber Prod.-Inland Buffer Zone

■ PL = Public Land

Burt Primary Zoning District



SCHEDULE OF ZONING DISTRICT REGULATIONS (POSSIBLE OPTION)

			SETBACK				
PROPOSED DISTRICTS	MINIMUM LOT SIZE	MINIMUM LOT WIDTH (FEET) ^A	FRONT	SIDE	REAR	MAXIMUM HEIGHT (FEET)	MAXIMUM LOT COVERAGE RATIO
DD: DOWNTOWN DISTRICT	20,000 SQ FT	100	15	10	15	30	100%
GC: GENERAL COMMERCIAL	20,000 SQ FT	100	15	15	15	30	60%
NR : NEIGHBORHOOD RESIDENTIAL	20,000 SQ FT	100	15	10	15	30 (D)	60%
SR : SUBURBAN RESIDENTIAL	20,000 SQ FT	100	15	10	15	30 (D)	60%
LS/R : LAKESHORE + RIVER	30,625 SQ FT	175	75	15	15	30	25%
BAY : BAY DISTRICT	20,000 SQ FT	100	15	10	15	26 (D)	20%
PL : PUBLIC LANDS	-	-	-	-	-	-	-
RF : RECREATION/ FOREST	10 ACRES	300	15	15	15	30	7%
RP : RESOURCE PRODUCTION	10 ACRES	300	15	15	15	30	7%
RM/IBZ : RESOURCE MANAGEMENT: INLAND BUFFER ZONE	10 ACRES	330	100	50	50	30	-
SD/TP-IBZ : SEASONAL DWELLING/ TIMBER PROD. INLAND BUFFER ZONE	20 ACRES	660	150	50	50	30	-
NR : FOX RIVER NATURAL RIVER DISTRICT (G)	5 ACRES	330	100 (F)	15	15	30	7%

FOOTNOTES

- A. Lot width shall be measured at front setback line and shall not include any encumbrances, such as easements or other such restrictions.
- B. An accessory building or structure may be located 6 feet from a side lot line.
- C. An accessory building or structure in the NR, SR and BAY districts may be located twenty (20) feet from the rear lot line.
- D. An accessory building or structure shall not exceed the maximum allowable height of the principal structure.
- E. All structures shall be provided with access to their rear yard, with a minimum of thirty (30) feet clear and unobstructed access way or easement. Setbacks from the existing residential parcels shall be: 50 feet for all buildings; 25 feet for driveways, entrances or exits; and 10 feet for parking areas.
- F. The front setback is measured from the Ordinary High Water Mark.
- G. All structures must be setback at least 50 feet from the top of a bluff and outside of the floodplain.
- H. The determination of lot size when adjoining a road shall be made as if the road was a part of the lot in question. For example, a 20 acre parcel fronting on a road will lose approximately one-half acre in the road right-of-way. This will then make the parcel size 19.5 acres, however, it will still conform to the 20 acre minimum lot size requirement.
- I. The minimum landscaped open space ratio shall be twenty-five (25) percent in the C-1 district.
- J. Customary accessory buildings or structures shall be at least located thirty (30) feet from the rear lot line and water front. Rear setback for parcels not abutting water courses shall be thirty (30) feet from all structures.

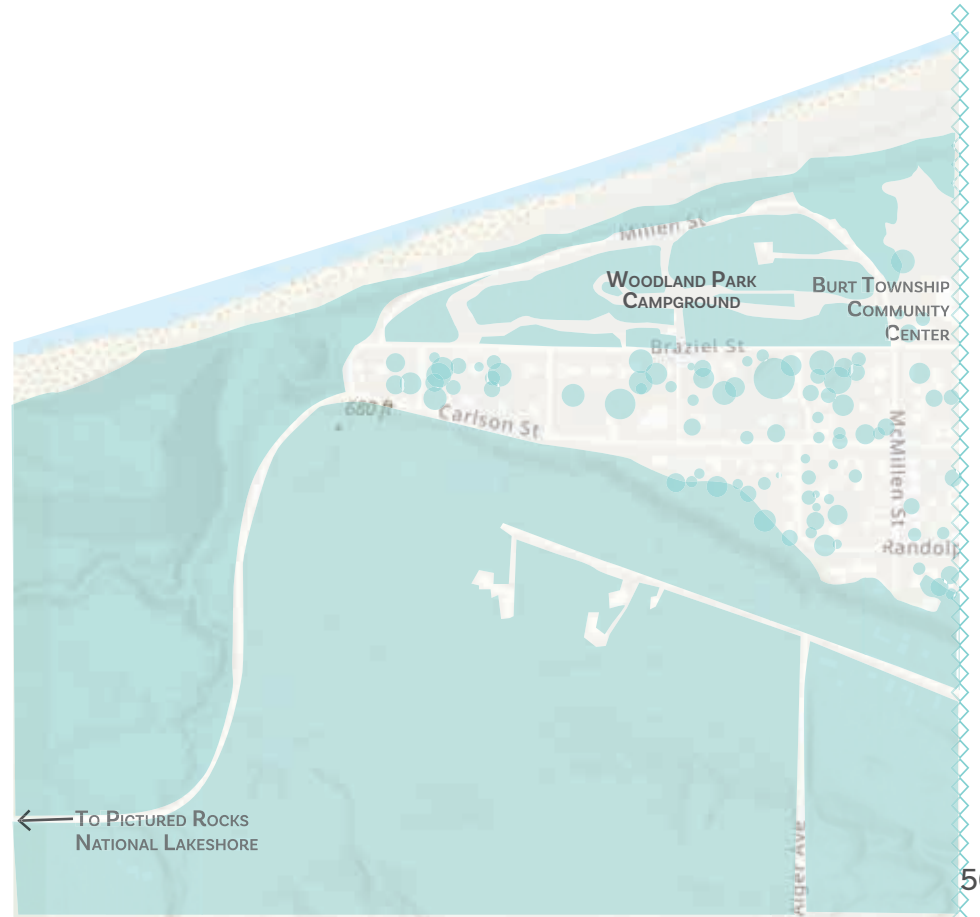
10 Action Plan

VISUALIZING THE GRAND MARAIS STREETSCAPE

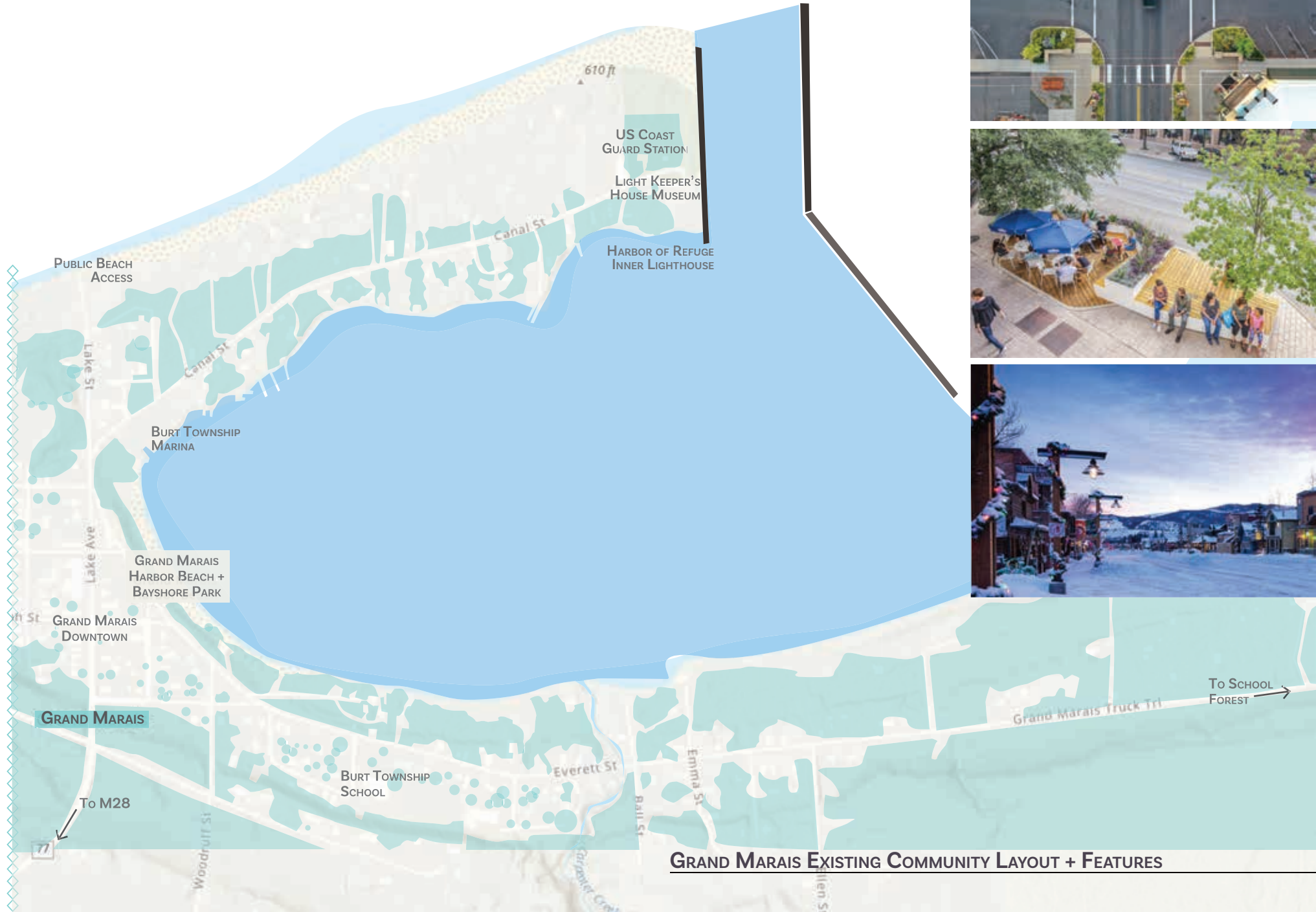
Burt Township has the potential to serve as the eastern gateway to Pictured Rocks National Lakeshore. The spectacular scenery, abundance of recreational opportunities, and quaint community atmosphere are all endearing characteristics. With careful planning and a community desire to embrace new residents and visitors, the potential for this off the beaten path Upper Peninsula community is endless. This chapter will explore various themes that if addressed could continue to nurture the beauty and character of the Township while ensuring a successful and economically viable existence for future generations.



Image source | grandmaraisoutfitters.net



A Picturesque Community



Progress Report

EXISTING EFFORTS UNDERWAY

The community of Grand Marais has already begun to define strategies for achieving the goals outlined within each master plan chapter. This progress report highlights efforts already underway with ongoing public input.

(Supplied by Elise Cormier, PLA at Smart Landscapes)



COAST GUARD POINT

- ◆ Conduct harbor study on water quality, sediment transport, shoreline stabilization, and flooding. Develop harbor management plan
- ◆ Enhance the unique dune habitat with monarch-friendly plantings and invasive plant species removal, in partnership with Superior Watershed Partnership, National Park Service, U.S. Army Corps of Engineers, Alger County Conservation District, and Lake-to-Lake Cooperative Invasive Species Management Area
- ◆ Develop neighborhood park with bay overlook at the former Coast Guard boat launch, with resident input and historical signage



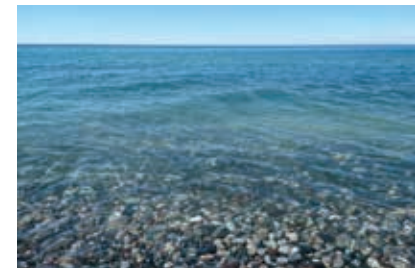
MARINA

- ◆ Evaluate recreation carrying capacity of harbor to maintain safe, diverse water recreation opportunities and quality level of service for boaters
- ◆ Complete marina paving plan updates
- ◆ Support community events such as the annual fishing tournament
- ◆ Develop a management plan for marina and harbor to consider existing and future activities (public swimming beach, ice fishing, float planes, charter fishing boats, research vessels, pleasure craft / sailboats, non-motorized watercraft / kayaks)



PARK IMPROVEMENTS

- ◆ Ongoing updates to Woodland Park Campground to streamline maintenance and reinvigorate the historic natural setting while ensuring the park is not overcrowded. Revisit the business plan and recreation capacity management plan to support long-term viability.
- ◆ Enhance Smith Brother's park property to host future ADA kayak launch
- ◆ Continue to maintain Donahey Woods nature preserve in partnership with Pictured Rocks and North Country Trail staff.



FRONT PORCH + BAYSHORE PARK

- ◆ Bayshore Park: Create a more unified park space on the bay for informal gatherings, picnicking, ADA access, community events (tree lighting, farmers market), views of the bay, swimming beach access, parking/traffic management, stormwater management, and facilities maintenance
- ◆ Improve accessibility and infrastructure and streamline maintenance at:
 - Agate Beach/Front Porch
 - Bayshore Park
 - Community Greenspace
 - Grand Marais + Lake Avenues
- ◆ Update existing parking lot at Agate Beach to provide more efficient and attractive parking



COMMUNITY INFRASTRUCTURE

- Develop a plan for siting small parking areas for tourists, distributed around town to minimize the impact on residential areas and enhance convenience for tourist parking in proximity to businesses and attractions
- Install public restroom facilities located at parking areas.
- Promote smart stormwater upgrades for existing and new paved areas
- Add ADA-accessible sidewalks to link destinations around town for residents and visitors
- Expand striped walk/bike lanes on roadways to promote non-motorized travel in town, reduce demand for car parking, and enhance walking opportunities for residents



TRAFFIC + LIGHTING

- Examine traffic patterns in Burt Township considering multiple user groups including: logging trucks, tourist and local traffic, small motorized vehicles, pedestrians and ADA-accessibility, and resident-identified scenic road corridors. Of specific interest is Lake Avenue with its use as a commercial corridor with on-street parking, and its designation as a state highway (M-77) and county road (H-58)
- Address safety and line of sight issues in village
- Develop 'complete street' approach for township roadways to allow for safe and enjoyable use of roadways by walkers as well as vehicles, and make use of road corridors to support businesses and local economy, enhance natural habitat, and maintain scenic quaint character and lifestyle of Grand Marais
- Update street lighting to improve efficiency/safety and preserve night sky views. Consider becoming a 'Dark Skies' community



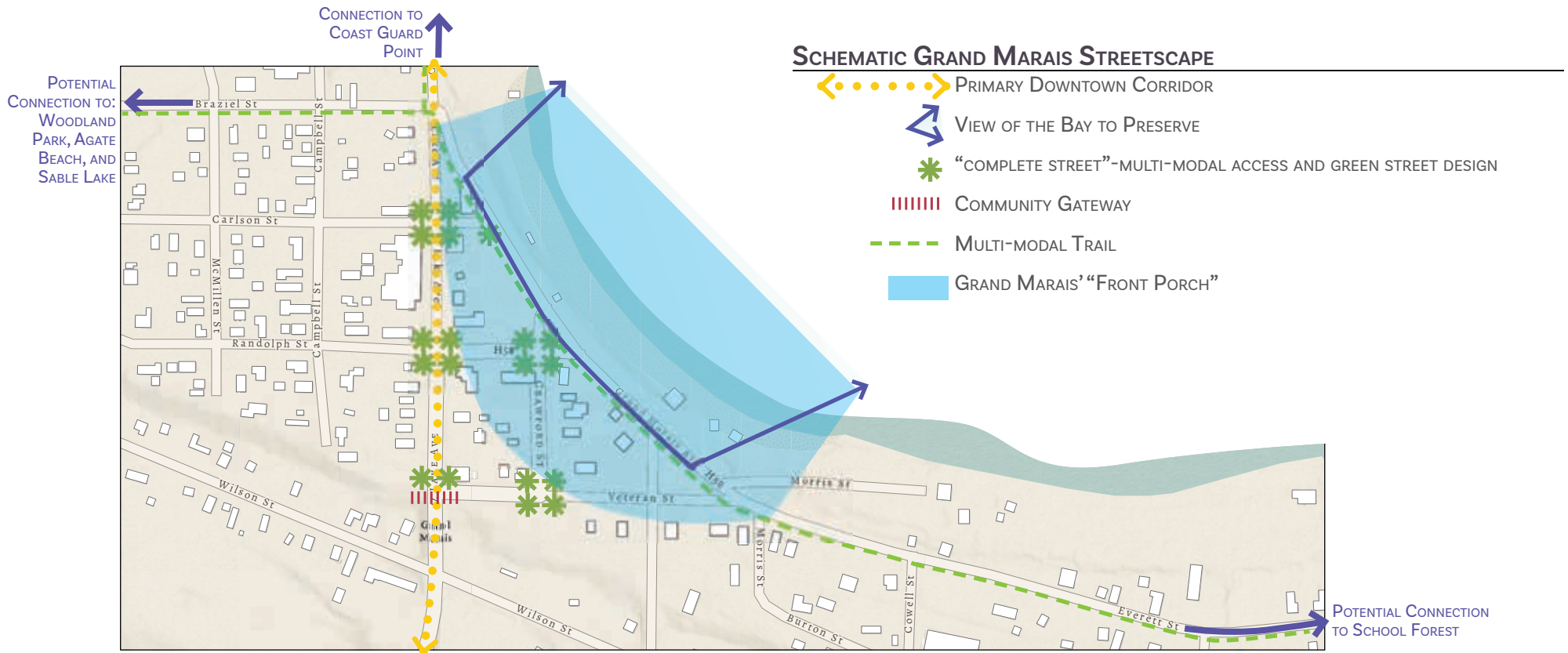
CONNECTOR TRAIL

- As identified in the 1993 and 2013 master plans, explore the feasibility of developing a Multi-use trail (walk, bike, cross country ski) – linking School Forest to Grand Marais to Pictured Rocks, with possible future connection east to Muskallonge Lake State Park and future connection west to Munising and the Iron Ore Heritage Trail.
- A multi-use trail connection route and associated easements may be developed in association with utility infrastructure upgrades (sewer system, for example).
- Potential partners may include National Park Service, North Country Trail, Burt Township School District, Alger County, Burt Township, Michigan Department of Transportation, City of Munising, Iron Ore Heritage Trail, Alger County Road Commission, and Alger Delta Electric Cooperative



FUTURE LAND USE PLANNING

- Develop community resiliency plans for flooding and storm events by protecting wetlands and stream corridors and updating storm sewers and paved areas with smart stormwater practices
- Evaluate township wildfire response and community emergency preparedness
- Consider protecting habitat corridors to link to adjacent parklands to support healthy deer, bird, and other wildlife populations
- Plan to preserve the quietness the community enjoys and the views of the night skies that residents and visitors value



MOBILITY DESIGN

- Create consistent welcoming and directional signage and amenities
- Improve safety for pedestrians and bicyclists as density increases.
- Embrace all season's charm. Consider methods of getting around Grand Marais other than in vehicles, side by sides and snowmobiles. Shovel community sidewalks and crossing points. Clear a winter pedestrian path, groom it for cross-country skiing, or freeze for a skate trail through the community
- Add stop signs where needed to ensure safe crossing for pedestrians and signage noting locations of various destinations within the community

COMMUNITY WIDE INITIATIVES

- Create connections between the community of Grand Marais, the school forest, and Sable Lake for all modes of mobility.
- Pursue grant funding to create a multi-modal trail along H58 connecting the community of Grand Marais to these destinations just outside of town.
- Soften Grand Marais' downtown streetscape by adding planting and clear pedestrian crossing points at intersections. Frame views of the bay.
- Define appropriate locations for parking and food trucks that avoid blocking the view of the bay.
- Explore what it takes to become a redevelopment ready community and decide if its right for the township. This includes generating an economic development strategy; determining if the environment is hospitable for economic development, defining a marketing strategy and identifying a community member to lead this initiative.
- Generate a 6yr Capital Improvements Plan including: Project description, timeline, and cost estimates
- Work with local community and regional Chamber of Commerce organizations



POTENTIAL SIGNAGE
AND WELCOMING
FEATURES TO
INCORPORATE WITHIN
GRAND MARAIS

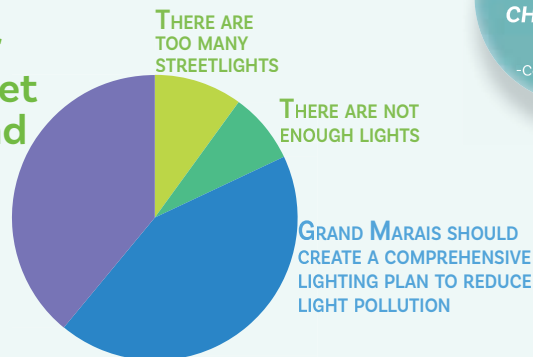


CONSIDER LOCATING PARKING AND FOOD TRUCK
AREA OUTSIDE OF THE BAY AREA
VIEWSHED; SOFTEN THE STREETSCAPE WITH
PLANTINGS, FRAMING THE VIEWS



Community Survey Responses

Please provide your
perspective on street
lighting within Grand
Marais.



“NEED
A LIGHT BY
METHODIST
CHURCH AND
M-77”

-COMMUNITY MEMBER

Quality of Life

ART, HISTORY + COMMUNITY HEALTH

Burt Township is composed of a tight knit community of individuals and families passionate about the place they live. With a rapidly aging demographic the need for new volunteers to help host community events, operate museums, and respond to emergencies has grown. By showcasing the deep rooted history of the community and encouraging active participation through art and community events, an even deeper sense of belonging will develop and hopefully new volunteers will join the ranks adding their own flair and carrying on Burt traditions and culture.

HISTORICAL SOCIETY

- Continue to keep the Pickle Barrel and Lighthouse Keeper's Museums open to the public.

BURT TOWNSHIP SCHOOL

- Host workshops for all age groups throughout the seasons allowing students to work side by side with other generations
- Create an outdoor student exhibit or host a student concert in the park.
- Create an art wall, alley or square within Grand Marais; partner with the school to provide fresh work.

ART AND COMMUNITY EVENTS

- Target local art opportunities and continue to grow and attract a creative community. Integrate art into the everyday fabric of the community.
- Host pop up exhibits
- Integrate art into new infrastructure projects
- Create cohesive community signage and install a gateway to the community of Grand Marais
- Encourage music in the park and other events
- Support efforts to develop a greater sense of place within the community
- Allow eager community groups/ members to organize programming and events
- Utilize the community bandstand as a venue for community events



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Community Resiliency Toolkit

KEEP PACE WITH A CHANGING WORLD AND ENGAGE IN CAREFULLY MONITORED COMMUNITY GROWTH

As housing, the economy, quality of life, and the environment are all intertwined it makes sense to conclude the Burt Township Master Plan by creating a toolkit of strategies to support and enhance each of these. This toolkit revisits the chapter themes and their respective goals, providing strategies that address each overlapping topic and providing the community and avenue toward progress and a sustainable future.

ENCOURAGE SUSTAINABLE GROWTH

PROMOTE POLICIES AND MEASURES THAT DEVELOP MORE AFFORDABLE HOUSING OPTIONS AND ENHANCE THE ECONOMY WHILE BEING COGNIZANT OF THE UNIQUE ATTRIBUTES OF THE COMMUNITY.

PRESERVE QUANT CHARACTER

ANY MOVES TO INTEGRATE ADDITIONAL SERVICES OR DEVELOPMENT INTO THE COMMUNITY MUST EMBRACE THE CHARACTER OF THE REGION.

PROTECT NATURAL SPACES

PREVENT DEGRADATION OF NATURAL RESOURCES CAUSED BY OVERUSE AND MISUSE.

ENHANCE LIVABILITY

ATTRACT WORKING AGED AND YOUNG FAMILIES WHILE ACCOMMODATING NEEDS AND DESIRES OF THE EXISTING POPULATION.

THE GOAL IS A GENERAL STATEMENT OF A FUTURE CONDITION THAT IS DESIRED BY THE COMMUNITY.

POLICIES ARE THE LONG-RANGE POLICIES THAT A COMMUNITY CAN ADOPT, AND

ACTION CONTAINS SPECIFIC STEPS (SOMETIMES MEASURABLE) THAT WILL HAVE TO BE TAKEN TO ACHIEVE THE GOALS.

People + Community Goals

ACTION:

- Create jobs with livable wages
- Limit short term rentals to allow for more long term rentals
- Determine infrastructure needed to promote remote working opportunities
- Secure funding to provide needed infrastructure for remote working option
- Limit housing density along the bay to single family residential
- Limit height of buildings to avoid obstructing the view
- Maximize township owned property along the bay shore to increase public access
- The township shall promote itself as an authentic tourist destination that offers quality experiences for those who want to experience the natural and human made amenities available.
- Recognize residents for their willingness to devote personal time to accomplish community endeavors; fostering a greater sense of pride from within
- Continue to support the Burt Township School District

THE TOWNSHIP SHOULD STRIVE TO REVERSE THE DECLINING POPULATION TREND.

PRESERVE THE VIEW OF THE BAY AS IT IS THE HEART OF GRAND MARAIS AND CONTRIBUTES TO THE COMMUNITY'S UNIQUE AND PICTURESQUE ATMOSPHERE.

PROMOTE REMOTE WORKING OPPORTUNITIES TO ALLOW FOR ADDITIONAL RESIDENTS TO LIVE WITHIN THE TOWNSHIP.

PURSUCE ACTIVITIES AND INITIATIVES DESIGNED TO ATTRACT YOUNG FAMILIES IN ORDER TO SUSTAIN THE SCHOOL SYSTEM.

Natural Environment + Recreation Goals

FOSTER A BETTER RELATIONSHIP WITH THE NATIONAL PARKS SERVICE AND CONTINUE TO PROMOTE TOURISM AND VISITATION TO/FROM PICTURED ROCKS.

PRESERVE AND PROTECT THE DUNES, WATERWAYS AND QUIET NATURAL SPACES WITHIN BURT TOWNSHIP.

DEVELOP AND IMPLEMENT A COMMUNITY WIDE STRATEGY FOR EDUCATING AND INFORMING USERS AND ENFORCING RECREATIONAL VEHICLE USE WITHIN THE TOWNSHIP.

ENCOURAGE MEASURES TO IMPROVE ACCESS TO RECREATIONAL OPPORTUNITIES, ENHANCING QUALITY OF LIFE FOR RESIDENTS AND VISITORS ALIKE.

ACTION:

- Provide additional opportunities for winter recreation
- Continue conversations about ORV and snowmobile activities to support both resident lifestyles and the tourism industry while protecting natural resources
- Develop ORV/Snowmobile trails in and around Grand Marais to provide access but limit disruption to daily life; provide maps and electrify trails promoting the use of quieter machines
- Communicate to all visitors and residents the importance of not overburdening sensitive natural areas.
- Inventory key sensitive natural areas within the township
- Promote low impact development strategies to preserve views of the bay, water quality, and natural resources
- Partner with NPS and the DNR whenever possible
- Work with the Alger County Road Commission to discuss regulatory authority over ORV's on county roads
- Adopt policies that promote walkability within Grand Marais
- Schedule regular meetings with the National Parks Service to discuss opportunity for collaboration, goals, and issues
- Develop bike and cross country ski trails along major roads
- Acquire property around the bay to expand public access
- Support recycling programs and provide educational resources on strategies/benefits of home composting
- Enliven bay front area with community events/gathering space
- Expand marina area to include finger docks and possibly host daily tour boat outfit

Economic Development Goals

ECONOMIC DEVELOPMENT AND JOB CREATION MUST BE A PRIORITY.

PAIR ALL DEVELOPMENT EFFORTS WITH A CAREFUL STUDY OF THE POTENTIAL IMPACT TO VALUABLE AND UNIQUE NATURAL ASSETS. REJECT PROPOSALS THAT THREATEN THE PRISTINE NATURAL SPACES.

DETERMINE A GROWTH STRATEGY UNIQUE TO THE COMMUNITY THAT ENHANCES ITS CHARACTER, ALLOWS CURRENT RESIDENTS TO REMAIN AND PROMOTES SETTLEMENT OF NEW RESIDENTS.

ENCOURAGE DIVERSE INDUSTRIES TO SETTLE WITHIN THE TOWNSHIP THAT ATTRACT AND RETAIN TALENT AND A YOUNGER DEMOGRAPHIC OF INDIVIDUALS.

ACTION:

- Work with local businesses to develop strategies that support local commerce through tourism and support resident's quality of life.
- Develop consistent community branding and signage to promote Burt Township that reflects community values.
- Explore potential environmentally friendly industries that could provide good paying jobs.
- Support business start-ups allowing them to test ideas via pop-ups and hosting business incubators.
- Partner with local community groups, the school, and local artists to personalize and enhance the feeling of ownership within the community. This can take the form of art installations, tours, races, markets and community events.
- Collaborate with NPS to house and attract visitors to the east entrance of Pictured Rocks National Lakeshore.
- Provide land south on M-77 for industry development.
- Enhance infrastructure and communication methods to encourage business growth.
- Continue to preserve the character of Grand Marais' downtown encouraging local businesses to occupy vacant sites and enliven the community's core.
- The Board of Trustees should create a Housing Committee and an Economic Development Committee to focus upon traditional areas of need in Burt Township.

THE TOWNSHIP SHOULD AFFIRMATIVELY SUPPORT AFFORDABLE HOUSING.

WHEN CONSIDERING HOUSING DEVELOPMENTS PRIORITIZE PRESERVING VIEWSHEDS AND PROMOTING ENERGY EFFICIENT, LOW IMPACT DESIGNS.

THE SHORT-TERM RENTAL ENVIRONMENT MUST BE MANAGED.

CREATE COMMUNITY CONNECTIONS BETWEEN NEIGHBORHOOD AND HOUSING DEVELOPMENT ZONES AND COMMUNITY COMMERCIAL DISTRICTS.

ACTION:

- Determine level of senior interest in senior housing complex and create a higher-density amenity-rich development for these residents if desired
- Preserve views of the bay and the lake through zoning
- Limit short term rental properties to provide potential opportunity for long term rental units
- Consider a small apartment complex to assist with housing for employees in service industries
- Provide educational resources and incentives for completing energy efficient home renovation projects (such as residential solar installations, heat pumps, blower door tests, insulation and air sealing, high efficiency appliances and electric vehicle charging)
- Allow for the permitting and construction of accessory dwelling units and smaller minimum square footage of homes within residential zoned properties to increase housing density without dramatically altering community character
- Work with Alger County Land Bank to create work force housing for teachers and other housing challenged professionals seeking to live in Burt Township.

Housing Goals

Infrastructure + Community Facility Goals

DEVELOP AND KEEP AN UPDATED COMMUNITY IMPROVEMENT PLAN THAT ADDRESSES THE MANAGEMENT AND INSTALLATION OF PUBLIC ASSETS.

TAKE THE LONG VIEW: MONITOR AND PRESERVE WATER QUALITY AS WELL AS IDENTIFY AND PROMOTE THE USE OF SUSTAINABLE MATERIALS AND RENEWABLE ENERGY SOLUTIONS WITHIN THE COMMUNITY.

ENHANCE THE COMMUNITY STREETScape PROMOTING ALL MODES OF TRANSPORTATION AND FRAMING VIEWS OF LAKE SUPERIOR AND THE BAY.

DETERMINE A METHOD OF FUNDING FOR AND PURSUE GRANT OPPORTUNITIES TO INSTALL A COMMUNITY SEWER SYSTEM.

“USE BIG NEW BUILDING AS A WELCOME CENTER/ BATHROOMS; GREAT JOB FOR A SEASONAL PARK PERSON IN WINTER”

—COMMUNITY MEMBER

ACTION:

- Expand transportation opportunities for residents to meet non-emergency medical needs.
- Complete ADA assessment of township properties and the Grand Marais Mainstreet; implement needed upgrades.
- Encourage participation in community emergency response groups; reward members for their service.
- Embrace ‘Complete Streets’ methodology; promoting expansion of walking/biking trails, and stormwater infrastructure in conjunction with other street and sewer improvements.
- Focus on promoting renewable energy options, and non-carbon based fuel sources within the community.
- Work closely with the Alger-Delta Cooperative to ensure reliable access to energy while providing cost saving incentives for utilizing high efficiency and renewable energy sources.
- Utilize the airport as a long term resource with the potential to provide economic development, emergency and other community services.
- Monitor and preserve water quality and levels within the bay.
- Prioritize the completion of a Grand Marais sewer system design and submit to available funding opportunities.
- The Board of Trustees should create a mechanism that focuses upon the management of current physical infrastructure to include a capital improvement plan and/or reserve for replacement funds to support community infrastructure.

PROMOTE ZONING AND LAND USE POLICIES THAT ALLOW FOR THE DEVELOPMENT OF MULTIPLE UNIT RESIDENCES WITHIN THE FABRIC OF THE TOWNSHIP.

CONTINUE TO PROTECT THE PUBLIC LANDS, LAKESHORE + RIVER DISTRICT, AND RECREATION/FOREST AREAS WHILE PRESERVING VIEWS AND NATURAL BEAUTY WITHIN THE BAY DISTRICT.

CREATE A CLEAR, UNAMBIGUOUS ZONING ORDINANCE THAT PRESERVES THE QUALITIES OF DOWNTOWN GRAND MARAIS THE COMMUNITY LOVES.

CREATE A DISTRICT THAT ALLOWS FOR MIXED USE AFFORDABLE HOUSING OPTIONS AND COMMERCIAL DEVELOPMENT WITH THE OPPORTUNITY TO PROVIDE ESSENTIAL AMENITIES.

ACTION:

- Update the zoning ordinance. Consider utilizing form based code to provide a means for predictable design solutions while allowing higher density housing and mixed use development within the Grand Marais. Also consider creating a new district in Grand Marais or an overlay district if deemed necessary.
- Better define development and location of commerce within the community of Grand Marais.
- Preserve views of the bay and Lake Superior.
- Identify accessible, convenient locations for senior or apartment housing and areas of increased density.
- Allow for a smaller minimum square footage, multi-generational and multi-use housing developments, and auxiliary dwelling units.
- Encourage the use of low impact development strategies
- Revisit assigned setbacks and buffers from water bodies; to ensure they are adequate with more frequent and intense storm events as well as greater fluctuations in water levels.
- Keep trailers/mobile homes off waterfront lots
- Limit building heights near waterfront
- Limit industrial development to areas south of Grand Marais along M-77

Future Land Use+Zoning

Burt Township | Citizen Survey

Your Voice Matters! Burt Township has begun the process of updating their Master Plan. Citizen input is an integral part of the Burt Township Master Plan. Please complete the following questionnaire. Your responses are anonymous and will be reported in group form only. Please return your completed survey to Burt Township Offices, 21837 Grand Marais Ave, Grand Marais, MI 49839 or to the location where you picked up the survey. Thank you!

What is a Master Plan?

According to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) a Master Plan addresses land use and infrastructure issues and may project 20-years into the future. It includes maps, plats, charts, a land use plan, and other descriptive material. The Master Plan will illustrate the planning commission's recommendations for the physical development of the planning jurisdiction. For a local unit of government that has adopted a zoning ordinance, the master plan will also include a zoning plan for various zoning districts controlling height, area, bulk, location and use of buildings. This is paired with an explanation of how the land use categories on the future land use map relate to districts on the zoning map.

The survey can also be completed online here:

<https://www.surveymonkey.com/r/XT8LCMC>



About You

Please circle one of the answers below.

1. I am a resident of:

- a. Burt Township
- b. Other

2. How long have you lived and/or owned property in Burt Township?

- a. Less than one year
- b. Between 1 and 5 years
- c. Between 5 and 10 years
- d. Between 10 and 20 years
- e. More than 20 years

3. Do you live in Burt Township year-round?

- a. Yes
- b. No, I leave town for the winter months.
- c. No, I spend less than three months of the year in Burt Township.

4. Where is your place of employment located?

- a. I'm retired
- b. I work in Burt Township.
- c. I work in the City of Munising.
- d. I work in Alger County.
- e. I work outside of Alger County.
- f. I work outside of Michigan.
- g. I am unemployed.

5. Would you like to work remotely from Burt Township?

- a. Not applicable to me
- b. Yes, I would work full time remotely
- c. Yes, I would work part time remotely
- d. I would work remotely but internet service is not adequate
- e. No thank you
- f. Yes, I currently work full time remotely
- g. Yes, I currently work part time remotely


6. What is your Current Employment Status:

- | | |
|--|--|
| <input type="checkbox"/> Full-time | <input type="checkbox"/> Unable to work |
| <input type="checkbox"/> Part-time | <input type="checkbox"/> Full-time homemaker |
| <input type="checkbox"/> Multiple part-time jobs | <input type="checkbox"/> Retired |
| <input type="checkbox"/> Self-employed | <input type="checkbox"/> Student |
| <input type="checkbox"/> Unemployed/looking | |

7. Do you rent or own your home/land in Burt Township?

(Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Own and live in Burt Township | <input type="checkbox"/> Rent and live in Burt Township |
| <input type="checkbox"/> Own property but live elsewhere | <input type="checkbox"/> Rent property but live elsewhere |

Housing and Neighborhoods
8. What strategy would you prefer for Residential growth management in Burt Township?

(Check one response)

- | | |
|---|---|
| <input type="checkbox"/> Residential: Growth encouraged | <input type="checkbox"/> Residential: No Growth |
| <input type="checkbox"/> Residential: Growth takes its own course | |
| <input type="checkbox"/> Residential: Planned and limited growth | |

9. What strategy would you prefer for Commercial growth management in Burt Township?

(Check one response)

- | | |
|--|--|
| <input type="checkbox"/> Commercial: Growth Encouraged | <input type="checkbox"/> Commercial: Planned and structured growth |
| <input type="checkbox"/> Commercial: Growth takes its own course | <input type="checkbox"/> Commercial: No Growth |

10. Thinking about the overall housing stock in your Township, to what degree do you agree or disagree with the following statements:

a. Burt Township's housing is out of date.

- ☐
- Strongly agree
- ☐
- Agree
- ☐
- Neither agree nor disagree
- ☐
- Disagree
- ☐
- Strongly disagree
- ☐
- Don't know

b. Burt Township's housing suffers from blight.

- ☐
- Strongly agree
- ☐
- Agree
- ☐
- Neither agree nor disagree
- ☐
- Disagree
- ☐
- Strongly disagree
- ☐
- Don't know

c. Burt Township's housing is updated and there is an abundance of new/renovation projects within the community.

- ☐
- Strongly agree
- ☐
- Agree
- ☐
- Neither agree nor disagree
- ☐
- Disagree
- ☐
- Strongly disagree
- ☐
- Don't know

11. How do you feel about the proportion of short-term rentals to long-term rentals and homeowner occupied residences within the community? (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> There is a good balance of owner-occupied homes and rental properties | <input type="checkbox"/> There are too many long-term rental properties |
| <input type="checkbox"/> There are too many short-term rental properties | <input type="checkbox"/> There are not enough owner-occupied residences |
| <input type="checkbox"/> There are not enough short-term rental properties | <input type="checkbox"/> There are not enough long-term rental properties |

Please explain your reasoning:

12. Age-restricted (55+) housing is needed to accommodate the aging population in Burt Township.

☐ Yes ☐ No

Quality of Life

Please check the box that comes closest to your opinion for each of the following questions:

Overall view of Burt Township:

13. Overall how would you describe the quality of life in Burt Township?

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Don't know

14. How do you rate Burt Township as a place to raise children?

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Don't know

15. How do you rate Burt Township as a place to live?

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Don't know

16. How do you rate Burt Township as a place to retire?

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Don't know

17. How do you rate recent community improvements including the breakwall installation?

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Don't know

18. How do you rate recent community improvements including the public water system?

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Don't know

Provide additional comments if needed:

Please rate each of the following characteristics as they relate to the Burt Township as a whole:

19. Sense of community

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Don't know

20. Opportunities for leisure-time activities

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Don't know

21. Recreation opportunities

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Don't know

22. Job opportunities

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Don't know

23. Access to affordable housing

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Don't know

24. Overall appearance of the Township

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Don't know

25. How important is it that the Township population continues to grow and maintain its population?

(Please circle one)

a. A great deal

b. A lot

c. A moderate amount

d. A little

e. Not at all

f. I would prefer the population decrease

Land Use and Zoning

26. Would you encourage or discourage the following land uses in Burt Township.

(Check one for each service)

Land Use	Encourage	Discourage	No Change	No Opinion
Residential development (single family homes)				
Residential development (multiple units)				
Townhouses/condominiums				
Mobile home parks				
Short-term property rentals in residential areas				
Green construction projects				
Wind Turbines or wind farms				
Large scale solar arrays				
Affordable housing				
Senior/assisted living				
Organic agriculture				
Marijuana facilities				
Conventional agriculture				
Public green space				
Township park				
Commercial development				
Sidewalks				
Bike Paths/lanes				
Protection of natural areas/open space				
Commercial communication (cell) towers				

Please list any additional land uses that should be part of the master planning discussion:

27. Under the current zoning regulations do you feel that you are: (Choose one of the following)

☐ Over Regulated
☐ Properly Regulated

☐ Under Regulated
☐ I don't know what my classification is

Infrastructure and Community Services

28. For each of the services below please indicate whether you think the level of service is appropriate, should be increased, or should be decreased. (Check one for each service)

Service	Appropriate	Increase	Decrease	No Opinion
Road maintenance				
Snow plowing				
Police protection				
Fire protection/rescue				
Township office services/hours				
Building code enforcement				
Code enforcement for blight				
Streetlights				
Community events				
The availability of buildings for public use				
Public recreational opportunities				

Please list any additional Public Services that should be part of the master planning discussion:

29. Is parking within Grand Marais well placed allowing for reasonable walking distances to shops and restaurants?

☐ Yes ☐ No

30. Would you be willing to pay a monthly fee for curbside recycling collection service?

☐ Yes ☐ No

31. Would you be willing to serve on the Township Fire Department or Ambulance Corps?

☐ Yes ☐ No

32. Would you support a user fee for Grand Marais village residents to develop a community sewer system in Grand Marais?

☐ Yes ☐ No

33. Would you support the installation of a community sewer system within Grand Marais if a user fee for Grand Marais village residents was not needed?

☐ Yes ☐ No

The Environment, Natural Resources, and Recreation

34. Burt Township would benefit from focusing more energy into promoting its unique natural assets and local culture to draw more residents and visitors. (please check one)

☐ Strongly agree ☐ Agree ☐ Neither agree nor disagree ☐ Disagree ☐ Strongly disagree ☐ Don't know

35. Are there any particularly sensitive areas that need to be protected? (Where?)

36. Rank your priorities for sustainable energy and infrastructure that should be considered in Burt Township.

(1: highest priority to 7: lowest priority)

___ Electric Vehicle Charging Stations

___ Clean Drinking Water

___ Solar Arrays

___ Reducing direct runoff into water bodies

___ Wind Farms

___ None of these measures are needed

___ More Energy Efficient Buildings

37. A wind turbine installation would be acceptable if... (check all that apply)

___ Anytime, I would love to see renewable energy installations in Burt Township

___ it was less than ½ mile from my home

___ it was greater than ½ mile from my home

___ it was 2 miles or more from my home

___ Never acceptable

Why?

*Some concerns with wind turbine development include safety, sound, property values, shadow flicker (sunlight between moving blades), radar interference, wildlife impacts and viewshed. A resource that addresses each of these is the U.S. Department of Energy website: <https://windexchange.energy.gov/projects/safety>

38. A large solar array installation would be acceptable if.... (Check all that apply)?

___ Anytime, I would love to see renewable energy installations in Burt Township

___ it was less than ½ mile from my home

___ it was greater than ½ mile from my home

___ it was 2 miles from my home

___ Never acceptable

Why?

*Some concerns with solar array installations include: cost, adequacy of solar resource, economic viability, environmental impact, and glare. A resource that addresses each of these is:

<https://www.mass.gov/doc/ground-mounted-pv-guide/download>



39. What recreational activities did you or a member of your household participate in within the past 2 years?

40. The prevalence of ORVs and Snowmobiles within the Township and its natural areas has seen a steady increase over the past few years. Please indicate your perspective on ORVs and Snowmobile use within the Township. (Check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> I couldn't live without my ORV and/or Snowmobile. | <input type="checkbox"/> I welcome ORV and/or Snowmobile use on designated streets and trails but believe there should be additional measures in place to enforce rules and restrict use on public lands and natural areas. |
| <input type="checkbox"/> I support and see an economic benefit in promoting ORV and/or Snowmobile use. | <input type="checkbox"/> Eliminate ORVs and Snowmobiles from all natural areas and county/local streets unless on state designated motorized trails. |
| <input type="checkbox"/> I would like to see ORV/Snowmobile use restricted in neighborhoods within Grand Marais. | |

A Future for Burt Township

41. What do you LOVE about Burt Township?

42. What CHANGE would you like to see within Burt Township?

43. What do you think will be the most important issue facing Burt Township over the next 5, 10, 20, or 30 years?

44. What would your ideal vision for Burt Township be in the year 2050? Briefly describe three of the most desirable characteristics this future Burt Township would possess.

- 1.
- 2.
- 3.

45. List the 3 natural attributes or viewsapes that should be preserved within Burt Township.

- 1.
- 2.
- 3.



46. Please provide your perspective on street lighting within Grand Marais. (check all that apply)

- ☐ There are too many streetlights and they are too bright, producing excess light pollution
- ☐ Grand Marais needs better lighting, there are not enough lights
- ☐ Grand Marais should create a comprehensive lighting inventory paired with a plan to reduce light pollution while minimizing electric bills and maintaining a comfortable level of light within the community
- ☐ Grand Marais has adequate lighting

47. You can view the existing 2013 Burt Township Master Plan online here:

<https://www.burttownship.com/departments/planning-zoning/master-plan/>

There is also a paper copy available at the Burt Township Offices at: 21837 Grand Marais Ave. Please provide any comments or suggestions below. (Attach a separate sheet if needed)

48. If you would like to be notified to participate in future Master Plan public involvement opportunities and plan reviews, please leave your email or mailing address (depending on your preferred method of contact):

49. Is there anything else you would like to add that was not addressed by the questions? If you would like to expand upon any of your responses in the previous questions, please do so here as well.

Please mail or email any supplemental comments or input to:

CUPPAD
 Burt Township Master Plan
 2950 College Avenue
 Escanaba, MI 49829

or send an email to:

Julia Cogger
jcogger@cuppad.org

Thank You! -The Burt Township Planning Commission



Burt Township Master Plan Community Survey

Summary of Responses

Sharing the Survey:

The Burt Township Planning Commission chose to share the master plan survey via multiple means over a 4-month period to obtain as many responses as possible. A printed copy of the survey was mailed with every tax bill, a link was posted to the online survey on the Township's website, and the survey was advertised in the local paper every two weeks. A tally of survey responses received was updated via the local paper bi-weekly and two presentations of the results were given at local Planning Commission meetings. As a result, 330 completed surveys were received, with a roughly 80% response rate.

Survey Categories:

The survey responses were organized into ten different topics aligning with chapters to be featured in the master plan. These categories included:

- Demographics
- People + Community
- Community Development + Land Use
- Housing
- Quality of Life
- Natural Resources
- Energy
- Infrastructure + Facilities
- Recreation
- Values + Goals

A summary of each category of responses is below:

Demographics

Although this category did not utilize the survey data received from the responses it featured the US Census data highlighting a dramatic change in age disparity within the community over the past 40 years. The population in 1980 featured nearly a 25% 4-way split for 0-20yr olds, 21-44 yr olds, 45-64 yr olds, and 65+ yr olds. In contrast the 2020 US Census data revealed a decrease in population paired with a significant increase in 65+ yr olds who now make up 54% of the population. Burt Township's median household income of \$27,153 is less than half of what the state of Michigan's median income is at \$59,584. These demographics indicate the community has an aging population many of whom are likely on limited and fixed incomes. This data was reinforced by the responses to the master plan survey questions and comments received.



03/18/2022

People + Community

POPULATION

The survey responses received indicated a need to at least maintain the current population while many supported increasing the population. Many comments included with this response recognized a need to attract young workers and families to keep local businesses alive as well as the school.

EMPLOYMENT

54% of the survey respondents listed themselves as retired. Most of which listed little to no interest in increasing broadband access.

OWNERSHIP + RESIDENCY

52% of respondents had owned their property and/or lived in Burt Township for over 20 years. With 23% owning and/or living in the Township for 10-20 years. Of the surveys received, 36% of respondents lived in Burt Township year-round while 25% left in winter months and 39% spent less than 3 months a year in the Township. Of the respondents who did not live in the Township year-round, many referenced owning a second residence to reside in during the winter months, owning the Township property for generations and utilizing as a family cabin, and working in another region while utilizing their Burt property for vacationing and seasonal visits.

People + Community

GROWTH MANAGEMENT

Survey respondents favored planned and limited growth concerning residential development as well as planned and structured growth for commercial development within the Township. Generally, residential development was strongly encouraged while commercial development was encouraged if done carefully. Many additional comments noted the small-town charm paired with mom-and-pop businesses as being very desirable. The need to refrain from hosting large chain establishments was frequently expressed. Affordable housing and options for senior care were also strongly encouraged. The development of marijuana facilities, mobile home parks, and additional short-term rentals were strongly discouraged.

Housing

RENTALS

Survey respondents weighed in on the popular discussion topic of short-term rentals within the community. 30% of respondents thought there were too many short-term rentals within the community with an additional 27% noting a need for long-term rentals. 21% of respondents noted a good balance of homeowner occupied versus rental properties, some of which mentioned the balance could easily be upset if the short-term rental options continued to grow. Many comments noted the need to attract young workers who could not afford to purchase a home or locate a long-term rental due to too many properties being utilized as short-term rentals. Others noted the income generated by the short-term rentals and their visitors helped support the Township's economy.



03/18/2022

OWNERSHIP

Very few of the respondents noted renting and living in the Township. 40% of respondents lived and owned their home/property in Burt Township while 57% owned their home/property but lived elsewhere.

Quality of Life

Respondents generally rated the community as a good place to live with a slightly higher number noting the Township as being preferred as a place to retire versus raise a family. The sense of community was also rated as good with a few additional comments noting the sense of community had declined in recent years due to an influx of tourists. Access to affordable housing was fair to poorly rated as well as access to job opportunities.

Natural Resources

A strong desire to preserve and protect the Township's unique natural assets was expressed in the vast majority of survey responses. This was often paired with the need to limit ORV and Snowmobile traffic within the community and its high value natural areas. Respondents noted the bay area and shoreline as being the highest priority for protection. Additional comments recognized a need to remove food trucks and parking from the viewscape. The dunes, beach and general scenery were also listed as high priority areas to protect. The respondents were split as to whether the community should focus more energy on promoting its unique natural assets and local culture to draw more residents and visitors. Many comments associated with this question noted the community was discovered and there was no need to advertise.

Energy + Sustainability

Clean drinking water and reducing direct runoff into local water bodies were the key sustainable energy and infrastructure priorities for the respondents. There was also a strong desire to create a comprehensive lighting inventory and reduce light pollution within the community. Wind power was generally discouraged with solar power being slightly more favorable. Comments cited the lack of available sunlight, potential disturbance to the landscape + wildlife, and noise levels as a few concerns.

Infrastructure + Facilities

SEWER SYSTEM

The respondents were split on the decision to install a community sewer system. Some responses noted a need to have additional measures to ensure current septic systems were updated and not leaching. Others noted the need for a sewer system to ensure waste was properly treated. Some noted a sewer system would support larger businesses and community growth which was not a direction they saw as sustainable for the community.

COMMUNITY SERVICES

Many comments paired with the existing water system noted too high of a monthly surcharge, especially for those on a fixed income. The desire for a medical clinic was frequently mentioned. Additional police protection was desired while fire protection was generally deemed appropriate. Road maintenance, snow plowing, streetlights, community events, building code enforcement, and township office services were all rated as appropriate. One note that did come up several times mentioned the need to restrict the gas station from plowing into the lake.



Recreation

Recreation and leisure time activities were both very highly rated within the community. Activities participants most often mentioned included hiking, going to the beach, biking, snowmobiling, fishing, hunting and cross-country skiing + snowshoeing.

ORV and Snowmobile use within the community proved to be a contentious issue reflecting the attitudes expressed in comments received. The majority of respondents noted a desire to have additional measures in place to enforce rules and restrict use on public lands and in natural areas.

Values + Goals

“What do you LOVE about Burt Township?”

Most respondents mentioned a combination of area character and natural resources, i.e. beauty and remoteness, peace and quiet, small town feel.

“What CHANGE would you like to see within Burt Township?”

Responses aligned to several keywords including:

- ORV/Snowmobile [regulation]
- Housing
- People [too many, attitude, action]
- Enforcement (police, law enforcement, sheriff)
- Resident(s) [qualities of, action of, action towards]
- Rentals [increase, decrease, types of]
- Families [attraction of, retention of]
- Growth [regulation of, of types (tourism, residents, actions)]
- Sewer system [need for]
- More: law/zoning/rule enforcement, restaurants, people [to do something], housing, more [consideration, respect, attention] of [something]
- Need: need [decision], need to have/find [something] (housing, change, jobs, enforcement, infrastructure, etc.)

Many people mentioned a need for increased law enforcement presence to help regulate ORVs and snowmobiles and tourism. There was a theme of increasing the number and diversity of businesses, as well as attracting workers and providing housing specifically for workers. A number of people mentioned the development of a sewer system or additional regulation of septic systems.

Most important issues facing the community.

Responses aligned to both themes:

- Community Development + Land Use: mostly negative comments on the direction of growth or the need for specific action towards an issue.
- Infrastructure + Facilities: mostly comments on the need for infrastructure (sewer being the most prominent), or the need for town services, business opportunities.
- Quality of Life: changes toward, mostly negative.
- Demographics: need for younger people/workers, services for current residents.
- People + Community: Attitudes towards [action, character, issues]



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- Housing: short-term rentals [negative towards], affordable housing [need for]
- Natural Resources: protection of [type, quality of]

Responses aligned to keywords

- growth [of population, of community, of tourism]
- tourists/tourism [impact of]
- people [actions of, increase in, attraction of certain types]
- nature/natural resources [protection of]
- housing [short-term rentals, affordable housing, new development]
- keep [maintain, keep out (certain quality, action, control of)]
- population [growth of, attraction of certain types]
- school [maintenance of, removal of, increase students]
- community [attitudes towards, action of]
- residents [attitudes towards, actions of]
- sewer [need for]
- jobs [need for]
- snowmobile/ORV/ATV [regulation of]
- H-58 [maintenance of, expansion of]
- law enforcement [need for]

Need for medical/ambulance service/volunteers. Overpopulation/overuse/overdevelopment of community and natural areas. Responsible management of future growth and regulation. Affordable housing and viability of short-term rentals. Pollution and negative impact to nature, including creation of sewer system or increased regulation of septic systems. Changes to demographics and the need to attract younger families and workforce.

Ideal vision in 2050

Responses aligned to keywords

- nature/natural resources [protection of, maintenance of]
- town/community/area [development of, character of]
- maintain [current character, development, natural resources]
- beauty [protection of]
- families [attraction of]
- school [maintenance of, attraction of students]
- residents [types of, actions towards, actions of]
- energy [dependance on type, alternatives, quality]
- jobs [attraction of]
- law enforcement [need for, crime rate]

Infrastructure including sewer system and alternative or enhanced energy, service systems. Increasing number of businesses and diversity of economy. Maintaining town character and the preservation and maintenance of the current resources. Concern for overregulation, over-taxation, enforcement of laws and regulations. Planned, well-managed new development and town growth. Preservation of natural resources.



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Natural attributes or viewscapes that should be preserved

Responses aligned to keywords

- Bay
- Beach(es)
- Forests
- view [view of, from certain place]
- Lake Superior
- School Forest
- Harbor
- Trails
- Dunes
- Lakeshore
- Agate Beach
- Coast Guard Point
- Woodland Park
- Sable Falls
- Sable Lake
- Sucker River

The bay was the most mentioned by far, along with beaches. A large number mention preservation of the views of the water from any point. Woods and water resources were also a concern.

Additional comments

Preservation of certain attributes [character, natural resources, attitudes]

Snowmobile/ORV/ATV regulation

Infrastructure including streets, sewer, lighting, public bathrooms, marina docks

Attitude towards (Township Board, past decisions, community development and services, taxes)

Attitude towards (short term rentals/renters, capacity of services)

Needs of residents versus non-residents

Need for (additional housing, services, recreation, businesses, public bathrooms, law enforcement)

Move food trucks away from area blocking views

Deal with garbage dumpsters/trash/blight, port-a-potties