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# CITY OF CHARLEVOIX MASTER PLAN

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2016

# ACKNOWLEDGMENTS

This CITY OF CHARLEVOIX MASTER PLAN was approved by the Planning Commission on November 14, 2016 and officially adopted by the Charlevoix City Council on December 19, 2016 via Resolution 2016-12-01.

## **Charlevoix City Council**

Luther Kurtz, Mayor  
Aaron Hagen, 1st Ward  
Janet Kalbfell, 1st Ward  
Leon Perron, 2nd Ward  
Tom Oleksy, 2nd Ward  
Shirley Gibson, 3rd Ward  
Shane Cole, 3rd Ward

## **Planning Commission**

Sherm Chamberlain, *Chair*  
Judy Clock, *Vice Chair*  
John Elzinga  
Mary Eveleigh  
Toni Felter  
Nelson Fletcher  
Rick Golding  
Julee Roth  
R.J. Waddell

## **Zoning Board of Appeals**

Gary Anderson  
Bob Bergmann  
Greg Bryan  
Ann Gorney  
Patricia Miller  
Art Nash, Jr.  
Greg Withrow, *Chair*

## **City Planning Department**

Zach Panoff, *Interim Director*

## **Downtown Development Authority**

Dan Barron, *Chair*  
Fred DiMartino  
Kirby Dipert, *Vice Chair*  
Dianne DuPont  
Tamie Gillespie  
John Kurtz  
Mayor Luther Kurtz  
Rick Wertz  
John Yaroch

## **City Manager**

Mark L. Heydlauff

## **City Department Heads**

Liz Myer, *Airport*  
Kelly McGinn, *Treasurer*  
Randy Wurst, *WWTP*  
Shelley Meyer, *WTP*  
Lindsey Dotson, *Main Street and  
Downtown Development Authority  
(DDA)*  
Gerard Doan, *Police Dept. and Fire Dept.*  
Pat Elliott, *DPW*  
Hal Evans, *Municipal Marina*  
Tom Kirinovic, *Recreation Dept.*  
Tom Heid, *Municipal Golf Course*  
Joyce Golding, *Clerk*  
Don Swem, *Electric Dept. and City  
Engineer*

*Technical Assistance From:*



Historical Photographs Provided By:  
Charlevoix Historical Society  
103 State Street  
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Thanks to Mike Schlitt Photography,  
M. Chris Leese, Julie Christiansen, and  
Chuck Mason for select photos.



**CITY OF CHARLEVOIX**  
210 STATE ST. CHARLEVOIX, MICH. 49720

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The Charlevoix City Council met on Monday, December 19, 2016 with Mayor Luther Kurtz presiding. Councilmember Cole was absent. All other Councilmembers were present. The following is an excerpt from the official records of said meeting:

**7. All Other Actions & Requests**

Motion by Councilmember Gibson, second by Councilmember Hagen, to adopt Resolution 2016-12-01 and adopt the 2016 City of Charlevoix Master Plan as presented, as follows:

**CITY OF CHARLEVOIX  
RESOLUTION NO. 2016-12-01  
RESOLUTION ADOPTING THE 2016 CITY OF CHARLEVOIX MASTER PLAN**

- WHEREAS,** Resolution 2004-09-01 established that City Council reserved the authority to grant final approval to any proposed Master Plan; and
- WHEREAS,** the City of Charlevoix Planning Commission, under the provisions of MCL 125.3807 of PA 33 of 2008 of the State of Michigan may adopt a Master Plan; and
- WHEREAS,** MCL 125.3845[45]2 of PA 33 of 2008 requires the Planning Commission to review and, if necessary, revise or amend the Plan at least once every five years and the current *Waterfront Areas Management and City Master Plan* was adopted in 1982; and
- WHEREAS,** the City of Charlevoix Planning Commission recognized the need to revise and adopt a Master Plan, including establishment and support of visions, goals, actions, implementations, and the Future Land Use Plan as described within the document; and
- WHEREAS,** the Master Plan is a living document intended to be amended and updated with changing conditions and has been prepared for the purpose of guiding and accomplishing coordinated, adjusted, and harmonious development of the City of Charlevoix; and
- WHEREAS,** the Planning Commission forwarded copies of the Draft Master Plan to all neighboring townships and jurisdictions pursuant to the Michigan Planning Enabling Act (PA 33 of 2008), the Master Plan has been reviewed by all neighboring townships and jurisdictions, various businesses, local organizations and institutions, and all utilities operating within the City; and
- WHEREAS,** after the preparation of the Draft Master Plan, the Planning Commission gave notice of the time and place of Public Hearing by giving notice in a newspaper of general circulation in the City, on the City's website, and through regular mail; and
- WHEREAS,** the Planning Commission held the required public hearing on the Draft Master Plan on July 11, 2016, and an additional public hearing on October 10, 2016; and

WHEREAS, the Planning Commission finalized amendments to the Master Plan, and unanimously recommended approval the 2016 City of Charlevoix Master Plan on October 10, 2016.

NOW, THEREFORE, BE IT RESOLVED that the City of Charlevoix hereby adopts the 2016 City of Charlevoix Master Plan, pursuant to MCL 125.3843 of PA 33 of 2008. The Master Plan consists of the following:

- a. The publication entitled the *City of Charlevoix Master Plan*, dated 2016; and
- b. The Existing Land Use maps, Infill Development maps, and the Future Land Use maps contained therein; and
- c. All documents contained in appendices A-I of the Master Plan.

RESOLVED this 19th day of December, 2016 A.D.

Resolution was adopted by the following yea and nay vote:

Yeas: Gibson, Oleksy, Hagen, Kalbfell, Perron

Nays: None

Absent: Cole

CERTIFICATION

I, the undersigned, the City Clerk of the City of Charlevoix, Charlevoix County, Michigan, do hereby certify that the foregoing is a true and complete copy of Resolution No. 2016-12-01 adopted by the City Council of the City of Charlevoix, County of Charlevoix, State of Michigan, at a regular meeting held on December 19, 2016, the original of which is on file in the Clerk's office and available to the public. Public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267 of the Michigan Public Acts of 1976.

Dated: 12/20/2016

  
Joyce M. Golding, City Clerk