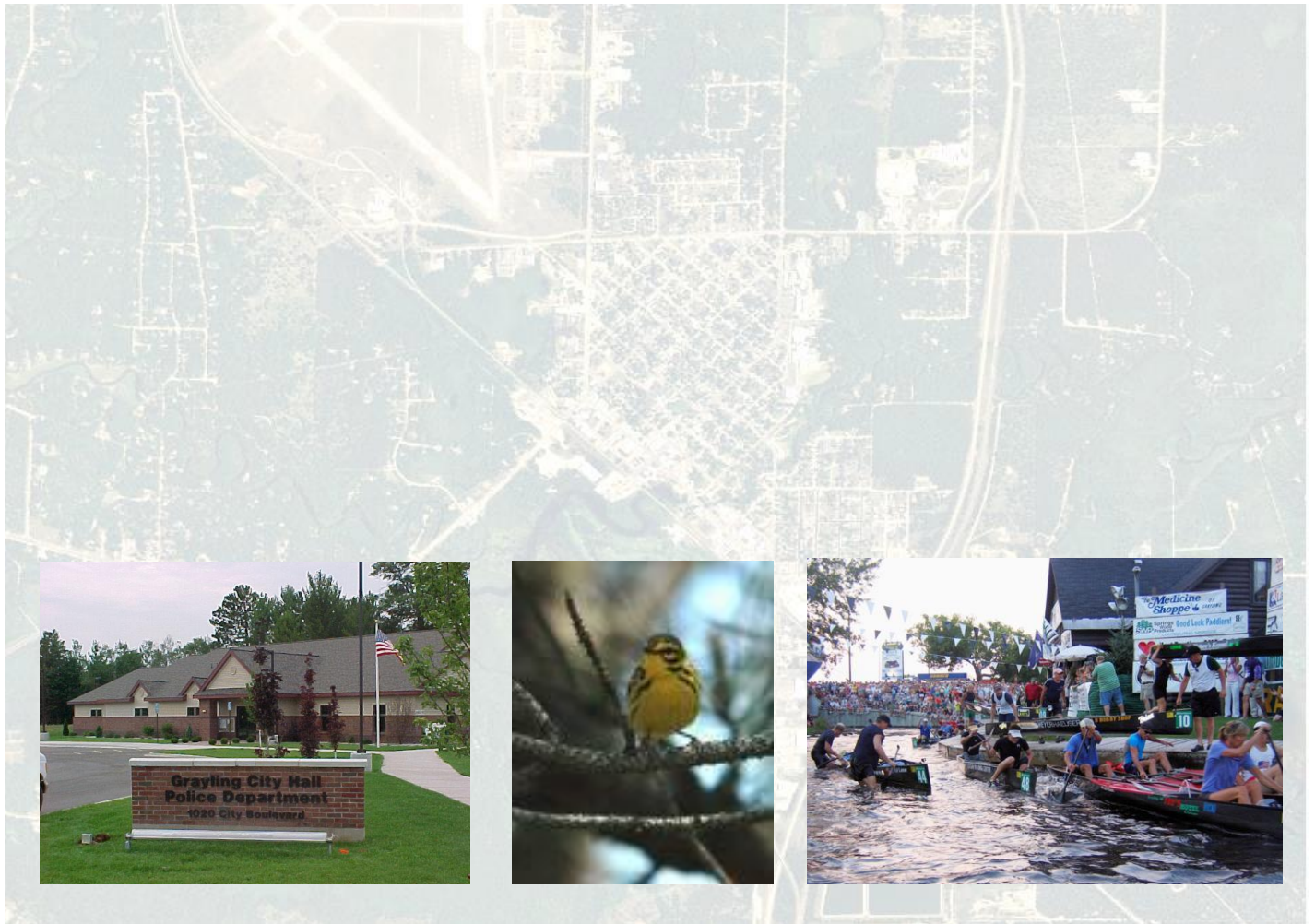


Master Plan

City of Grayling Crawford County, Michigan

“The Heart of the North”



2020

Master Plan

City of Grayling Crawford County, Michigan

Adopted by Planning Commission
July 21, 2020

Approved by City Council
August 10, 2020

Reviewed by Planning Commission
March 21, 2023

This Master Plan represents over a year of dedicated work by the elected, and appointed officials of the City of Grayling officials, staff, consultants and the Crawford County Planning Department. Specifically, the following Officials and Staff deserve special recognition.

City Council

Heather Forbes, Mayor
Roger Moshier, Mayor Pro-Tem
Clinton Ross
Kim Hatfield
Karl Schrenier

Planning Commission

Jon Williamson, Chairman
April Heir, Vice Chairman
Heather Forbes – Council Representative
Clinton Ross
Rich Doe
Radel Rosin
Delores VanNuck

City Manager

Douglas Baum

City Attorney

Michael T. Edwards

Planning Consultant



LSL Planning, Inc.

Mapping data provided by:
Northeast Michigan Council of Governments

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	E - 1
-------------------------------	--------------

Chapter One: Introduction.....	1-1
---------------------------------------	------------

Introduction to the City of Grayling.....	1-1
Description and Purpose of the Master Plan	1-2
Legal Basis for the Plan	1-3
Comparison of the Master Plan to Zoning	1-4
Master Plan Process	1-4
▪ <i>Existing Conditions Report</i>	1-5
▪ <i>Public Participation</i>	1-5
▪ <i>Analysis and Recommendations</i>	1-5

Chapter Two: Goals and Objectives.....	2-1
---	------------

Overall Land Use	2-1
Residential	2-2
Commercial	2-3
Industrial.....	2-7
Medical Cottage Industry	2-7
Environmental	2-7
Transportation	2-9
Community Facilities	2-10

Chapter Three: Community Profile	3-1
---	------------

Introduction	3-1
Population Characteristics.....	3-1
▪ <i>Population Trends</i>	3-2
▪ <i>Educational Attainment</i>	3-2
▪ <i>Age Characteristics</i>	3-2
▪ <i>Race and Ethnicity</i>	3-3
Employment Characteristics.....	3-4
▪ <i>Employment</i>	3-4
▪ <i>Income</i>	3-5
Housing Characteristics.....	3-6
▪ <i>Households</i>	3-6
▪ <i>Housing Units</i>	3-6

Chapter Four: Historical Setting.....	4-1
--	------------

Historical Setting.....	4-1
Areas of Historic Significance	4-5
▪ <i>Crawford County Historical Museum</i>	4-5
▪ <i>W.J. Beal Plantation</i>	4-5
▪ <i>Hartwick Pines State Park</i>	4-6
▪ <i>Hartwick Pines Logging Museum</i>	4-6
▪ <i>Wellington Farm Park</i>	4-6
▪ <i>Chief Shoppenagon's Motor Hotel</i>	4-6
▪ <i>Fred Bear Archery</i>	4-7

▪ <i>Hanson Hills</i>	4-8
▪ <i>The Grayling Fish Hatchery</i>	4-9
▪ <i>The Rialto Theatre</i>	4-9
▪ <i>Former Mercy Hospital Grayling</i>	4-10
Chapter Five: Existing Land Use	5-1
Existing Land Use	5-1
Existing Land Use Categories	5-2
▪ <i>Single Family Residential</i>	5-2
▪ <i>Multiple Family Residential</i>	5-2
▪ <i>Commercial</i>	5-3
▪ <i>Central Business District</i>	5-3
▪ <i>Industrial</i>	5-4
▪ <i>Institutional</i>	5-4
▪ <i>Recreation</i>	5-5
▪ <i>Wetlands, Lakes and Rivers</i>	5-5
Chapter Six: Environmental Conditions	6-1
Existing Conditions	6-1
▪ <i>Geology and Topography</i>	6-1
▪ <i>Hydrology</i>	6-1
▪ <i>Soils</i>	6-3
▪ <i>Wetlands</i>	6-3
▪ <i>Woodlands</i>	6-4
Natural Features Protection Plan.....	6-6
▪ <i>Natural Features Setback</i>	6-6
▪ <i>Storm Water Management</i>	6-7
▪ <i>Overlay Zoning District</i>	6-7
Chapter Seven: Community Facilities and Transportation	7-1
Existing Community Facilities.....	7-1
▪ <i>City of Grayling</i>	7-1
▪ <i>Crawford County</i>	7-2
▪ <i>Federal</i>	7-2
▪ <i>Crawford AuSable School District</i>	7-2
Transportation Conditions.....	7-2
▪ <i>Relationship Between Transportation and Land Use</i>	7-3
▪ <i>Functional Classification</i>	7-4
Community Facilities Plan	7-7
▪ <i>Parks and Recreation</i>	7-7
▪ <i>Utilities</i>	7-8
Transportation Plan	7-9
▪ <i>Roadway Improvements</i>	7-9
▪ <i>Regional Considerations</i>	7-10
▪ <i>Residential Roads</i>	7-10
▪ <i>Transportation Management</i>	7-10
▪ <i>Traffic Calming</i>	7-11
▪ <i>Access Management</i>	7-12
▪ <i>Traffic Impact Analysis</i>	7-14

▪ <i>Streetscape</i>	7-15
Chapter Eight: Critical Issues Analysis	8-1
City-Wide Issues	8-1
DDA District	8-3
Hospital Complex.....	8-8
Commercial	8-10
Neighborhoods/Residential Needs	8-12
Chapter Nine: Future Land Use Plan	9-1
Factors Considered.....	9-1
Future Land Use Categories	9-1
▪ <i>Residential</i>	9-2
▪ <i>Commercial</i>	9-3
▪ <i>Industrial</i>	9-4
▪ <i>Institutional</i>	9-4
▪ <i>Recreational</i>	9-5
Chapter Ten: Implementation	10-1
Introduction	10-1
Implementation Table	10-1
Potential Funding Sources.....	10-9
Implementation Tools	10-10
▪ <i>Land Use Regulations</i>	10-10
▪ <i>Capital Improvement Plan</i>	10-11
▪ <i>CDBG Program</i>	10-11
▪ <i>Additional Studies and Programs</i>	10-11
APPENDIX A: Public Involvement	A-1
Community Survey	A-1

List of Tables and Figures

Table 3-1: Population Trends, Grayling Area	3-1
Figure 3-1: Population Trends, Grayling Area	3-2
Figure 3-2: Educational Attainment.....	3-2
Table 3-2: Age Characteristics.....	3-3
Table 3-3: Race and Ethnicity	3-3
Table 3-4: Class of Jobs Held by Residents	3-4
Figure 3-3: Occupation of Residents.....	3-4
Figure 3-4: Median Household Income	3-5
Table 3-5: Unemployment Rates	3-5
Table 3-6: Household Trends	3-6
Table 3-7: Housing Characteristics.....	3-6
Table 3-8: Year Structure Built	3-7
Figure 6-1: Tiered Buffering System	6-6
Table 7-1: Typical Traffic Volumes	7-3
Table 7-2: Peak Traffic Volumes at Four Major Intersections	7-4

Table 8-1: Population Groups.....	8-15
Table 8-2: Senior Housing Services	8-16

List of Maps

	Follows Page
Map One: Location Map	1-1
Map Two: Existing Land Use Map.....	5-1
Map Three: Natural Features Map.....	6-1
Map Four: Soil Associations Map.....	6-3
Map Five: Community Facilities Map.....	7-1
Map Six: Transportation Map.....	7-2
Map Seven: Future Land Use Map	9-1