

**CITY OF  
ST. IGNACE**



# MASTER PLAN 2019-2039

PREPARED BY EUPRPDC

\\\\\\\\\\

AUGUST, 2019

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# ACKNOWLEDGEMENTS

The development of this plan involved the leadership and contributions of many individuals and organizations, including:

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Michilimackinac Historical Society  
The Sault Ste. Marie Tribe of Chippewa Indians  
The St. Ignace News, Publisher Wesley H. Maurer, Jr.  
The St. Ignace Chamber of Commerce  
Special thanks for photos to Prentiss M (Moie) Brown and, in memoriam, to Mark Ahlich.

## **And the Citizens of St. Ignace**

Plan developed with support from:

Eastern Upper Peninsula Regional Planning & Development Commission





RESOLUTION ADOPTING CITY OF ST. IGNACE MASTER PLAN  
BY THE ST. IGNACE CITY PLANNING COMMISSION

The following Resolution was offered for adoption by Commission Member John Kling, supported by Commission Member Rick Perry.

WHEREAS, the basis for the City of St. Ignace is contained in the *St. Ignace Master Plan* for the planning period 2019-2039, and

WHEREAS, the *St. Ignace Master Plan* is updated every five years, and

WHEREAS, the St. Ignace City council and the Planning Commission undertook the updating of the *St. Ignace Master Plan*, and

WHEREAS, the *St. Ignace Master Plan* is hereby presented to the St. Ignace Planning Commission on September 10, 2019, for adoption;

NOW THEREFORE, BE IT RESOLVED that the St. Ignace Planning Commission does hereby adopt and approve the *St. Ignace Master Plan*, as presented.

Roll Call Vote:

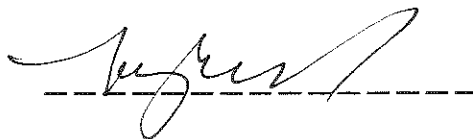
Yes: Clement, Radecki, Kling, Perry, Dayrell-Hart

No:

Absent: Iseri, Paquin

Resolution declared adopted.

I hereby certify that the above Resolution is a true copy of a Resolution presented to the St. Ignace City Planning Commission for adoption at a regular meeting held on September 10, 2019.

A handwritten signature in cursive script, appearing to read "Betsy Dayrell-Hart", is written over a horizontal dashed line.

Betsy Dayrell-Hart, Chairperson

**RESOLUTION ADOPTING CITY OF ST. IGNACE MASTER PLAN  
BY THE ST. IGNACE CITY COUNCIL**

The following Resolution was offered for adoption by Councilmember Clapperton, supported by Councilmember Fullerton:

WHEREAS, the basis for the City of St. Ignace is contained in the *St. Ignace Master Plan* for the planning period 2019-2039, and

WHEREAS, the *St. Ignace Master Plan* is updated every five years, and

WHEREAS, the St. Ignace City Council and the Planning Commission undertook the updating of the *St. Ignace Master Plan*, and

WHEREAS, the *St. Ignace Master Plan* is hereby presented to the St. Ignace City Council by the St. Ignace Planning Commission for adoption on September 16, 2019;

NOW THEREFORE, BE IT RESOLVED that the St. Ignace City Council does hereby adopt and approve the *St. Ignace Master Plan*, as presented.

Roll Call Vote:

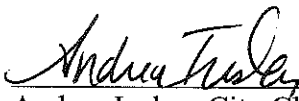
Yes: Mayor Litzner, Mayor Pro-Tem Paquin, Councilmembers Pelter, St. Louis, Tremble, Clapperton and Fullerton.

No: None.

Absent: None.

Resolution declared Adopted.

I hereby certify that the above Resolution is a true copy of a Resolution presented to the St. Ignace City Council for adoption at a regular meeting held on September 16, 2019.

  
\_\_\_\_\_  
Andrea Insley, City Clerk

AI/ht



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# INTRODUCTION

## VISION

The City of St. Ignace is committed to:

- Create an optimum living environment for present and future residents of the community while offering variety, choice and opportunity for change and individual growth;
- Continue to promote better jobs, higher incomes and more year-round employment opportunities;
- Develop the City in a manner that conserves natural features and environmentally sensitive areas while meeting the needs of the community;
- Encourage public involvement in decision making;
- Become leaders in cooperative efforts with regional, State and Federal governments through joint meetings, intergovernmental agreements and shared awareness;
- Develop the downtown waterfront in a way that will enhance the beauty and economy of the City;
- Encourage cultural and entertainment activities that appeal to the community;
- Strive for educational excellence and continue to improve our schools;
- Offer housing opportunities for a diverse socio-economic population;
- Balance rights of the individual property owners with needs of the public interest;
- Celebrate and preserve our unique history.

## THE PLANNING PROCESS

The City of St. Ignace began compiling data, assessing assets, and gathering public input in the spring of 2017. From that body of information, and the contributions of many individuals and organization, the City of St. Ignace Master Plan 2019-2039 emerged. This document presents the community's current status and a framework for a prosperous future.

The legal basis for our planning process is found in the Michigan Public Act 33 of 2008, the Michigan Planning Enabling Act (MPEA), which authorizes units of government to plan, to create planning commissions and to regulate and subdivide land. The act permits and mandates the planning commission to create, adopt and maintain a master plan. **The master plan is the basis for land use regulation and zoning.** For units of government that have and enforce zoning, that zoning must be based on a plan. The purpose of this master plan is to guide future development towards economic and efficient land use; to promote public health, safety, and general welfare; and to provide a framework for adequate transportation systems and infrastructure, public utilities, housing and recreational opportunities.

The City of St. Ignace Planning Commission completed extensive public outreach throughout the development of this plan. Previous public input on projects was considered, dozens of citizens answered surveys on a variety of topics, and meetings throughout the public review period garnered more input still. A summary of the results can be found in Appendix A.



## OTHER PLANNING DOCUMENTS AND RESOURCES

The previous City of St. Ignace Master Plan was adopted in 2011. Since that time, the City has developed and adopted the following plans:

- St. Ignace Recreation Plan 2019-2023
- Iron Belle Corridor/Railroad Grade Concept Plan 2017
- Sustainable Small Harbors Project: St Ignace Final Report 2016
- St. Ignace DDA Plan 2014-2043
- St. Ignace 2013 Non-Motorized Plan
- St. Ignace Recreation Plan 2012
- St. Ignace Master Plan 2011
- St. Ignace Comprehensive (Master) Plan - 1982

These plans and studies serve as guiding documents for the City. Much of their information and content is contained within this Master Plan.

The St. Ignace Master Plan 2019-2039 serves as a broad vision for the next twenty years. The goals outlined embody our community's values and aspirations. Achieving them will require deliberate action and unanimous purpose. As specific steps in the Action Plan are implemented, the Master Plan is to be updated at least every five years.

Updates to other City plans and the Capital Improvement Plan should reference and inform the Action Plan (p. 10) that accompanies the Master Plan.

Please refer to the City website for current boards, commissions, committees and departments.

A NOTE ON MAPS: All maps contained in this plan are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They are subject to change and are not legal representations of zoning, parcels, or land use. The boundaries shown should not be relied upon for anything other than general location.



# GOALS AND OBJECTIVES

These goals and objectives should be read and implemented as reflections of relevant studies (including, but not limited to, sidewalk studies, transportation studies and recreation plans) because they have been adopted by the St. Ignace City Council.

Each of the seven categories below has goals and objectives which will inform subsequent 5-year Action Plans.

## **1. Government: Develop transparent and open governmental policies that will encourage economic and social growth.**

### **1.1 Efficiently and transparently plan for the future of the City's public infrastructure.**

1.1.1 Develop a Capital Improvement Planning structure by which a Capital Improvements Plan will be developed for inclusion in the annual City budget. Include input from department heads under the oversight of the City Manager, with review and recommendation by the Planning Commission and ultimate approval by the City Council.

1.1.2 Develop an asset management system to inventory and maintain all community assets.

1.1.3 Ensure that when any infrastructure project is being developed, all potential infrastructure initiatives within the project scope are considered. Project timing and funding should be coordinated with other improvements in order to maximize the expenditure of public dollars.

1.1.4 Staff and departments will meet to discuss projects and coordinate efforts to ensure that time and resources are efficiently managed.

1.1.5 Ensure all City departments have a balanced budget, a schedule for revenues and expenditures and a focus on maintaining revenue-positive operating status.

1.1.6 Maintain an updated and user-friendly website.

### **1.2 Fully realize the potential of city-owned properties, tax policies and incentives as revenue generators and leverage the City's ability to own and administer property for greater economic growth.**

1.2.1 Begin study of the south waterfront and negotiate with City and State to relocate existing entities with the eventual goal being redevelopment of the deep-water port and Ferry Lane corridor as a new community center, featuring light manufacture space, office space, restaurants and housing.

1.2.2 Reinvest in city-owned recreational properties (the gazebo, marina, Little Bear Arena, the library, parks) so that they can be fully leveraged as placemaking.

1.2.3 Collaborate with community stakeholders to zone, designate and develop institutions and facilities conducive to the establishment and growth of existing and new business and light-industrial ventures.

1.2.4 Whenever possible, acquire useful, blighted, usable and/or desirable properties as they become available; develop a strategy for their use and dispersal.

1.2.5 Support the development of a county-wide land bank for management of acquired and tax-reverted properties.

1.2.6 Adopt a local tax code to promote and incentivize the development of housing - especially housing for low- and middle-income households- and mixed-use developments.

## **2. Public Infrastructure: Ensure St. Ignace citizens enjoy modern and maintained infrastructure throughout the City.**

2.1 Modernize public infrastructure while developing and maintaining it.

2.1.1 Pave and maintain all streets; develop sidewalks, curbs, gutters and storm sewers at every opportunity within city limits, in accordance with the Complete Streets requirements in the City Ordinance.

2.1.2 Modernize street lighting so as to prevent light pollution.

2.1.3 Make broadband internet available to every home and business in St. Ignace.

2.1.4 Expand city water and sewer to serve all properties within city limits.

2.1.5 Bury power lines across the city.

2.1.6 Promote a regional recycling program, including but not limited to public education and related infrastructure.

2.1.7 Support ADA compliance throughout City assets, signage, existing public places, and in new development. Support Universal Design concepts.

2.2 Residents and visitors shall be able to find businesses, streets, trails, resources and points of interest via consistent, informative and visually pleasing signage.

2.2.1 Codify signage in the local zoning ordinance.

2.2.2 Coordinate with partners to improve signage on public trails and roads, consistent with themes and goals described in this plan.

2.2.3 Encourage signage in Anishinaabe.

2.3 The City will plan and develop infrastructure while considering possible emergency and disaster events.

2.3.1 Act synergistically with the Mackinac County Hazard Plan.

2.3.2 Due to the increasing frequency and severity of precipitation events, storm and sewer lines should be upgraded to meet or exceed anticipated capacity standards.

### **3. Economic Development: The City will take deliberate action to develop policies that promote economic growth.**

3.1 The City will adhere to planning and development best practices, as recommended by state and national partners.

3.1.1 Achieve Redevelopment Ready status so as to attract entrepreneurs, thereby cultivating economic growth.

3.1.2 The City will develop plans and policies that facilitate best practices and fiscal responsibility, specifically through developing and adhering to a budgeted capital improvement plan.

3.1.3 The City will meet annually, or more frequently, with surrounding local governments, major employers, the Mackinac Economic Alliance, St. Ignace Chamber of Commerce, St. Ignace Visitor's Bureau, historic societies, etc. to facilitate communication among partners and coordination of economic development.

3.1.4 Encourage Main Street best practices to promote a culture conducive to a vibrant, prosperous, aesthetically pleasing downtown.

3.1.5 Support development by revising the tax structure and promoting incentive opportunities, such as working with the Mackinac County Brownfield Authority and utilization of Opportunity Zone incentives.

3.2 The City will support land use policies that promote economic growth.

3.2.1 Support the development of and access to housing that meets the needs of our current and future workforce (i.e. a diverse workforce).

3.2.2 Revise and update the Zoning Code to allow for higher density housing and to allow for mixed business uses and/or agricultural uses in areas delineated in the Land Use section of this plan.

3.2.3 Promote small agricultural development projects in both downtown and residential areas.

3.2.4 Define a land use pattern that will facilitate the establishment of new businesses and light industrial entities. The City fully supports the expansion of the property tax base in order to sustain and expand City services and to contribute to the economic vitality of the City.

## **4. Placemaking: The City will institute policies and practices that preserve the community's historic character, promote economic growth and support a high quality of life.**

4.1 Maintain the City's scenic character by minimizing the impact of development on environmental features and by creating opportunities and venues for the enjoyment and appreciation of those same environmental features.

4.2 Endorse a form-based code that ensures the City's structures are well maintained and reflects demand and modern tastes, especially with regard to walkability and set-backs.

4.2.1 Develop a comprehensive zoning plan that updates the local zoning codes, thereby creating a multi-staged form-based code.

4.2.2 In collaboration with the Downtown Development Association, endorse creative funding mechanisms to subsidize costs of implementing the form-based code.

4.3 Encourage cultural and entertainment activities that appeal to both the community and to visitors, especially those activities that reflect our unique history; they are integral to broader placemaking efforts.

4.3.1 Support the development of a feature such as: an event space, a carousel, a Ferris wheel or a covered pavilion for public meetings and a market.

4.3.2 Collaborate with local institutions (including but not limited to the St. Ignace Public Library, local schools, the Sault Ste. Marie Tribe of Chippewa Indians and historical societies) to increase collective appreciation for local history.

4.3.3 Support development of a local arts council.



## **5. Transportation: Improve mobility and enhance health and quality of life through efficient and equitable transportation opportunities.**

5.1 The City will identify specific transportation projects and improvements in the Capital Improvement Plan.

5.2 The City will consider the needs of all users and transportation modes when developing or improving a street or road.

5.2.1 Adequately plan for parking, so as to accommodate events without creating unusable space during non-event days.

5.3 Encourage and facilitate the development of aquatic transportation as a regional link between St. Ignace and other major destinations.

5.4 Realize St. Ignace's full potential as a multi-modal transportation hub by collaborating closely with the airport, Mackinac Bridge Authority, Straits State Park, ferry companies, cruise ship companies, and bus lines to guide tourists into downtown St. Ignace.

5.5 Promote and encourage the development and availability of year-round public transportation services.

## **6. Recreation: The City will provide a wide range of activities in well maintained facilities for its citizens and guests.**

6.1 The City will continue to maintain and work to implement a Recreation Plan, Downtown Development Plan, Non-motorized Transportation Plan and to incorporate projects in these plans into the Capital Improvement Plan, as appropriate.

6.2 Re-establish our image as a trail town, aquatically and terrestrially.

6.2.1 Promote the use, access and enjoyment of community resources by motorized and non-motorized transport.

6.2.2 Restore and repair boardwalk.

6.2.3 Finance and develop the Iron Belle Corridor (SBEI, formally known as the Railroad Grade).

6.3 Lead regional efforts to develop enhanced recreational facilities.

6.3.1 Identify regional entities with whom to form collaboration in the development of recreational facilities— aquatic center, velodrome, and/or skate park— and promote maintenance and expansion of our trail systems.



## 7. Natural Resources: Consider the environment when developing new policies or developments in the area, including but not limited to the Straits, clean air, fish, creeks and rivers, forest, people, wildlife, flora and topography.

7.1 Develop and sustain environments that promote the success and fulfillment of our citizens.

7.1.1 Enhance and preserve local ecosystems

7.1.2 Foster a better appreciation and understanding of local resources.

7.1.3 Build water run-off abatements, such as rain gardens in wash-out areas along sidewalks and waterfront parking lots; continue to add plantings as buffers along the waterfront; clean shoreline.

7.1.4 Add benches and other low-impact amenities to facilitate enjoyment of the natural environment.

7.2 Foster a better appreciation and understanding of local resources.

7.2.1 Promote collaboration between public venues and educating entities to bring educational programming to the general public.



# ACTION PLAN

The Action Plan section of this plan presents capital projects and policy recommendations that the City will pursue over the twenty year course of the Master Plan's implementation. In addition to projects identified by the Planning Commission, projects listed in plans such as the St. Ignace Downtown Development Authority Strategic Plan, St. Ignace Recreational Plan, and, when created, the St. Ignace Capital Improvement Plan will be incorporated into the scope of this Action Plan. The Action Plan should be reviewed annually, perhaps in conjunction with preparation of the Capital improvement Plan.

The Planning Commission envisions the projects and policies below to be short-term goals. The projects are first organized by category and then the same projects are presented in a timeline format.

Government				
Action	Proposed Completion Date	Action Leader		Related Goal
		City	Partner	
Develop and implement a Capital Improvement Plan	September 2019	Planning Commission		1.1.2
Develop an asset management plan for all community assets	October 2019	Department of Public Works		1.1.2
Update Capital Improvement Plan	Annually in January	Planning Commission		1.1.2
City engagement in a land bank	October 2020	City Council	County Brown-field Authority	1.2.5
City website upgrade	December 2020	City Staff		1.1.6
Revise Capital Improvement Plan and procedure development	March 2023	Planning Commission		1.1.1
Review the Master Plan for updates	January 2024	Planning Commission		1.1

Public Infrastructure				
Action	Proposed Completion Date	Action Leader		Related Goal
		City	Partner	
Make affordable high speed/broad-band internet universally available	Ongoing		I-75 North Fiber Consortium	2.1.3
Signage ordinance aligned with Zoning Code	April 2020	Planning Commission		2.2.1
Improve signage on roads and trail consistent with themes and goals of the Master Plan and other City Departmental Plans	June 2020	Downtown Development Authority		2.2.2
Develop a plan to obtain funding for improved streets and lighting	September 2021	Department of Public Works		2.1

Installation of pollution-sensitive street lighting throughout the downtown	May 2022	Downtown Development Authority		2.1.2
Update Cohesive trail interpretive signage	August 2022	Recreation Department		2.2.2
Pave and maintain all streets, and install curbs, gutters, storm sewers at every opportunity	Ongoing	Department of Public Works		2.1.1
Consider microgrid electrical power distribution and other innovative methods to augment power and internet service to the community	Ongoing		I-75North Fiber Consortium, Cloverland	2.2
Consider green infrastructure opportunities such as green roofs and solar panels	Ongoing			2.1

### Economic Development

Action	Proposed Completion Date	Action Leader		Related Goal
		City	Partner	
Seek to form a Land Bank Authority	May 2020	City Council		3.1.4 3.1.5
Update Zoning Code to allow for higher density, mixed-use housing with business; implement form-based code	June 2020	Planning Commission		3.2.2
Ferry Lane Corridor Plan for Mixed-Use	March 2021	City Manager		3.2.4
Develop a plan to move garages to Cheeseman road property	December 2021	Department of Public Works		3.2
Encourage development of a light industrial park	May 2023		Mackinac Economic Alliance	3.2.4 1.2.3

### Placemaking

Action	Proposed Completion Date	Action Leader		Related Goal
		City	Partner	
Support renovation of the new Michilimackinac Historical Society and the relocation of the Fort de Buade Collection.	September 2019		Michilimackinac Historical Society	4.3.3
Update Zoning Code to reflect modern taste, walkability and set-backs	September 2020	Planning Commission		4.2
Develop and support a local Arts Council	September 2020		Local artists	4.3.4

Start planning 350th Anniversary Celebration	January 2020	Downtown Development Authority		4.3.2
Develop a covered pavilion for a meeting space and market	November 2021	Downtown Development Authority		4.3.1
Cooperate with Moran and St. Ignace Townships to connect trails to the Iron Belle Corridor and US-2 Scenic Byway	Ongoing	Recreation Department		4.3/6.3
Continue to collaborate with DDA & Visitor's Bureau Events Committee to develop one or more additional recreational/place making features (e.g., a carousel, fountain, ferris wheel, or other desirable feature)	Long-term		St. Ignace Visitors' Bureau	4.3.1
Encourage services to move people from ferry docks to moorings, downtown, and marina	Long-term		Private Partners	4.3.1
Develop a Portage Heritage Trail	Long-term	Recreation Department		4.3/6.2

Transportation				
Action	Proposed Completion Date	Action Leader		Related Goal
		City	Partner	
Develop a Downtown Parking Plan	June 2021	Downtown Development Authority		5.2.1
Develop a Transportation Authority	October 2022		Mackinac County, Bridge Authority, Airport Straits	5.4
Promote and encourage the development and availability of year-round public transportation services	Ongoing			5.5
Encourage and facilitate the development of aquatic transportation as a regional link between St. Ignace and other major destinations	Ongoing		Private businesses	5.3/5.4



Recreation				
Action	Proposed Completion Date	Action Leader		Related Goal
		City	Partner	
Establish a Water Trail Steering Committee	December 2019	Recreation Department		6.2
Iron Belle Corridor Development	December 2020	Downtown Development Authority	Michigan DNR	6.2.3
Collaborate regionally to plan and develop regional recreation facilities, e.g., aquatic center, velodrome, outdoor skate park, outdoor ice rink	October 2023	City Council	Neighboring jurisdictions	6.2.5
Develop a Portage Heritage Trail	Long-term	Recreation Department		4.3/6.2
Cooperate with Moran and St. Ignace Townships to connect bicycle routes to Iron Belle Corridor and US-2 Scenic Byway	Ongoing	Recreation Department	Neighboring jurisdictions	4.3/6.3

Natural Resources				
Action	Proposed Completion Date	Action Leader		Related Goal
		City	Partner	
Build water run off abatements, add plantings as buffers along the waterfront; clean shoreline.	August 2023	Downtown Development Authority	Michigan DNR	7.1.3
Consider green infrastructure opportunities such as green roofs and solar panels	Ongoing	City Council		2.1

# ACTION PLAN: TIMELINE

Action	Proposed Completion Date	Related Goal
<b>2019</b>		
Develop and implement a Capital Improvement Plan	September 2019	1.1.2
Support renovation of the new Michilimackinac Historical Society and the relocation of the Fort de Buade Collection.	September 2019	4.3.3
Develop an asset management plan for all community assets	October 2019	1.1.2
Establish a Water Trail Steering Committee	December 2019	6.2
<b>2020</b>		
Start planning 350th Anniversary Celebration	January 2020	4.3.2
Signage ordinance aligned with Zoning Code	April 2020	2.2.1
Improve signage on roads and trail consistent with themes and goals of the Master Plan and other City Departmental Plans	June 2020	2.2.2
Update Zoning Code To allow for higher density, mixed use housing with business, implement form-based code	June 2020	3.2.2
Update Zoning Code to reflect modern taste, walkability and set-backs	September 2020	4.2
Develop and support a local Arts Council	September 2020	4.3.4
City engagement in a land bank	October 2020	1.2.5
City website upgrade	December 2020	1.1.6
Iron Belle Corridor Development	December 2020	6.2.3
<b>2021</b>		
Ferry Lane Corridor Plan for Mixed-Use	March 2021	3.2.4
Develop a Downtown Parking Plan	June 2021	5.2.1



Develop a plan to obtain funding for improved streets and lighting	September 2021	2.1
Develop a covered pavilion for a meeting space and market	November 2021	4.3.1
Develop a plan to move garages to Cheeseman road property	December 2021	3.2
<b>2022</b>		
Installation of pollution sensitive street lighting throughout the downtown	May 2022	2.1.2
Update Cohesive trail interpretive signage	August 2022	2.2.2
Develop a Transportation Authority	October 2022	5.4
<b>2023</b>		
Revise Capital Improvement Plan and procedure development	March 2023	1.1.1
Encourage development of a light industrial park	May 2023	3.2.4 1.2.3
Build water run off abatements, add plantings as buffers along the waterfront; clean shoreline.	August 2023	7.1.3
Collaborate regionally to plan and develop regional recreation facilities, e.g., aquatic center, velodrome, outdoor skate park, outdoor ice rink	October 2023	6.2.5



# FUTURE LAND USE PLAN

## OVERVIEW

The Future Land Use section of this plan proposes planning districts within St. Ignace and describes the changes this plan envisions over the next 20 years. **Table 1** [right] examines the distribution of land by the future land use districts described below.

## PRIMARY PLANNING DISTRICTS

This plan will focus on four districts. St. Ignace is a small community with limited resources and little area that can accommodate change, thus by strategically targeting specific districts, the City can make incremental progress towards realizing its vision by achieving attainable benchmarks.

Table 1: Future Land Use Districts

	Parcels		Area (Acres)	
	n	%	n	%
<b>TOTAL</b>	<b>1825</b>		<b>1729.6</b>	
Airport Residential	154	8.4%	363.3	21.0%
Ferry Lane Corridor	123	6.7%	130.8	7.6%
Governmental Residential	389	21.3%	307.7	17.8%
Harbor North	32	1.8%	40.2	2.3%
Health and Hospitality	180	9.9%	181.4	10.5%
Industrial	17	0.9%	42.7	2.5%
Island View Residential	233	12.8%	103.9	6.0%
Marina Waterfront	43	2.4%	26.8	1.5%
Old Town	252	13.8%	88.5	5.1%
Railroad Recreation	127	7.0%	99.6	5.8%
Recreation Open Space	12	0.7%	145.9	8.4%
School Residential	163	8.9%	101.2	5.9%
Straits Residential	100	5.5%	97.7	5.7%

Source: EUPRPDC 2017

## OLD TOWN DISTRICT

The Old Town District within the City of St. Ignace comprises 13.8% of all the parcels in the City and 5.1% of the land area in acres. This district can be generally characterized as that which encompasses the downtown area and surrounding residential blocks. The Old Town District includes Central Business, General Business, Public Recreation, and Residential I and II current zoning designations. This district includes commercial uses that have been developed in a linear pattern located along a major transportation corridor. The term “general” in this context refers to commercial enterprises that serve a broad market and to businesses that are not specific to a type of location and could include retail, office space, hotels/accommodations, restaurants, gas stations and financial institutions. An in-depth zoning plan with recommendations, which may include smaller setbacks and allowance for some mixed-use zoning, is planned for the near future.

## MARINA WATERFRONT DISTRICT

The Marina Waterfront District accounts for 2.4% of the total parcels within the City of St. Ignace and 1.5% of the total land area in acres. The Marina Waterfront District is laid out to the east of the Old Town District and abuts Lake Huron. This district allows for Central and General Business uses, which would be characterized by commercial entities that are not specific to a type of location, much the same as the Old Town District. This district also encompasses much of the Downtown Development Authority District. The DDA has a thirty-year plan which will guide growth in this area. The Sustainable Harbors Project: St. Ignace Final Report also supplies a vision for the future of this district.



## FERRY LANE CORRIDOR DISTRICT

The Ferry Lane Corridor District is composed of 6.7% of the total parcels in the City of St. Ignace and 7.6% of the total land area in acres. This corridor can be generally described as being located south of the Downtown District and extending to the East. This district would permit uses of the following type: Residential I, Tourist Business, Residential III, Waterfront Industrial, Public Recreation, and General Business. These entities are wide ranging and could include hotels and accommodations, single and multiple family residences and/or commercial industries. In the past, public input has supported such developments. A Ferry Lane Corridor Development Plan will support the implementation of these ideas.

## RAILROAD RECREATION

Visioning for a pathway for the old railroad grade, which ran just west of N. State Street, was recently completed. The proposed multi-use pathway would link Little Bear Arena and the heart of downtown. This district would expand the area currently zoned for Public Recreation, and would permit residential, commercial and light industrial uses. The images below are from the visioning process conducted by Michigan State University Extension.



Marquette Street to Goudreau Street



Goudreau Street to Central Hill



Central Hill to Downtown Arcade



Downtown Arcade to Truckey Street



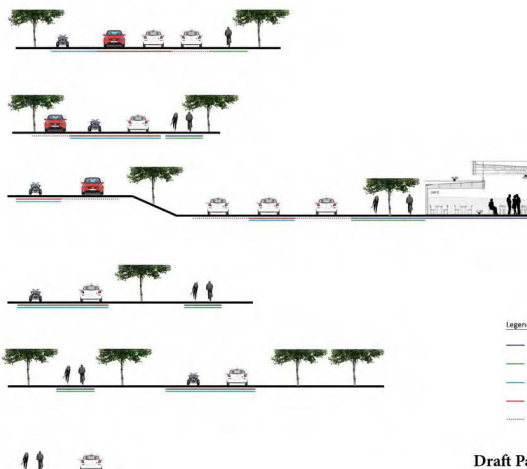
Truckey Street to Spring Street



Spring Street to State Street



MICHIGAN STATE UNIVERSITY School of Planning, Design and Construction  
MICHIGAN STATE UNIVERSITY Extension

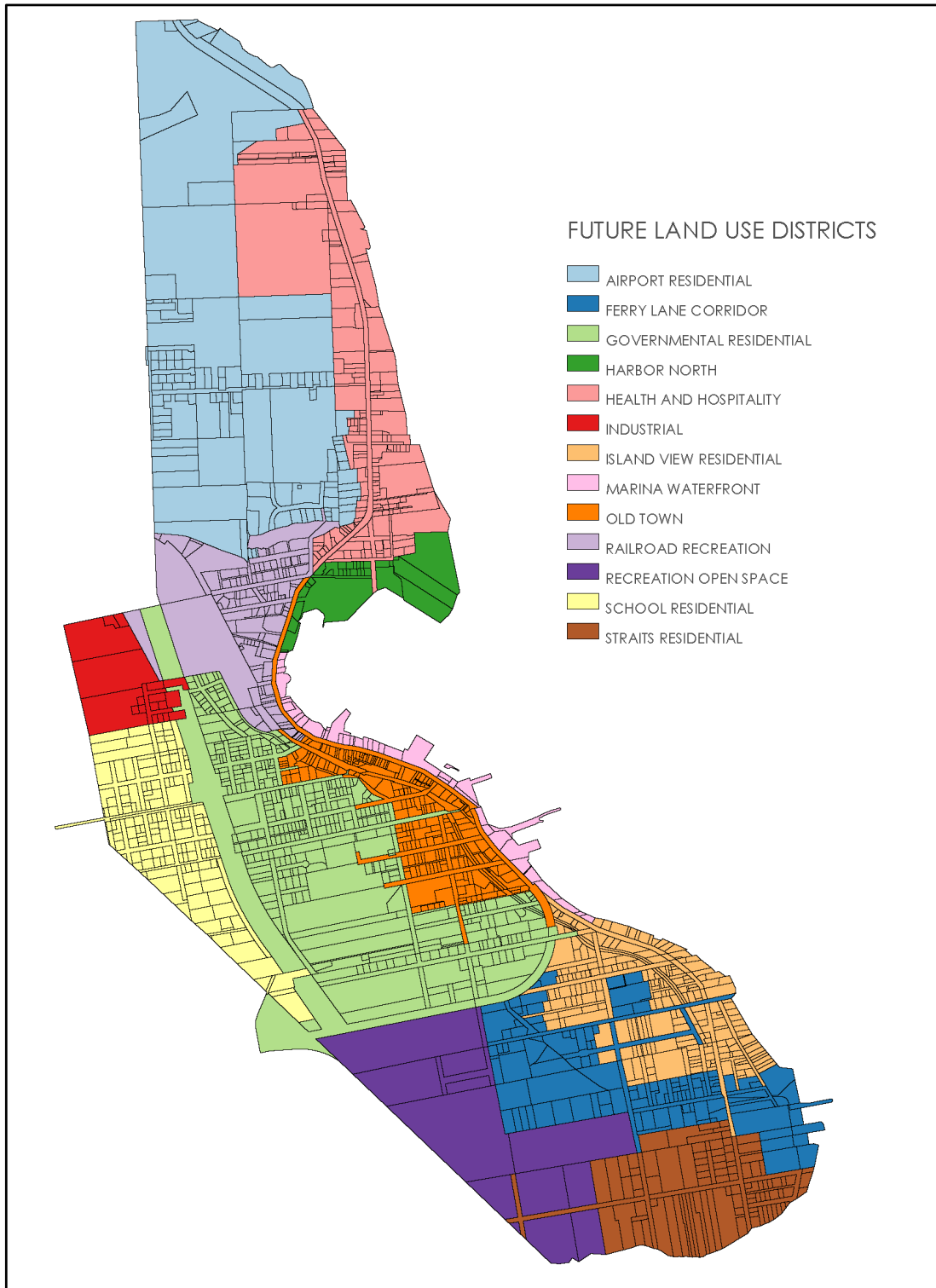


Draft Pathway Sections  
Celebrating Heritage  
Recreation Pathway/Railroad Grade  
St. Ignace, Michigan  
Sustainable Built Environment Initiative



# FUTURE LAND USE DISTRICTS

ST. IGNACE MASTER PLAN | 2017 PARCELS | AUGUST 2017



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SCALE: 1:20,000



# ZONING PLAN

## OVERVIEW

The Zoning Plan outlines changes to the zoning ordinance that are required in order for the visions for the future land use districts to come to fruition. This is required by Michigan planning law. Many current ordinances will remain in place, some will need to change. New zoning districts will be established to facilitate new, dynamic growth.

**Table 2: Land Use by Zoning Districts**

contains data on the distribution of land within St. Ignace by existing zoning districts and the next section describes the relationship between existing Zoning Ordinance Districts and the Future Land Use Districts as described in this plan. Each Future Land Use District also has a proposed title for Future Zoning Ordinance Districts.

The Future Land Use Districts Map on page 18 delineates the districts discussed above as distinct and cohesive areas. The current situation is more complicated, as demonstrated by the current zoning.

Table 2 Future Land Use by Zoning District

	Parcels		Area (Acres)	
	n	%	n	%
<b>TOTAL</b>	<b>1825</b>		<b>1729.6</b>	
Central Business	97	5.3%	28.3	1.6%
General Business	83	4.5%	43.9	2.5%
Industrial	20	1.1%	166.0	9.6%
Public Recreation	16	0.9%	136.9	7.9%
Residential I	341	18.7%	187.8	10.9%
Residential II	772	42.3%	453.9	26.2%
Residential III	16	0.9%	95.6	5.5%
Residential IV	1	0.1%	10.0	0.6%
Road (Not Zoned)	150	8.2%	346.2	20.0%
Tourist Business	313	17.2%	206.8	12.0%
Waterfront Industrial	16	0.9%	54.2	3.1%

Source: EUPRPDC 2017 Land Use Survey

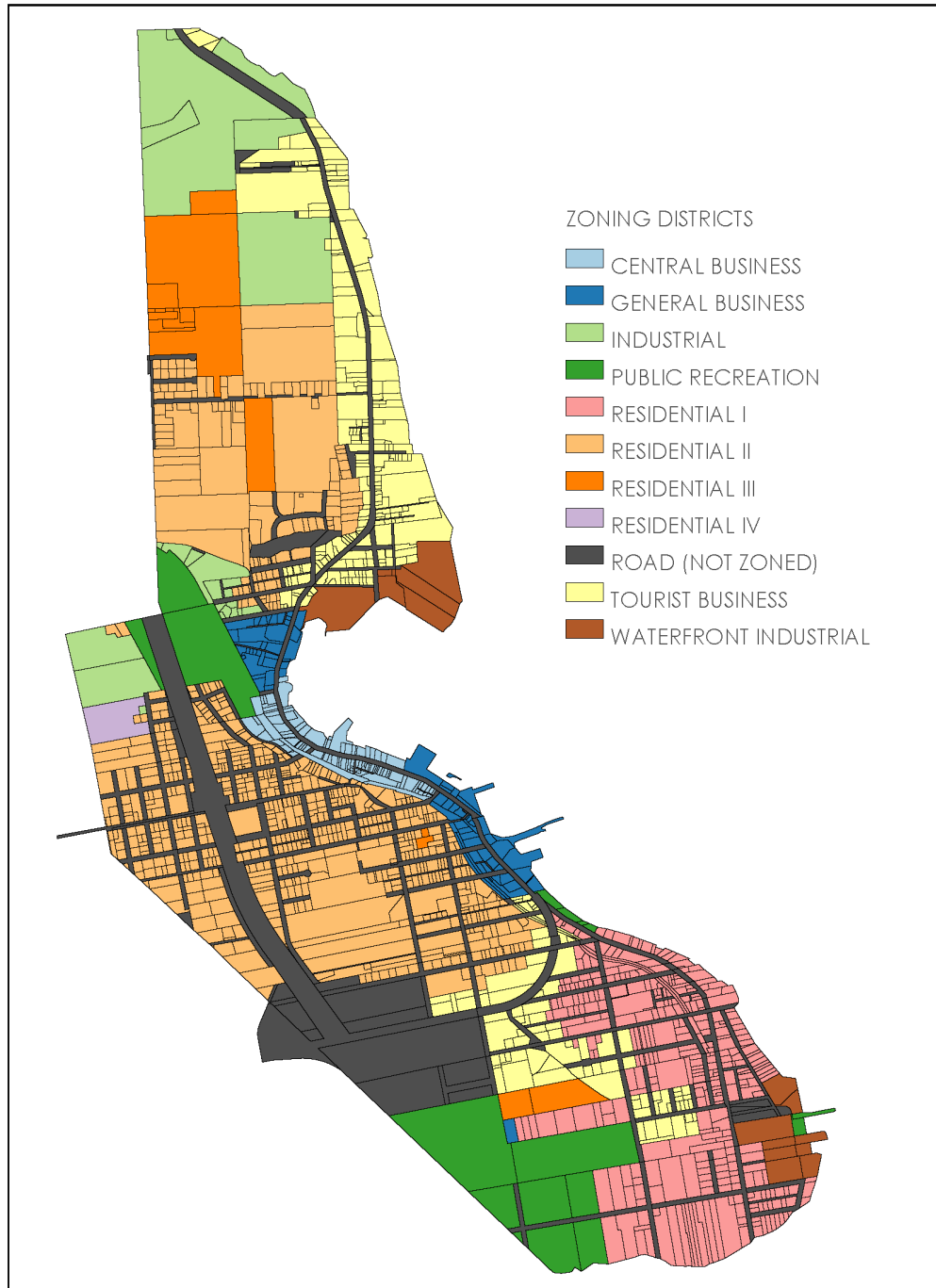
**Zoning by 2017 Parcels** examines zoning in St. Ignace by individual parcels. This is not an official zoning map and should not be considered as such.

Below on page 21, a chart presents the correlation between future and current districts visually. The first column lists the Future Land Use District, the second lists the zoning designations currently found in each district, and the third column offers new zoning categories which could be implemented in the future.



# ZONING BY 2017 PARCELS

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SCALE: 1:20,000



Relationship Between Future Land Use, Current Zoning, and Potential Future Districts					
Master Plan Future Land Use Districts		Corresponding District(s) in Existing Zoning Ordinance		Suggested Names for New Zoning Ordinance Districts	
	Airport Residential		Industrial		MU-1 Mixed Use
			Residential II		
			Residential III		
			Tourist Business		
	Ferry Lane Corridor		Tourist Business		MU-2 Mixed Use
			Residential I		
			Residential III		
			Waterfront Industrial		
			Public Recreation		
	Governmental Residential		Residential I		MU-3 Mixed Use
			Residential III		
	Harbor North		Waterfront Industrial		MU-4 Mixed Use
	Health & Hospitality		Tourist Business		B-1 Business
	Industrial		Industrial		I-1 Industrial
			Residential II		
			Residential IV		
	Island View Residential		Residential I		R-3 Residential
			Waterfront Industrial		
			Public Recreation		
	Marina Waterfront		Central Business		B-2 Business
			General Business		
			Public Recreation		
	Old Town		Central Business		MU-5 Mixed Use
			General Business		
			Residential I		
			Residential II		
			Tourist Business		
	Railroad Recreation		Public Recreation		Rec-1 Recreation
			Residential II		
			Residential III		
			Industrial		
			General Business		
			Central Business		
	Recreation Open Space		Public Recreation		Rec-2 Recreation
			Road		
	School Residential		Residential II		R-2 Residential
			Road		
	Straits Residential		Residential I		R-1 Residential



# PLAN CORE

The Plan Core is a guide for local decision making, providing data and analysis relevant to land-use policy development. While only a static look at St. Ignace in relation to Mackinac County and Michigan, this section illuminates the underpinnings of ideas put forth in earlier sections of this document.

## A NOTE

Much of the data comes from the U.S. Census Bureau's decennial census and American Community Survey (ACS). The ACS offers the most-current and introspective look at American communities, but is encumbered by a drawback, margin of error. The data, which is released annually in December and dating back a year-and-a-half (as of writing in spring 2017, 2015 data is the newest), has larger margins of error for geographies with low density and small populations. Thus, one should consider these numbers as a guide rather than absolute. If one is interested in exact figures, comprehensive, local surveying must be conducted.

## EXISTING LAND USE

The decisions regarding physical and zoning changes outlined in the Action and Zoning Plans were based on existing land use research prepared for this plan. To determine existing land use, EUPRPDC conducted site visits and online research to identify how land in St. Ignace is being used. There are 2 levels of classification: primary, which groups every parcel into 1 of the 6 categories outlined in the Plan Core; and secondary, which breaks down each of the 6 categories into more specific uses. To determine existing land use, a GIS analysis was done, by parcel, using the American Planning Association's (APA) Land-Based Classification System (LBCS).

**Table 3: Existing Land Use – Primary Classifications** [below] examines the primary classifications. Existing land uses are fairly evenly divided across Residential (32%), Infrastructural (27%) and Recreational (21%).



*Table 3: Existing Land Use – Primary Classifications*

	Parcels		Area (Acres)	
	n	%	n	%
TOTAL	1825		1729.6	
Cultural	21	1.2%	54.7	3.2%
Economic	225	12.3%	253.0	14.6%
Infrastructural	202	11.1%	470.1	27.2%
Institutional	20	1.1%	34.6	2.0%
Recreational	133	7.3%	363.7	21.0%
Residential	1224	67.1%	553.5	32.0%

*Source: EUPRPDC 2017 Land Use Survey*

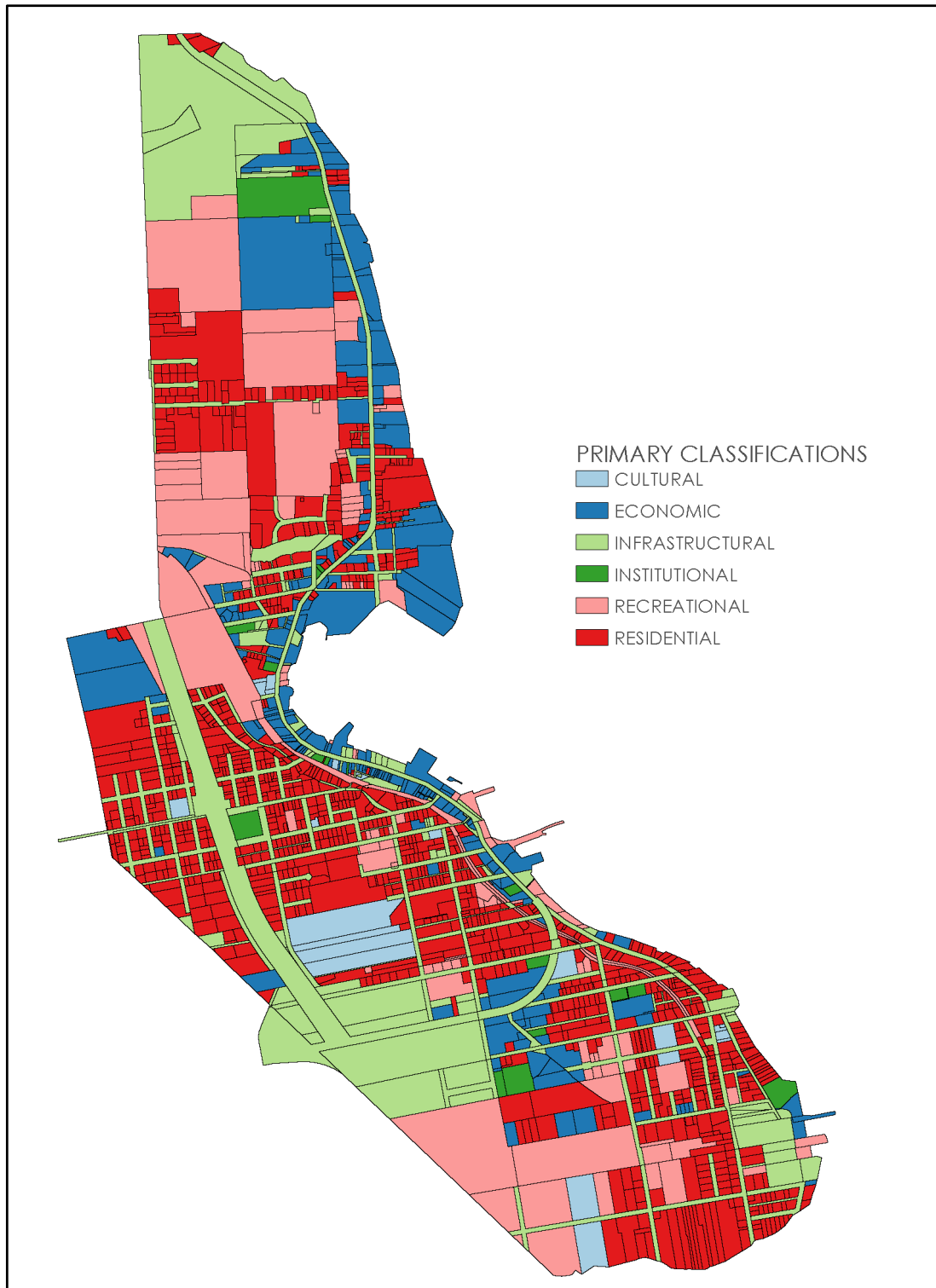
**Existing Land Use** on the following page presents the distribution of the primary classifications for the entire municipality.

**Public (and Utilities) Ownership [page 24]** examines the land that is owned by the city, county, state, federal government, tribal government, and public utility companies.



# EXISTING LAND USE: PRIMARY CLASSIFICATIONS

ST. IGNACE MASTER PLAN | 2017 PARCELS | AUGUST 2017



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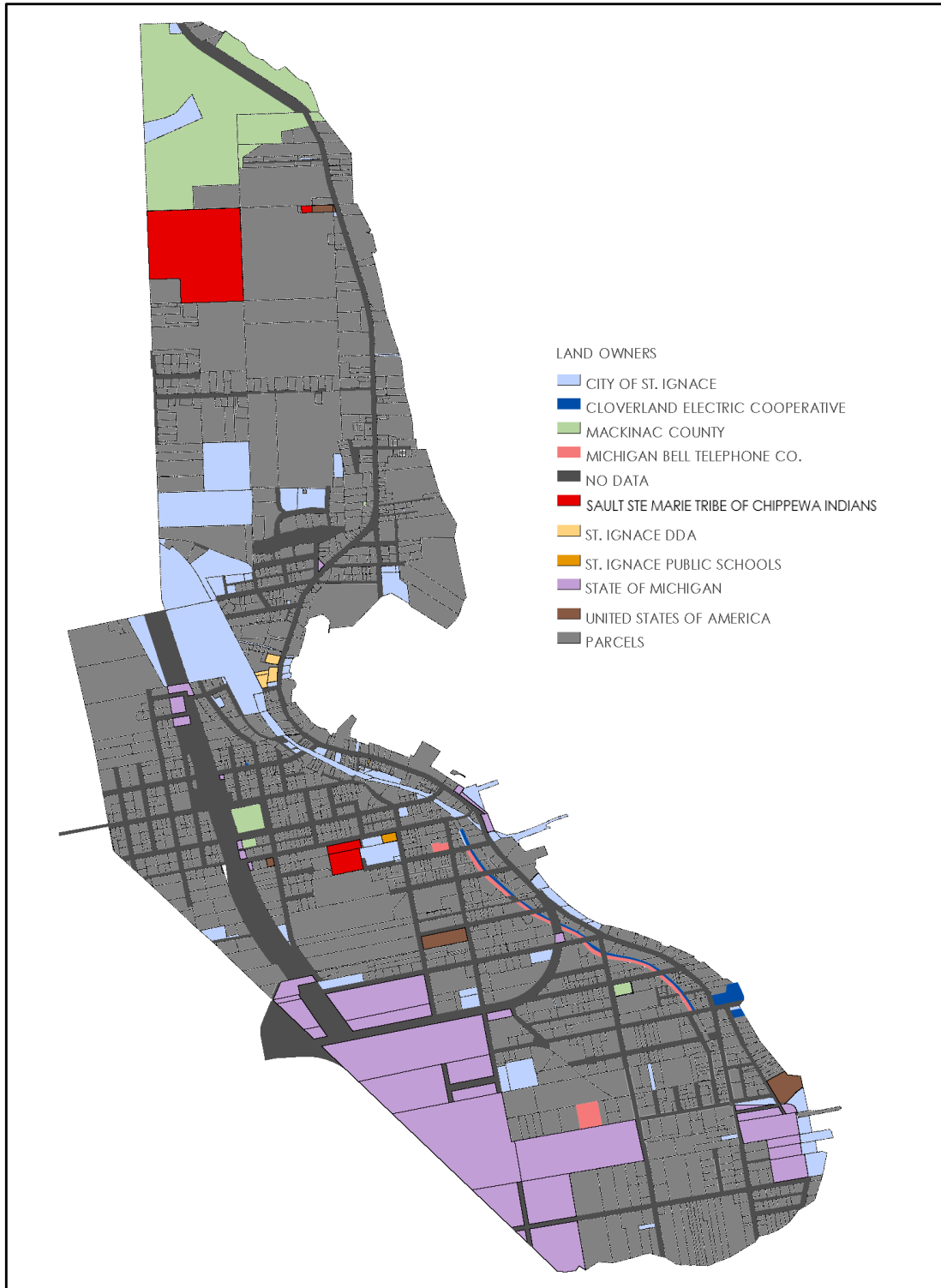


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# PUBLIC (AND UTILITIES) OWNERSHIP

ST. IGNACE MASTER PLAN | 2017 PARCELS | AUGUST 2017



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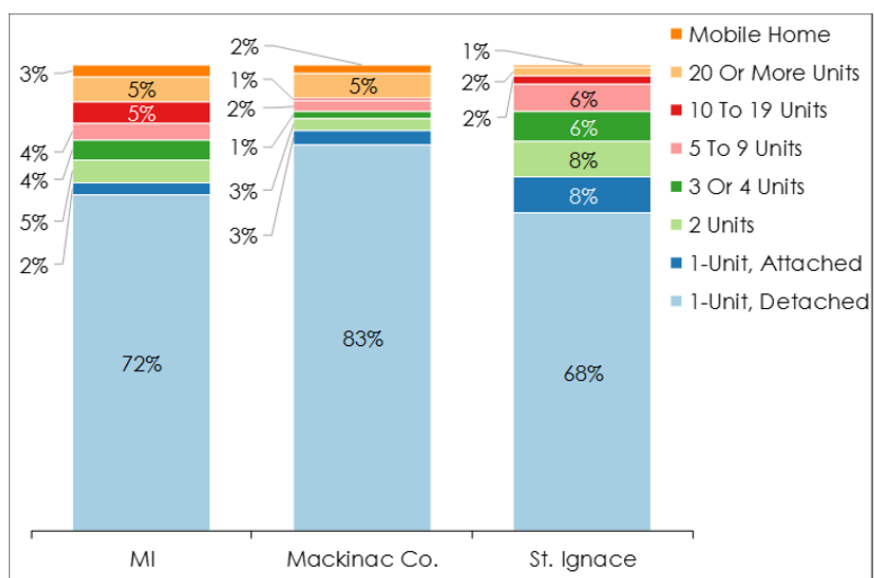




## RESIDENTIAL

The type and location of available housing stock within a municipality plays a substantial role in its character and context. Communities comprised of densely-packed single- and multi-family housing units will affect one's sensibilities in a completely different manner than those which are committed to larger-lot, single-family, detached housing units—or a mix of any other variety. Infrastructure commitments, walkability, and taxable value will all impact and be impacted by the type of housing stock a community has and condones through zoning and subdivision.

Figure 1: Housing Stock – 2015



Source: U.S. Census Bureau, American Community Survey

## HOUSING STOCK

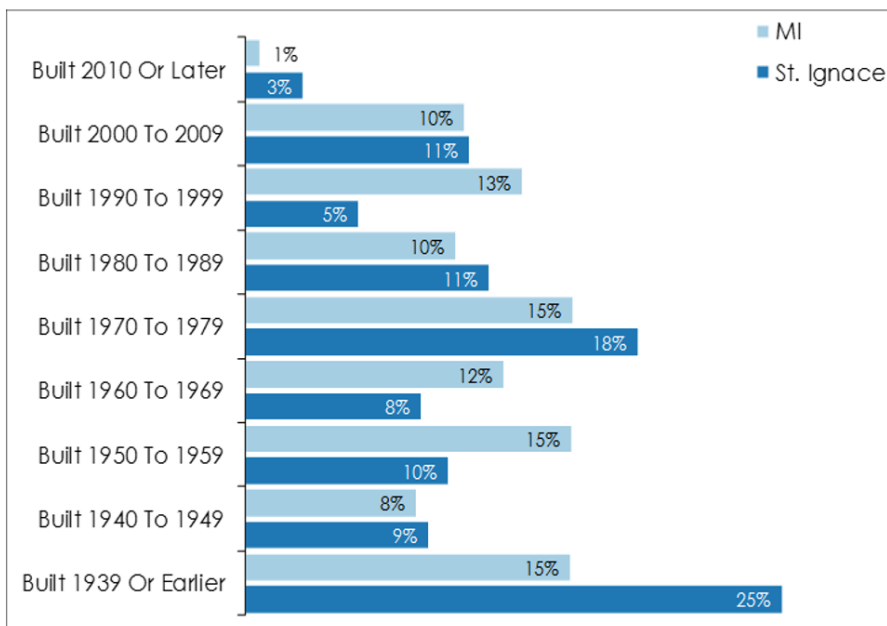
St. Ignace is the urban center of Mackinac County, with a long history of settlement near the waterfront, thus it possesses housing stock that differs from that of the rest of the predominantly rural county. **Figure 1** on the previous page examines these differences—with statewide numbers provided for consideration. There are several things one should note about the data:

- Per the U.S. Census Bureau:
  - 1-unit detached housing is a stand-alone structure.
  - 1-unit attached housing are row houses, duplexes, quadruplexes, and townhouses.
  - For attached housing to be considered 1-unit, each unit must:
    - Be separated by a ground-to-roof wall,
    - Have a separate heating system,
    - Have individual meters for public utilities, and
    - Have no units located above or below.
  - Total number of housing units by geography:
    - St. Ignace: 1,433
    - Mackinac County: 11,021
    - Michigan: 4,539,838

St. Ignace had housing stock in 2015 that, proportionally, is more diverse than those of Mackinac County and Michigan: 32% of the local housing stock was comprised of non-1-unit, detached housing, compared to 17% and 28% for the county and state, respectively.

28% of the housing stock in St. Ignace was comprised of structures with 1-unit, attached, 2-unit, 3- or 4-unit, or 5- to 9-unit structures—compared to 9% and 15% in the county and state, respectively. The City of St. Ignace and Mackinac County generally do not possess the quantity of larger housing structures that can be found elsewhere in Michigan (obviously, this data does not count hotels and motels as housing units).

Figure 2: Age of Housing Stock – 2015



Source: U.S. Census Bureau, American Community Survey

This is quantified by the American Community Survey data: 4% of the city's housing stock was comprised of 10- to 19-unit or 20-or-more-unit structures, which is less than the county (6%) and the state (10%). All 3 geographies had a 3%-or-less share housing stock that are mobile homes. It is important to note how St. Ignace's housing has changed over the last few years. From 2010 to 2015, St. Ignace saw an increase in 3 of the 8 housing structure types: 2 unit (18 units), 10 to 19 unit



(30), and 20 or more unit (58). As for decreases, 1-unit, detached (13 units), 1-unit, attached (11), 3 or 4 unit (37), and 5 to 9 unit (1). There was no change in the number of mobile homes. Over the period, the ACS data supposes that St. Ignace gained 44 units. That rate of 3.2% exceeds that of the county (1.8%) and state (0.2%).

**Figure 2** [page 26] presents data on the age of housing stock in St. Ignace compared to the age of housing stock in Michigan. Not only does this show the age of the respective housing stocks, but it provides insight into periods of growth—if one assumes a correlation between housing construction and economic activity.

The three greatest periods of construction for St. Ignace were, in order of growth rate, pre-1940, 1970 to 1979, and 1980 to 1989, during which 55% of the housing stock was constructed. Conversely, the 3 greatest decades of construction in Michigan occurred between 1970 to 1979, 1950 to 1959, and pre-1940, during which 46% of the housing stock was constructed. Over the 3 most-recent intervals, St. Ignace added just 18% of its housing stock, compared to 24% across Michigan, which is an indication of slower growth (of course, the 2010 or later interval has yet to extend a full 10 years).

## 2016 HOUSING TARGET MARKET ANALYSIS

The 32% of non-1-unit, detached housing is vital to St. Ignace because of its value to both those who see St. Ignace as a future home and those who currently reside in St. Ignace. Younger generations are seeking walkable communities while older generations seek to downsize into units with less upkeep requirements. To study this trend further, the Eastern Upper Peninsula Regional Planning & Development Commission (EUPRPDC) commissioned Land Use | USA in 2015 to study the supply of and demand for housing in Mackinac County, with special coverage of St. Ignace and the City of Mackinac Island. Analysis of the housing market yielded several findings that should be considered when gauging what the housing stock of St. Ignace may look like in the coming years.

The [Target Market Analysis](#) (TMA) examined the relationship between those who are anticipated to move to and within St. Ignace, and their housing preferences, which yield housing demand figures over a 7-year

*Table 4: 7-Year Projection of Housing Stock Potential in St. Ignace – 2010-2015*

Number of Units	Building Format	Potential 7-Year Total	Existing Housing Units	Implied Gap for New-Builds
<b>1</b>	<b>Detached Houses</b>	<b>630</b>	<b>969</b>	<b>void</b>
2	Duplex, Subdivided House	28	138	-110
3 to 4	Side-by-Side, Stacked	77	27	50
<b>Subtotal Duplex to Fourplex</b>		<b>105</b>	<b>165</b>	<b>-60</b>
5 to 9	Townhouse, Live-Work	133	84	49
10 to 19	Multiplex: Small	49	105	-56
20 to 49	Multiplex: Large	70	89	-19
50+	Midrise: Small	98	2	96
<b>Subtotal Multiplex &amp; Midrise</b>		<b>217</b>	<b>196</b>	<b>21</b>
<b>Total Attached Units</b>		<b>455</b>	<b>445</b>	<b>10</b>

Source: Land Use | USA

period. The analysis is based on data collected by marketing firms. Population is divided into clusters and assumes each cluster desires to live in 1 of 7 housing structure typologies.

**Table 4** presents data from analysis prepared by Land Use | USA. With the exception of 1-unit detached housing, all typologies are all attached. These projections are more appropriate for larger urban areas; however, they provide some insight into the types of housing needed by UP residents because their demographics are included.

Essentially, two conclusions can be drawn from the Target Market Analysis regarding St. Ignace:

- what the market could support of purely new construction
- what the market could support if some of the housing stock was repurposed or replaced.

Conclusions are based on attached-housing typologies: single-unit detached is not considered. At the county level, both aggressive and conservative analyses were conducted; for St. Ignace, only the aggressive analysis was produced (however, the conservative analysis, per the report, is about 33% less than the aggressive analysis).

The first conclusion, new development, proposes that the housing market in St. Ignace could only accommodate, in total, 10 new attached housing units over the next seven years. Analysis of the housing market indicates a surplus of 2-unit structures, 10- to 19-unit structures, and 20- to 49-unit structures. Demand for—from where the new construction could be justified—3- to 4-unit structures, 5- to 9-unit structures, and 50-plus-unit structures was identified.

The second conclusion, replacing and repurposing a portion of the existing housing stock, suggested that of the in-demand structures—3- to 4-unit structures, 5- to 9-unit structures, and 50-plus-unit structures—185 units could be added to the housing stock. Of course, this would require repurposing or replacing 185 units of 2-unit structures, 10- to 19-unit structures, and 20- to 49-unit structures.

#### ASSISTED-LIVING HOUSING STOCK

Part of the housing stock in St. Ignace is comprised of assisted-living and long-term-care housing. These facilities are listed below:

- Assisted-living housing:
  - Castle Rock Retirement Center: 40 beds
  - Pleasant View: 6 beds
- Long-term-care housing:
  - Mackinac Straits Hospital (Evergreen Living Center): 48 beds

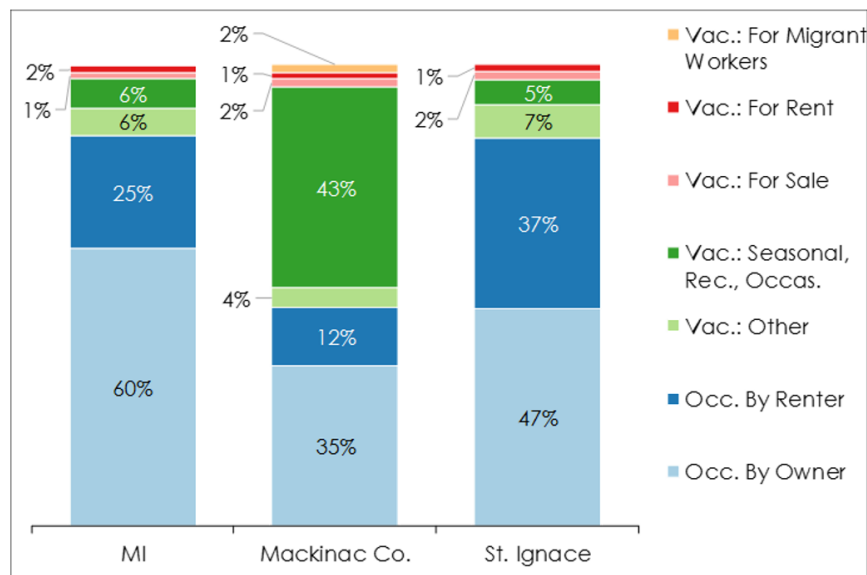
#### STATUS OF HOUSING STOCK

It is important to note the status of the housing stock in a community. In the Eastern Upper Peninsula, a proportionally significant amount of the housing stock is often vacant because the homeowners use the structures for seasonal, recreational, or occasional purposes. Many of these structures are currently not winterized and are only suitable for occupation in summer months. The region is largely rural; St. Ignace is an urban center within the region, so differences exist.

**Figure 3** [page 29] examines the status of St. Ignace’s housing stock. Several notes: “Vac.” means “Vacant”; “Occ.” means “Occupied”; “Rec., Occas.” means “Recreational, Occasional”; and “Vac.: Other” is a combination of 3 types of statuses, which includes “rented, not occupied,” “sold, not occupied,” and “other vacant.”

St. Ignace is more like Michigan in terms of occupied versus vacant housing than the county in which it is

Figure 3: Status of Housing Stock – 2015



Source: U.S. Census Bureau, American Community Survey

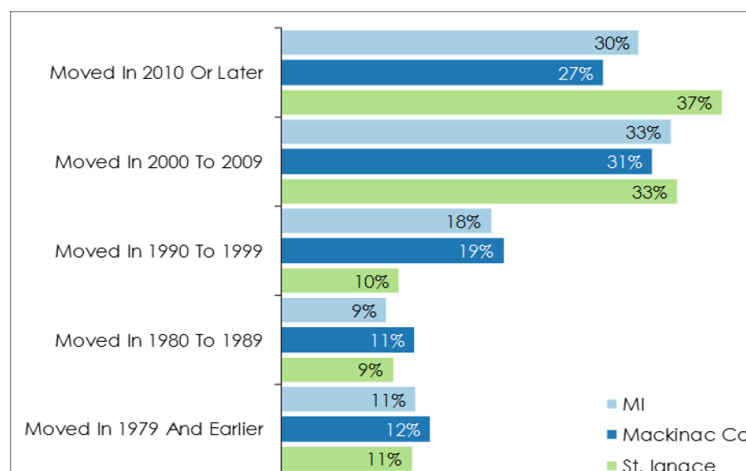
located: 84%, 47%, and 85% of the total housing units in the city, county, and state, respectively, were occupied in 2015. However, St. Ignace only had 47% of its housing stock occupied by owners, which is less than the state. The owner-occupied housing rates have decreased across all 3 geographies, with St. Ignace experiencing the largest dip, 8%. Furthermore, from 2010 to 2015, vacant housing in the city decreased by 14%. St. Ignace had the highest percentage of renter-occupied housing units with 37%; renter-occupied housing

in St. Ignace was up 37% since 2010. For all 3 geographies, 3% of the housing stock was vacant in 2015 because it was on the market. Proportionally, St. Ignace does not have a large share of its housing stock purposed for seasonal, recreational, or occasional uses, which is expected considering its urban nature.

**Figure 4** [below] examines when those living in occupied housing units—renting or owning—moved into their current residence. The data supports what Figure 3 presented: In 2015, St. Ignace, with such a high renting rate, had the largest movement of any geography over the last 5 years. The county and state experienced their largest movements from 2000 to 2009. Those occupying their residence prior to 2000 account for 38%, 42%, and 30% of the total for the state, county, and city, respectively.

**Owner-Occupied Housing Density** [following page] studies the distribution of residents who are living in homes that they own. This data is from the 2010 Decennial Census published by the U.S. Census Bureau; it looks at the city at the census block level, which is the smallest geography available. While some may own more than one home in St. Ignace, this map examines their primary residence—so the other homes that maybe owned as rentals or for seasonal use are not counted. The dark green polygons represent where

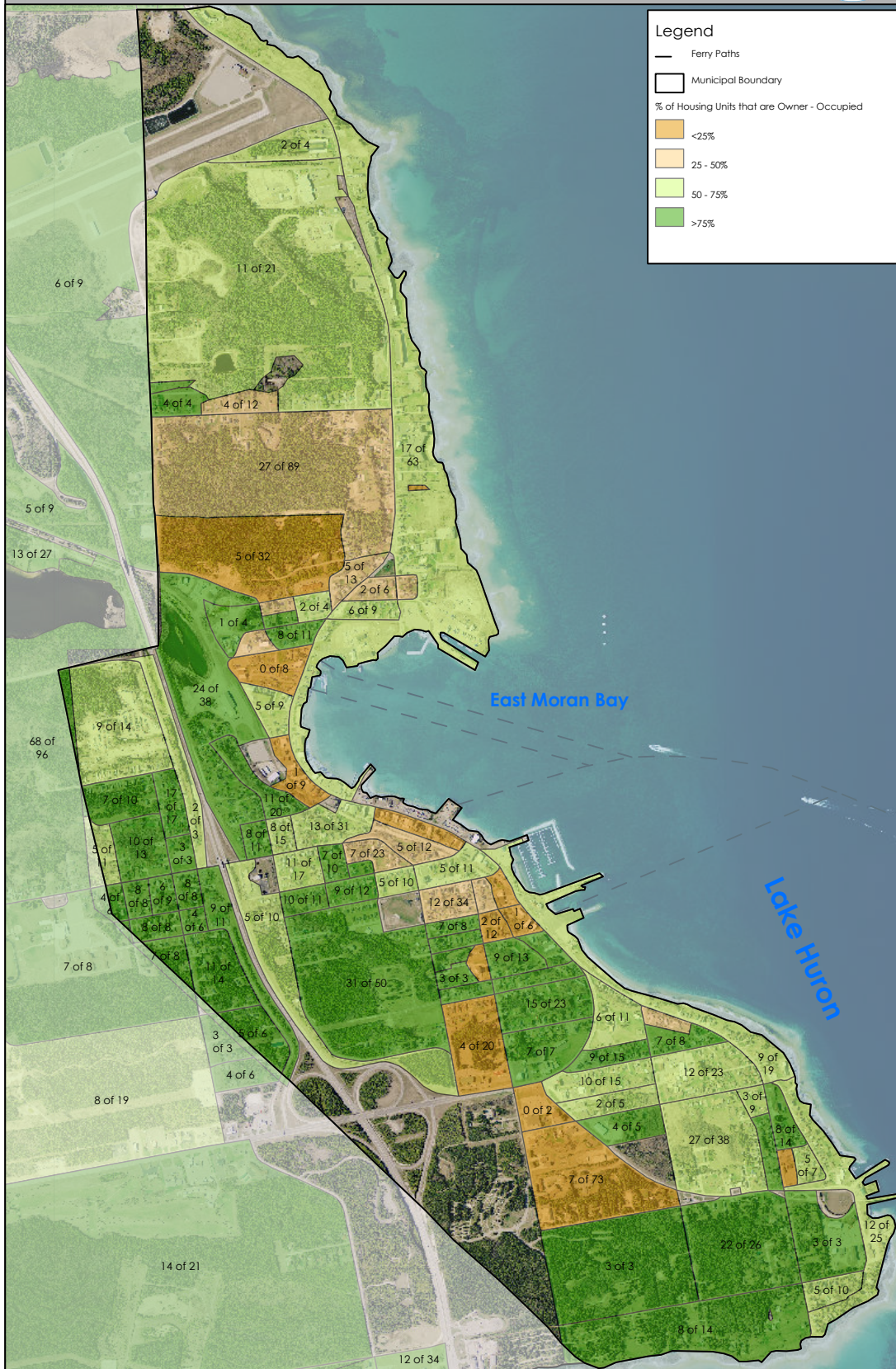
Figure 4: Year Occupants Moved In – 2015



Source: U.S. Census Bureau, American Community Survey



# St Ignace: Owner - Occupied Housing Density





75% or more of the houses in the census block are occupied by residents that own them. The colors change from green to orange, with dark orange representing census blocks less-than-25% of the houses in the census block are occupied by the homeowners—which indicates a higher share of renter-occupied, vacant, and seasonal-use housing.

One can see that the largest concentration of owner-occupied housing was in the blocks to the west of the downtown core, the block east of I-75, and at the southern part of the municipality. The areas in the city with census blocks with 50%-or-less of owner-occupied housing are primarily situated along State Street/ the I-75 Business Loop between Spring Street and South Airport Road. One reason for this could be the presence of apartments located above stores in the downtown, as well as apartment buildings located in the orange census blocks. As Figure 3: Status of Housing Stock – 2015 on the previous page indicates, St. Ignace had 15% of its housing stock vacant for any reason; thus, the orange blocks are dominated by renter-occupied housing.

## HOUSING COSTS

**Table 5** [below] examines how those owning or renting their home are paying for it, and the median costs thereof. Costs of housing in St. Ignace and Mackinac County are nearly identical. Monthly housing costs in 2015—for any type of occupied unit—were just over \$220 less than the statewide statistic; housing units

*Table 5: Cost of Housing – 2015*

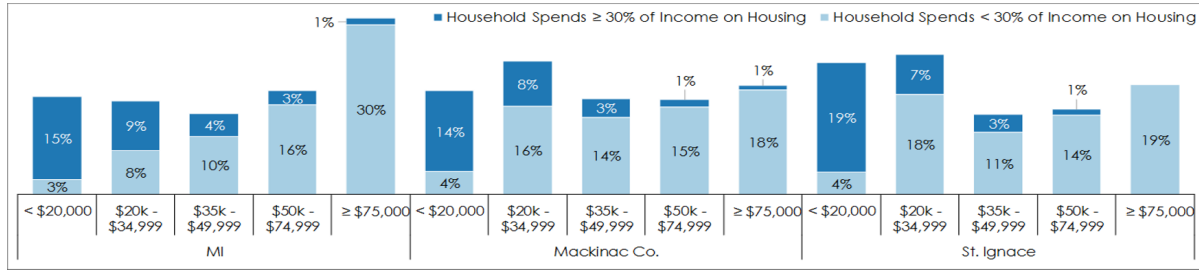
	MI	MC	St. Ignace
Total Housing Units	4,539,838	11,021	1,433
Occupied Units	85%	47%	84%
Median Monthly Cost	\$ 857	\$ 632	\$ 633
Housing Units With A Mortgage	38%	18%	27%
Median Monthly Cost	\$ 1,257	\$ 1,051	\$ 1,050
Housing Units Without A Mortgage	22%	17%	20%
Median Monthly Cost	\$ 461	\$ 391	\$ 393
Occupied Units Paying Rent	23%	10%	34%
Median Monthly Cost	\$ 783	\$ 578	\$ 579

*Source: U.S. Census Bureau, American Community Survey*

with a mortgage were \$200 less; without a mortgage were just over \$60; and median rent was \$200 less. From 2010 to 2015, the median cost of occupied housing increased nearly 3%; mortgage costs decreased nearly 3%; housing costs without a mortgage decreased 7%; and renting costs increased 2%. Changes statewide were greater: median cost of occupied housing decreased 5%; mortgage costs decreased 8%; and costs to rent increased by 8%.

**Figure 5** on the following page studies the cost of housing in a different way and shines light on the relative affordability of each geography. That is, if within a geography, households in the lower income ranges are spending less of a percentage of their income on housing, one could deduce that it is due, at least in part, to the prevalence of lower-cost housing options. **Figure 5** considers only the households that have income and that are paying for housing. Households not included were those without income or those with free rent, which in 2015 combined to make up 3%, 6%, and 4% of the households in the state, county, and city, respectively (thus, adding up the percentages of each municipality will not equal 100%). An example of how to read this figure: In Michigan, 18% of all households had an annual income of less than \$20,000 in 2015, which is made up of 3% of all households that paid less than 30% of their income on housing (less than \$6,000 of their \$20,000 income), and 15% of all households that 30% or more of their income on housing (\$6,000 or more of their \$20,000 income).

Figure 5: Housing Costs as a Percentage of Household Income – 2015



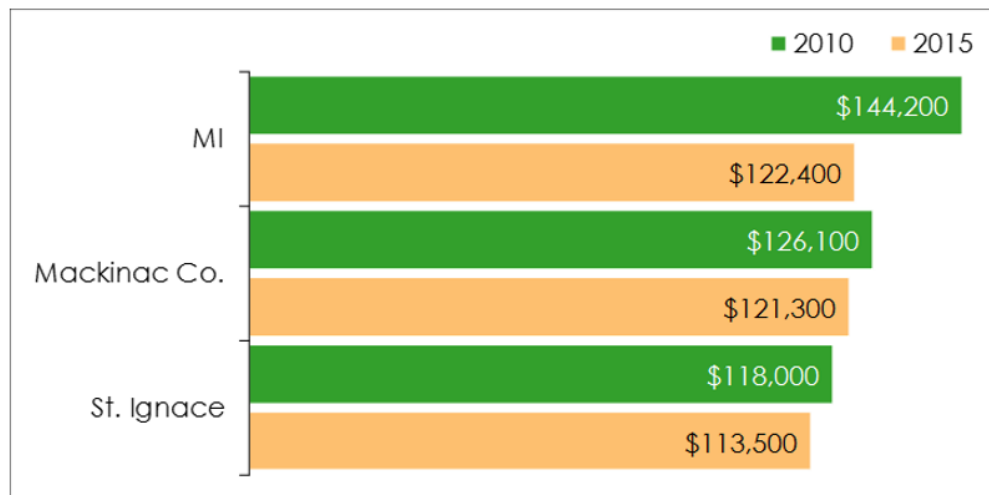
Source: U.S. Census Bureau, American Community Survey

In 2015, St. Ignace had the largest share of households in the lowest income range at 23%. Nineteen percent of St. Ignace households in the less-than-\$20,000 income range spent 30% or more of their income on housing, which is proportionally larger than the county and state. St. Ignace also had the largest share of households in the \$20,000 to \$34,999 income range; 18% of households were in this range and spent less-than-30% of their income on housing, which is slightly more than the county and more-than-double the state. Relative to the state, this data suggests a modest affordability for those in the \$20,000 to \$34,999 income range. St. Ignace was most comparable to the county and state in the middle-2 income ranges of \$35,000 to \$49,999 and \$50,000 to \$74,999: St. Ignace did not vary more than 3% of all households in any of the 4 measures. The city, and county for that matter, differed most significantly from the state in the highest income bracket, \$75,000 or more. St. Ignace and the county each had a 19% share of their households in this income range while the state had 31%. However, nearly all households in all 3 geographies spent less than 30% of their income on housing.

## HOUSING VALUES

**Figure 6** [below] examines the median value of owner-occupied housing units in 2010 and 2015. St. Ignace had 675 housing units that are occupied by the owner, which was down 8% from 2010; Mackinac County and Michigan also both saw the number of housing units that are occupied by the owner decrease since 2010, by 4% each.

Figure 6: Median Value of Owner-Occupied Homes – 2010, 2015



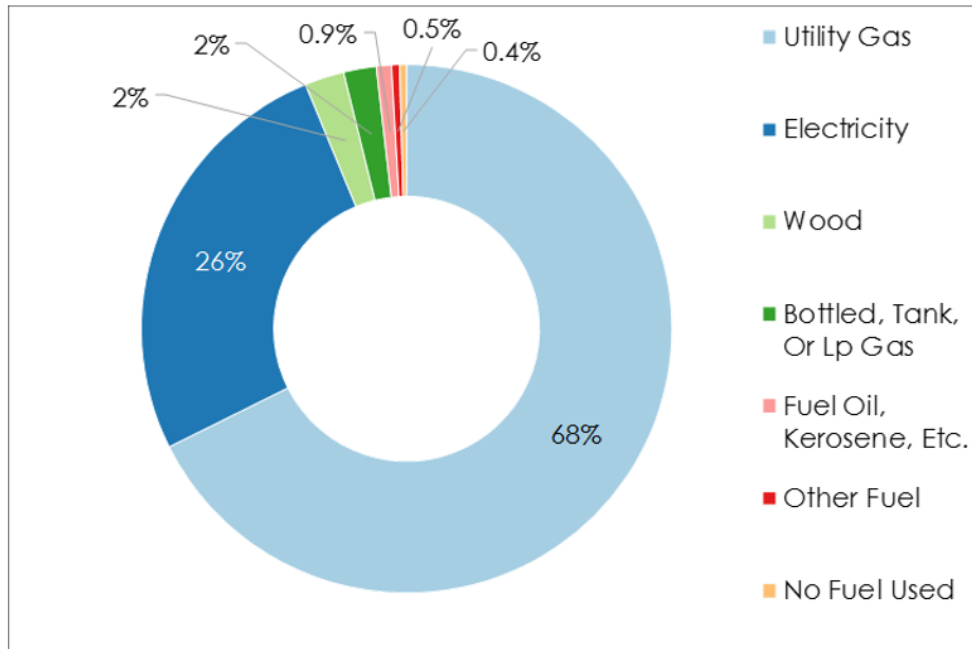
Source: U.S. Census Bureau, American Community Survey

Median home value of St. Ignace is lower than the county and the state by \$7,900 and \$8,900, respectively. Median values decreased in all 3 geographies since 2010: 4% in St. Ignace and Mackinac County, and 15% statewide. While housing values in St. Ignace and the surrounding county are dropped, it is positive that the drop did not happen at the same rate as the statewide figure, which is nearly 4-times greater.

## HOUSING: OTHER

**Figure 7** [below] examines how the housing stock in St. Ignace was heated in 2015. The U.S. Census Bureau collects statistics on 2 other types of heating fuel—solar and coal or coke—that were not included because the data stated that St. Ignace had no homes in those categories.

*Figure 7: Heating Fuel for St. Ignace Housing – 2015*



*Source: U.S. Census Bureau, American Community Survey*

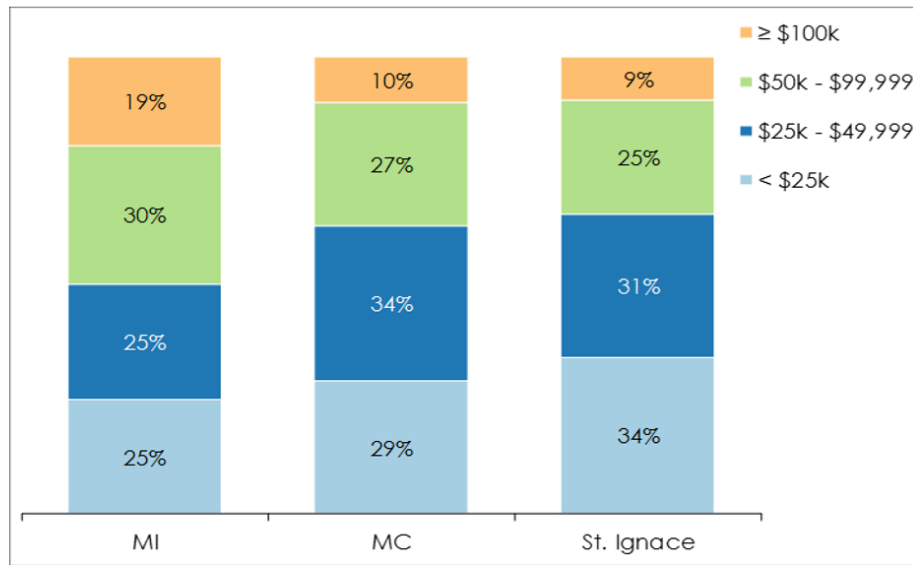
94% of the housing stock in St. Ignace was heated by utility gas or electricity. This number exceeded the county (48%) and state (86%) figures by decent margins. Much of the county uses wood and propane gas, which is logical considering its rural nature; Michigan, as one might expect, simply had a more diverse distribution of home heating fuel types.

## HOUSEHOLDS

The U.S. Census Bureau definition of a household is “A household includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. A household includes the related family members and all the unrelated people, if any... .” A household can be a family, but it can also be any other combination of people who live together in a housing unit, such as friends, co-workers, or a mix of people with different statuses. The examination of households is significant to this section because it is important to know who occupies the housing units within a municipality, and characteristics thereof. Families are specifically discussed in the Institutional section of the Plan Core.

Per the U.S. Census Bureau’s American Community Survey, St. Ignace had 1,205 households in 2015. This is up from 1,124 households in 2010, an increase of 7%. Comparatively, over that period, the number of households in Mackinac County increased by 5.7% while the number of households in Michigan decreased

Figure 8: Distribution of Households by Income Range – 2015



Source: U.S. Census Bureau, American Community Survey

by less-than-1%. The average size of households in St. Ignace was 2.04 people, which was less than the county and the state. From 2010 to 2015, St. Ignace saw the greatest decrease in its household size, decreasing by 8.5%; the size of households decreased across the county and state by 6.8% and less-than 1%, respectively.

## HOUSEHOLD INCOME

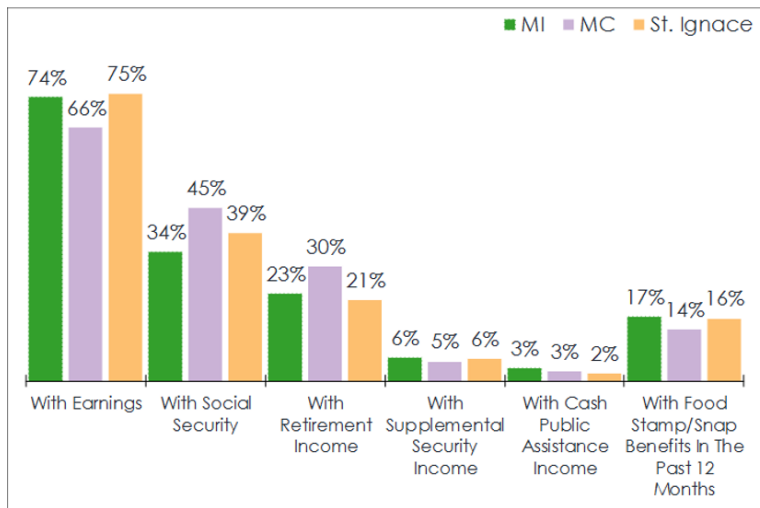
**Figure 8: Distribution of Households by Income Range – 2015** [above] examines the distribution of total households by income ranges. One can see that when compared to Mackinac County and Michigan in 2015, St. Ignace had proportionally the largest share of its households in the less-than-\$25,000 income range. Furthermore, St. Ignace had 65% of its households in the lowest 2 income ranges, compared to 63% for Mackinac County and 50% for Michigan. Those figures are supported by median household income data, which shows the disparity between St. Ignace and Michigan: 2015 median household income in St. Ignace was \$34,555, in Mackinac County was \$39,339, and in Michigan was \$49,576—over \$15,000 higher than the City's. Furthermore, from 2010 to 2015, median household income in St. Ignace decreased by 5%; in the county it decreased by 2%; and across the state increased by 2%. This suggests that most households are living modestly on less-than-\$50,000 per year. However, if one recalls Figure 5: Housing Costs as a Percentage of Household Income – 2015, one will note that, with the exception households making less-than-\$20,000 annually, housing in St. Ignace is slightly more affordable than elsewhere in Michigan for households that pay their housing costs.

## HOUSEHOLDS RECEIVING ASSISTANCE

**Figure 9: Households Receiving Assistance – 2015** [page 35] examines the means of income that households have. The figure presents data on 6 types of income that a household may have. These types and other definitions are created by the U.S. Census Bureau and are discussed in more detail on their website. In 2015, St. Ignace had more households with earnings than the county and the state. Mackinac County is low on this statistic due to its older population, which is comprised of many retirees. This is reinforced by



Figure 9: Households Receiving Assistance – 2015



Source: U.S. Census Bureau, American Community Survey

the households with social security statistic, where Mackinac County had the highest percentage of households receiving and St. Ignace had the least. In terms of households with supplemental security income and cash public assistance, the three geographies hardly differ. St. Ignace is closer to the state with regard to households with food stamp/SNAP benefits.

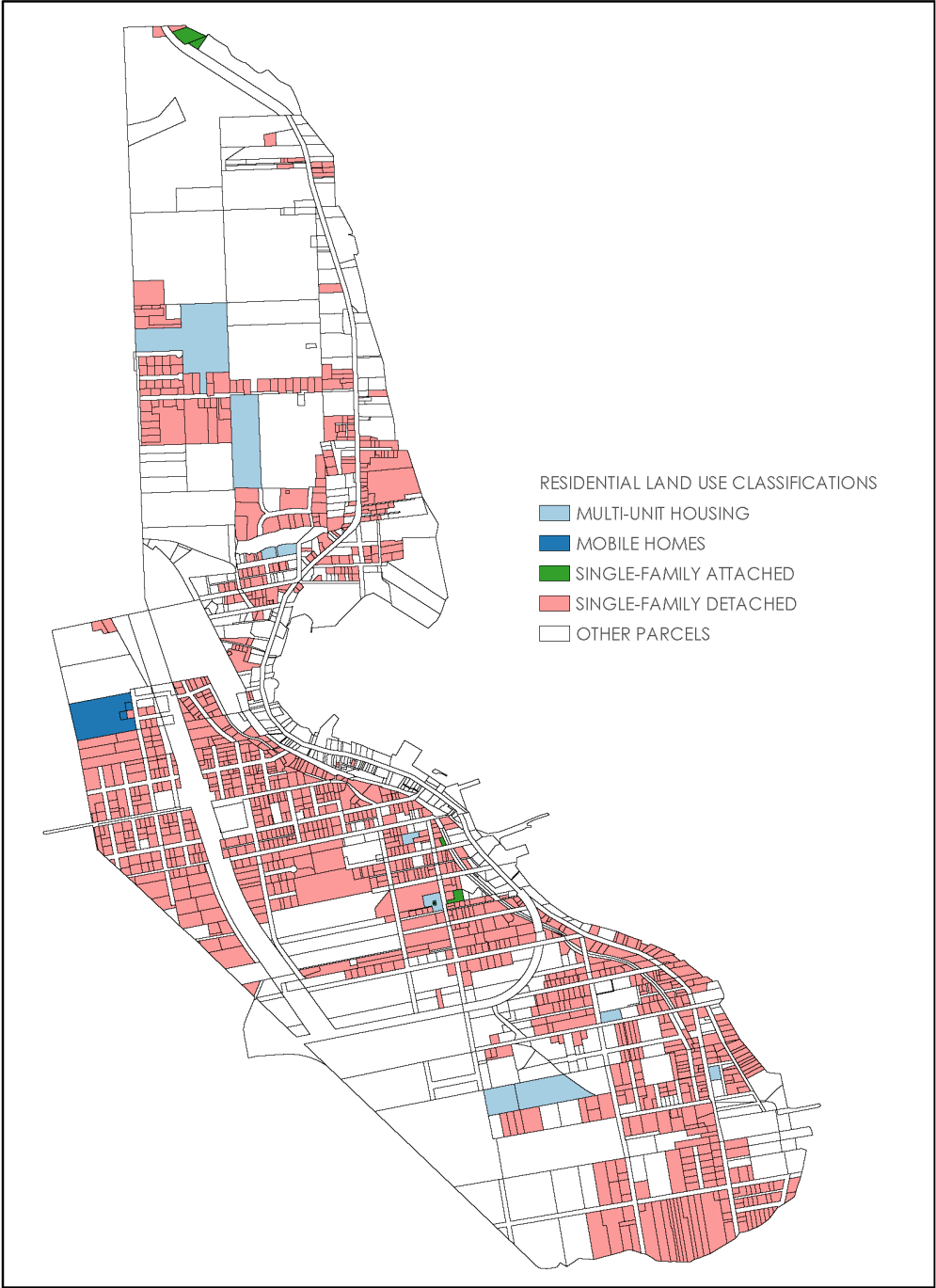
From 2010 to 2015, the portion of households in St. Ignace with earnings increased by 7%, with social security increased by nearly 9%, with retirement income increased

by 20%, with supplemental security income decreased by 3%, with cash public assistance increased by nearly 63%, and with food stamps/SNAP benefits increased by 13%. The increases in households receiving government assistance in St. Ignace may indicate economic stagnation and lack of economic opportunity for breadwinners in households.



# EXISTING LAND USE: RESIDENTIAL

ST. IGNACE MASTER PLAN | 2017 PARCELS | AUGUST 2017



0 0.25 0.5 1 Miles



SCALE: 1:20,000







## INSTITUTIONAL

This section of the Plan Core studies institutional land uses in the City of St. Ignace and their economic impact. Educational, healthcare and governmental institutions traditionally play an instrumental role in the complexion, functioning and economy of municipalities. Educational institutions are responsible for enlightening the primary- and secondary-aged population, providing quality employment for a range of people with varying education levels, galvanizing communities with athletics and programming, and affecting families' decisions on where to locate. Healthcare institutions are responsible for healing, community wellness programs, providing care for the elderly, providing employment across the wage spectrum and attracting highly-educated and skilled individuals. Governmental institutions are responsible for building and managing a community, crafting regulations that align with the best interests and desires of constituents, planning for the future, and ensuring public safety and welfare.

### EDUCATION

#### ECONOMIC IMPACT

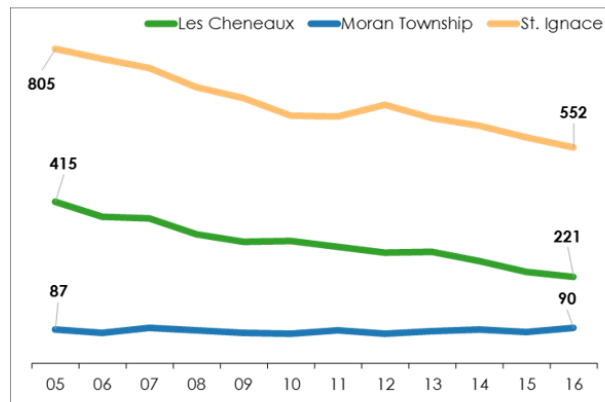
The U.S. Census Bureau combines employment data for those working in the "Educational Services" sector with those working in the "Healthcare, and Social Assistance" sector. Being that the City of St. Ignace does not have any active schools within the city limits (day care for children is in the "Healthcare, and Social Assistance" sector), this data is discussed in the following section, Healthcare. For a list of jobs that comprise the "Educational Services" sector, please visit <https://www.census.gov/eos/www/naics/>.

The U.S. Census Bureau did, however, separate the 2 sectors when it came to wage data. In 2015, the median wage for the "Educational Services" sector in St. Ignace was \$50,000. Comparatively, the median wage for this sector in Mackinac County was \$37,500; in Michigan, \$52,213; and across the nation, \$47,984.

## ENROLLMENT

**Figure 10** [right] examines the state of student enrollment in the St. Ignace Area School District, the Moran Township School District, and the Les Cheneaux Community School District. St. Ignace is the largest school district in the area but lost a considerable amount of its student enrollment between 2005 and 2016. Over that period, St. Ignace saw enrollment decrease by 253 students, 31%. Les Cheneaux saw a decrease of 47% while Moran Township's student body increased by 3%.

Figure 10: Primary & Secondary Education Enrollment – 2005-2016



Source: Eastern Upper Peninsula Intermediate School District

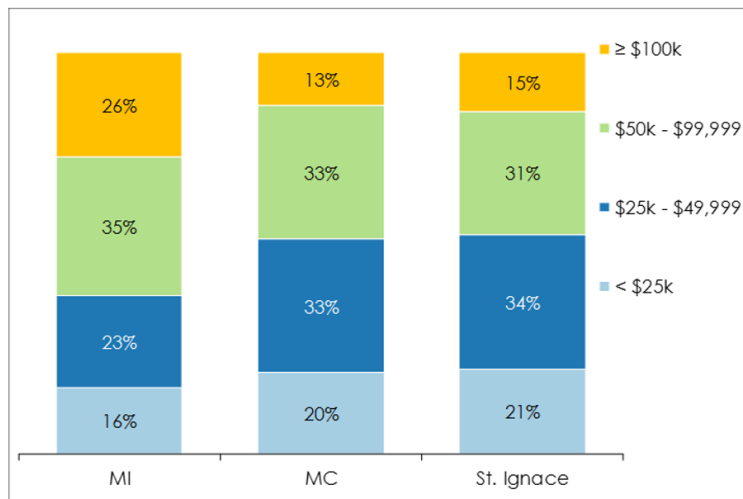
Fighting the declining enrollment will be a major challenge for the school district and the region. Locating in a place requires employment and opportunity for adults, some of whom will have school-aged children who will attend the local schools. Reversing the trend of declining enrollment will be a task charged to community leaders and economic developers who are responsible for enacting plans and attracting industry.

## FAMILIES

Although the availability of quality education is but one of many factors that determine why a family may locate in an area, the declining enrollment in local schools begs a look into the nature of families in St. Ignace. A family is defined by the federal government as “a group of 2 people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together.”

Per U.S. Census data from the American Community Survey, there were 660 families in St. Ignace in 2015, 15 fewer than in 2010—a 2% decrease. Over that same time, the number of families in Mackinac County grew by 1% while in Michigan, it decreased by 2%. The average size of families in St. Ignace and Mackinac County

Figure 11: Family Income Distribution – 2015



Source: Eastern Upper Peninsula Intermediate School District

was 2.6 in 2015, compared to 3.1 across the state. Average family size decreased in St. Ignace and Mackinac County from 2010 to 2015 by 8% and 6%, respectively, while the statewide figure remained unchanged.

On the positive side, however, the number of households with their own children under the age of 18—that is, for all intents and purposes, families with pre-, primary- and secondary-aged children—increased in St. Ignace from 2010 to 2015, per the U.S. Census Bureau. In 2010, there were 259 households with



their own children under the age of 18; in 2015, that number increased to 278—a 7% growth. Over that same period, Mackinac County and Michigan both experienced decreases in this segment of their total households by 6% and nearly 9%, respectively.

**Figure 11: Family Income Distribution – 2015** [previous page] is a distribution of families into income ranges. Similar to household income distribution (see Figure 8: Distribution of Households by Income Range —2015), St. Ignace—and Mackinac County—have higher shares of its families in the lowest 2 income ranges than the state. In 2015, 55% of families in St. Ignace had an income of less-than \$50,000; in the county, 53%. Conversely, only 39% of Michigan families made less-than \$50,000. For the income range of \$50,000 to \$99,999, St. Ignace, the county, and the state had shares between 31% and 35%. Michigan, however, had double the share of its families with an income of \$100,000-or-greater compared to Mackinac County and St. Ignace. From 2010 to 2015, the share of St. Ignace families in the lowest and highest income ranges both increased by 36% and 42%, respectively; the share of families in the 2<sup>nd</sup>-lowest and 2<sup>nd</sup>-highest income ranges decreased by 4% and 26%, respectively.

In 2015, median family income in St. Ignace was \$46,063, which was nearly the same as Mackinac County, but \$14,000 less than the state-wide figure. From 2010 to 2015, median family income in St. Ignace decreased by 9%, decreased in the county by 10%, and increased across the state by 3%.

## HEALTHCARE

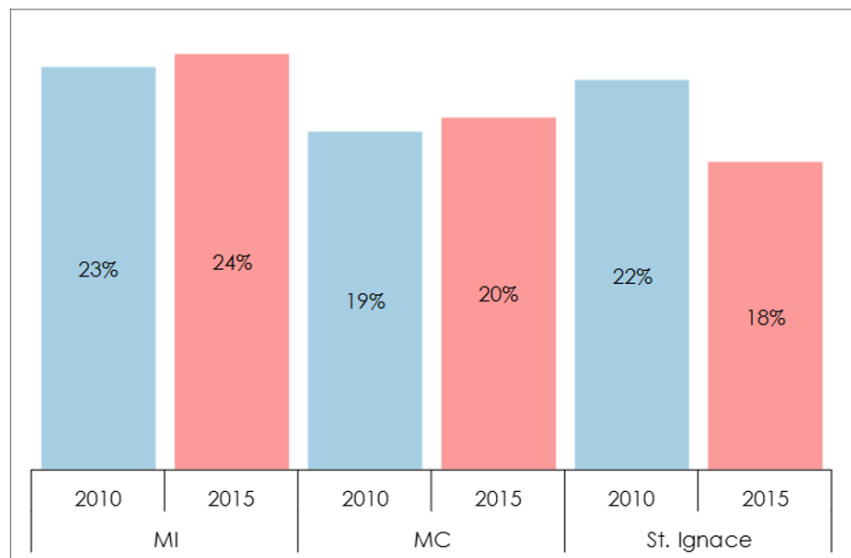
### ECONOMIC IMPACT

Healthcare is one of the major economic drivers within the city and the surrounding area. In terms of employment, U.S. Census Bureau data verified the significance of the healthcare sector in St. Ignace. Of the 13 broad industry sectors that jobs are grouped into, the 2<sup>nd</sup>-largest sector in St. Ignace was “Educational Services, and Healthcare and Social Assistance” (all one group by the [2012 NAICS standards](#), which were

used for employment share) in 2015. In 2010, it was the largest sector by employment share. In 2015, 18%—down from 22% in 2010—of the 1,058-employed people in St. Ignace (those who have jobs within the city limits) worked in this sector. One might also deduce that since there are no active educational institutions within the city limits, the “Healthcare and Social Assistance” share of the sector grouping was the primary driver the large share. To view a list of jobs within the sector, please visit the US Census Bureau’s website.

For median wage data, the U.S. Census Bureau did separate “Educational Services” and “Healthcare and Social Assistance.” The median wage in 2015 for those employed in the “Healthcare and Social Assistance” sector in St. Ignace was \$31,875, which was less than the county, state, and nation by \$3,958, \$9,313, and \$9,473, respectively.

Figure 12: Educational Services, & Healthcare & Social Assistance Share of Total Employment – 2010, 2015



Source: U.S. Census Bureau, American Community Survey



## MACKINAC STRAITS HOSPITAL

In Mackinac County, Mackinac Straits Hospital (MSH) is the largest and primary healthcare provider. With facilities in Naubinway, Mackinac City (south of the bridge), the City of Mackinac Island, and in St. Ignace, MSH is vital for community health and economic well-being. In 2013, MSH opened a new main campus in the north end of the city on the I-75 Business Loop, near the airport. This new facility has brought state-of-the-art facilities to the city and surrounding area.

## OTHER FACILITIES

Other healthcare and related institutions dot St. Ignace, but a concentrated mass of facilities does not exist. Sault Tribal Health & Human Services is located on the second floor of the hospital, and small practices are located near the MSH campus. In and around the central business district, a few businesses and practices exist, including the Chippewa Health Access Coalition, Pleasant View long-term care, Great Lakes Recovery Centers for addiction, and Mackinac Straits Veterinary Clinic. Hiawatha Behavioral Health is located south of the I-75 Business Loop near the old MSH campus. Hope Network and Castle Rock Retirement Center also provide services for their residents and clients.

## HEALTH INSURANCE COVERAGE

One's ability to utilize local healthcare facilities and receive the health-related services one needs is largely predicated on one's health insurance coverage. Healthcare coverage encourages visits to the physician, while an absence or lack of coverage discourages regular visits to the doctor due to inability to pay for tests, services and treatment. The U.S. Census Bureau provides data collected with the American Community Survey on health insurance coverage. **Table 7: Health Insurance Coverage – 2015** [following page] presents this data on St. Ignace in comparison to Mackinac County and Michigan. Several notes about the table: First, this table considers the portion of the population that is less than 65 years of age—citizens 65 and older are eligible for Medicare, thus are covered. Second, the percentages are derived from the number of people who qualify for the line item divided by the total civilian noninstitutionalized population. Third, unemployment is normally derived from the labor force, not the civilian noninstitutionalized population, so please refer to other figures in this document when quoting unemployment rates. Fourth, the civilian noninstitutionalized population, as described by the U.S. Census Bureau, is comprised of all the people who are not inmates of institutions (penal, mental facilities, homes for the aged), and are not

Table 7: Health Insurance Coverage – 2015

	MI	MC	St. Ignace
<b>Civilian Noninstitutionalized Population</b>	<b>9,789,145</b>	<b>10,902</b>	<b>2,413</b>
Civilian Noninstitutionalized Population Under 18 Years	23%	17%	21%
No Health Insurance Coverage	1%	2%	2%
Civilian Noninstitutionalized Population 18 To 64 Years	62%	58%	58%
In Labor Force:	47%	43%	47%
Employed:	42%	37%	40%
With Health Insurance Coverage	37%	29%	29%
With Private Health Insurance	34%	26%	24%
With Public Coverage	4%	4%	6%
No Health Insurance Coverage	5%	8%	10%
Unemployed:	5%	6%	7%
With Health Insurance Coverage	3%	3%	4%
With Private Health Insurance	2%	2%	2%
With Public Coverage	1%	1%	2%
No Health Insurance Coverage	2%	2%	3%
Not In Labor Force:	16%	15%	11%
With Health Insurance Coverage	14%	13%	10%
With Private Health Insurance	9%	8%	4%
With Public Coverage	6%	6%	7%
No Health Insurance Coverage	2%	2%	2%

Source: U.S. Census Bureau, American Community Survey

on active duty in the Armed Forces. Examples of how to read the table: In 2015 in St. Ignace, 21% of the civilian noninstitutionalized population was under the age of 18; 2% of the civilian noninstitutionalized population was under the age of 18 and had no health insurance coverage. In 2015 in St. Ignace, 58% of the civilian noninstitutionalized population was between the ages of 18 and 64; 47% of the civilian noninstitutionalized population was between ages of 18 and 64 and in the labor force; 40% of the civilian noninstitutionalized population was between the ages of 18 and 64 and in the labor force and employed; 29% of the civilian noninstitutionalized population was between the ages of 18 and 64 and in the labor force and employed and had health insurance coverage (all line items beginning with “No” or “With” are on the same level).

Since this table is meant to present data on health insurance, only the health insurance factors will be discussed; labor factors will be discussed elsewhere in the Plan Core. In 2015, the population under the age of 18 without healthcare was only 1% higher than in Michigan.

In St. Ignace, the 18 to 64-year-old population in the labor force and employed with health insurance coverage was 8% less than the state figure, and the same as the county. The difference widens to 10% when considering those with private health insurance, suggesting a lack of employers in the municipality offering health insurance benefits to employees. Similar disparities are seen in the segment of the 18 to 64-year-old population that is not in the labor force. One should also note that members of the Sault Ste. Marie Tribe of Chippewa Indians receive health insurance as part of their tribal membership.

## GOVERNMENT

### ECONOMIC IMPACT

The various levels of government in St. Ignace are responsible for both considerable employment, as well as land use. Entities at the federal, state, county and municipal level are all present within the city limits. Unlike healthcare, where Michigan and St. Ignace had a comparable share of employment, St. Ignace had more-than-twice as many employed in “Public Administration,” the industry grouping used to describe those who work for a governmental entity. For a list of jobs that fall within this group, please visit the US Census Bureau’s website.

2015 U.S. Census Bureau data verified the significance of “Public Administration” employment within the city of St. Ignace. In 2015, there was an 11% share of total employment in St. Ignace owed to the “Public Administration” sector, which was up 1% from 2010—though the actual number of employed persons, 121, remained unchanged. Mackinac County had a 9% share, which was unchanged since 2010; Michigan had a 4% share, also unchanged since 2010. Only 3 other sectors had at least a 10% share in the city. While one is more likely to work in the “Public Administration” sector in St. Ignace than the other geographies, one should expect to earn less. In 2015, the median wage for employed persons in the sector was \$35,000. Comparatively, the median wage in Mackinac County was \$15,492 more than the St. Ignace statistic, in Michigan, \$20,536 more, and nationally, \$20,463 more.

### GOVERNMENT ENTITIES WITHIN ST. IGNACE

#### Federal level:

U.S. Coast Guard  
U.S. Post Office

#### State level:

Michigan Department of Transportation  
Michigan Department of Natural Resources  
Michigan Works!

#### Tribal:

Sault Ste. Marie Tribe of Chippewa Indians

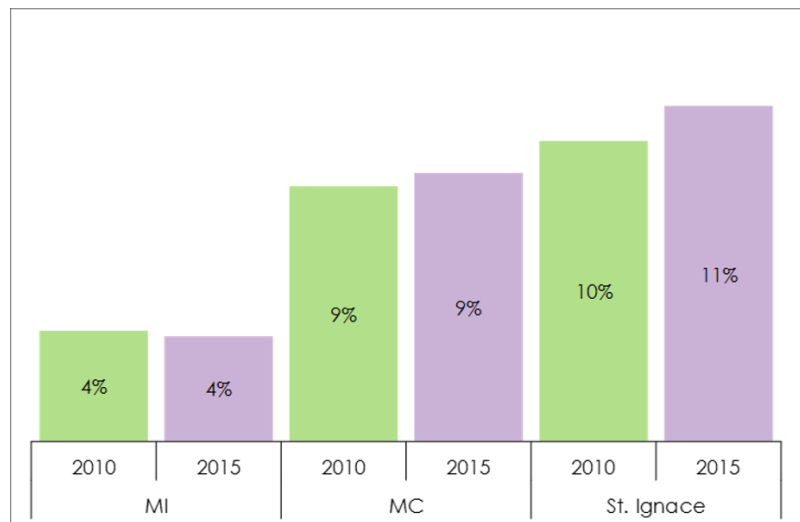
#### County level:

Commissioners, Airport Manager, Animal Control and Shelter, LMAS District Health Department, Clerk, Commissioners, Courts, Emergency 911, Equalization, Friend of the Court, Prosecutor, Register of Deeds, Road Commission, Sheriff Department, Treasurer, Veteran’s Services

#### Municipal level:

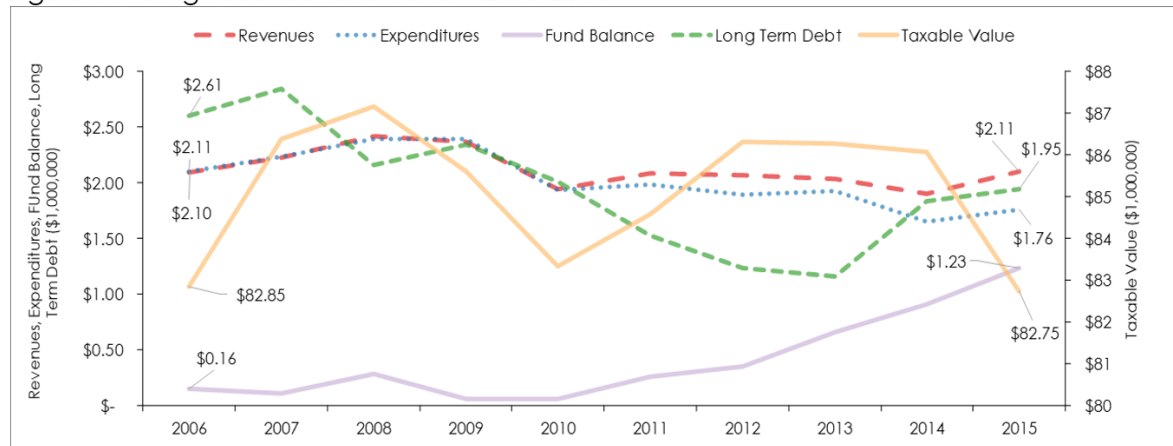
Council, Mayor, Manager, Clerk, Assessor-Treasurer, Building Inspector, Library, Public Works, Police Dept., Fire Dept., Downtown Development Authority, Recreation Dept., Public Works

Figure 13: Public Administration Share of Total Employment – 2010, 2015



Source: U.S. Census Bureau, American Community Survey

Figure 14: St. Ignace General Fund – 2006-2015



Source: Munetrix; from Michigan public data filed by municipalities annually

## ST. IGNACE CITY GOVERNMENT REVIEW

### GENERAL FUND

**Figure 14: St. Ignace General Fund – 2006-2015** [above] presents data concerning the general fund of St. Ignace from 2006 to 2015. There are 5 variables tracked on this graph: revenues, expenditures, fund balance, and long-term debt are measured on the left vertical access; taxable value is measured on the right vertical access. Revenue is generated from the tax dollars collected from residents and businesses, as well as other sources such as federal and state grants. Expenditures are the sum of funds spent for the provision of services offered by the city.

From 2006 to 2015, the revenues generated for the City of St. Ignace general fund increased by less than 1% (0.4%). However, there was a decrease in general fund expenditures over that period of 16%. Similarly, the long-term debt obligation of the city decreased by 25%. These two variables indicate a positive trend towards the municipality being able to maintain financial stability. The general fund balance saw the most dramatic change, increasing by 688% over the 10 years. While these numbers

Table 8: Existing Land Use: Institutional

	Parcels		Area (Acres)	
	n	%	n	%
<b>Institutional TOTAL</b>	<b>20</b>	<b>1.1%</b>	<b>34.6</b>	<b>2.0%</b>
County Government	3	0.2%	3.8	0.2%
Educational Facilities	2	0.1%	2.2	0.1%
Federal Government	2	0.1%	3.8	0.2%
Health Care Facilities	7	0.4%	18.2	1.1%
Municipal Government	2	0.1%	0.9	0.1%
State Government	3	0.2%	4.9	0.3%
Tribal Government	1	0.1%	0.7	0.0%

Source: EUPRPDC 2017 Land Use Survey

indicate financial stability, the taxable value shows little growth. Over the period, total taxable value of land property in St. Ignace decreased—though only marginally (0.1%). This number suggests that property values are not increasing nor are new investments being made.

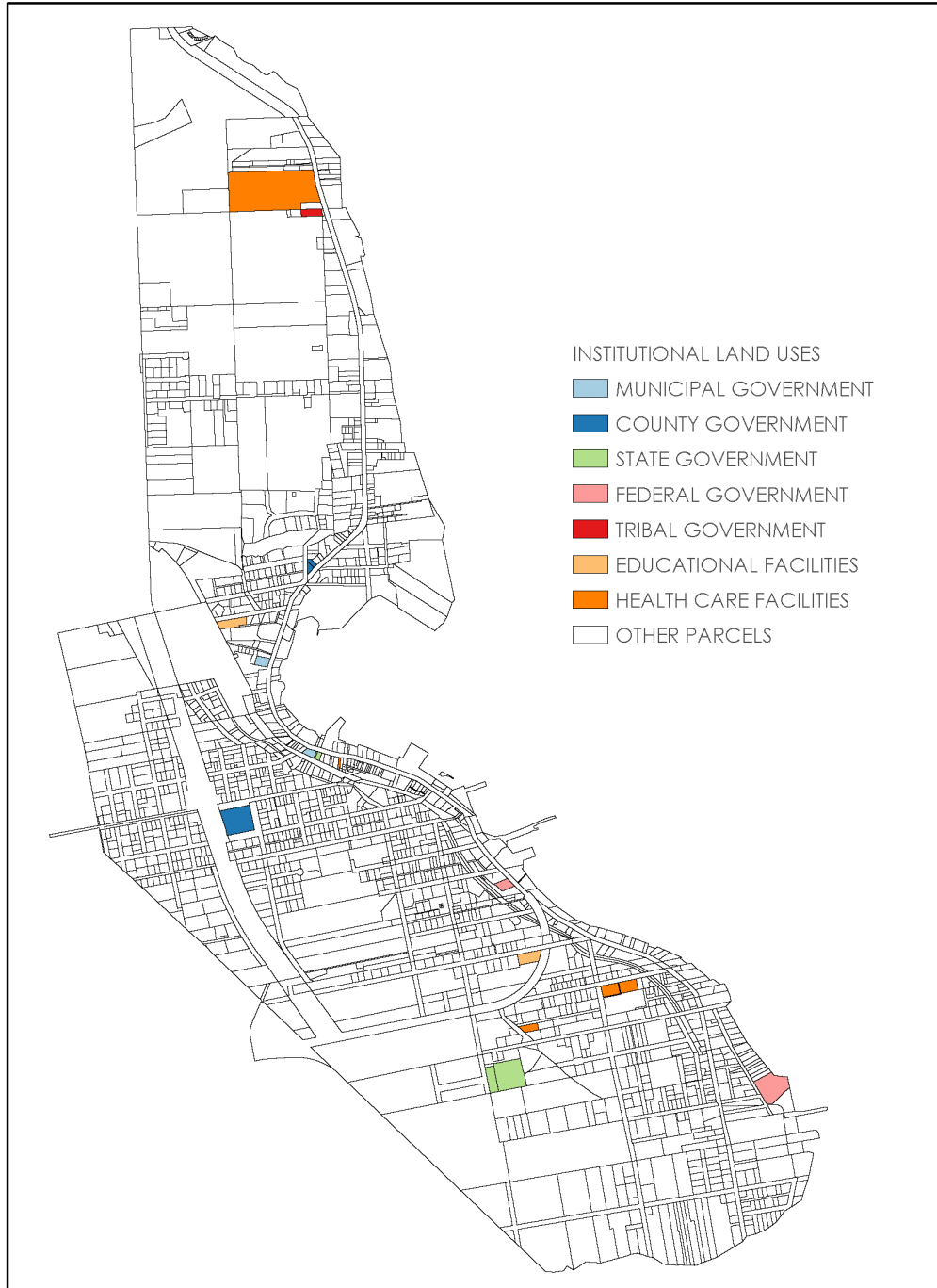
### INSTITUTIONAL LAND USE

**Table 8: Existing Land Use: Institutional** [above] examines breakdown of land within St. Ignace that was determined to have the primary land use classification Institutional. While the Institutional category accounts for 1.1% of the total parcels, and 2% of the total land area in acres within the City of St. Ignace. Health Care facilities is the largest type of use within this category, utilizing 18.2 acres.

**Institutional Land Use** [page 44] displays the breakdown of institutional land use throughout St. Ignace.

# EXISTING LAND USE: INSTITUTIONAL

ST. IGNACE MASTER PLAN | 2017 PARCELS | AUGUST 2017



0 0.25 0.5 1 Miles



SCALE: 1:20,000







## CULTURAL

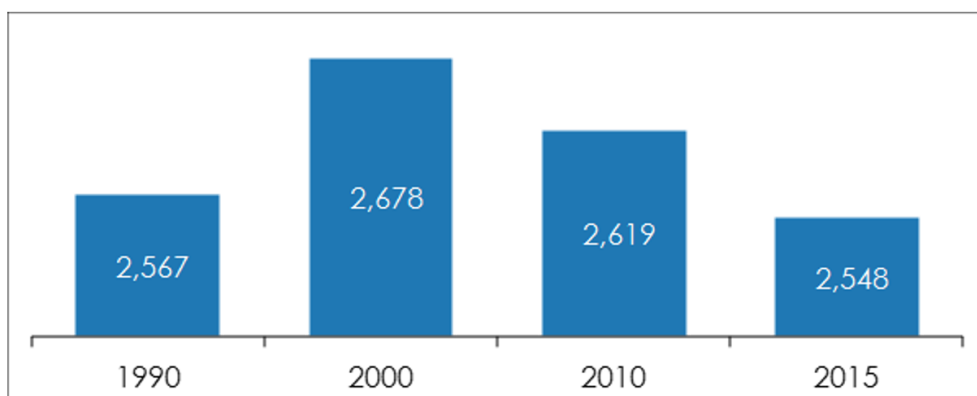
Geography, events of the past, current population characteristics, social organizations and events all contribute to a community's character. This section of the Plan Core will study who lives in St. Ignace, what shaped the city, the city in relation to other Michigan communities and what St. Ignace offers to both its citizens and its visitors.

## DEMOGRAPHICS

### POPULATION

The total population of the City of St. Ignace has changed only marginally since the 1990's. **Figure 15** [below] depicts this fact. The total population in 2015 was only 19 people fewer than in 1990, according U.S. Census Bureau data. The 2015 statistic represents the low-point in total population; the 2000 statistic represents the high-point for this period of 2,678 people, 130 people greater than 2015.

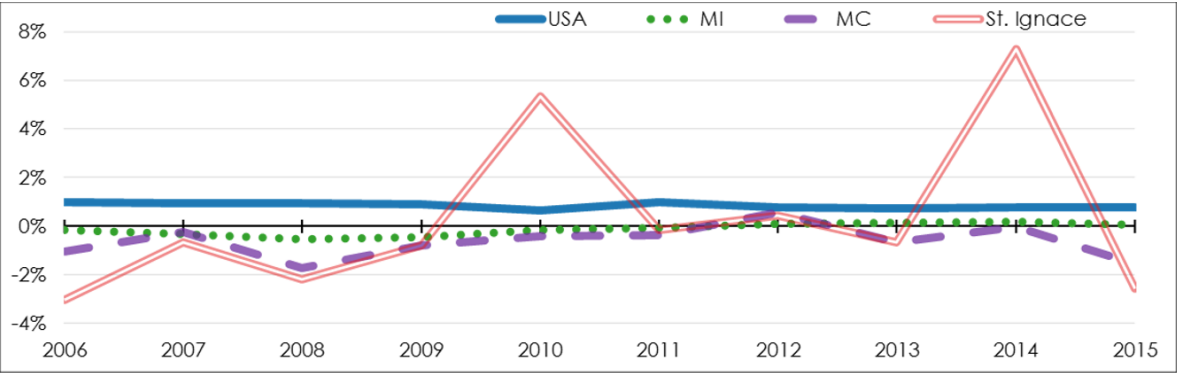
*Figure 15: Total Population of St. Ignace – 2015*



Source: U.S. Census Bureau, American Community Survey

**Figure 16** [below] presents a change-in-total-population trend from 2005 through 2015. Only when respective trend lines are above 0% were there increases in total population. The data on Figure 16 reinforces what Figure 15 presented: St. Ignace’s total population changes very little. One can see that the total population of the USA grew each year over the duration of the graph, while Michigan, Mackinac County and St. Ignace lost population more years than they gained it. St. Ignace had the most volatile population, growing by over 5% on two occasions: no other geography grew by more than 2% any year. The steady population, while not as troubling as a declining population, still raises some concern because where there is economic opportunity or jobs and commercial growth, there are usually increases in population.

Figure 16: Change in Total Population Trend – 2005-2015



Source: U.S. Census Bureau

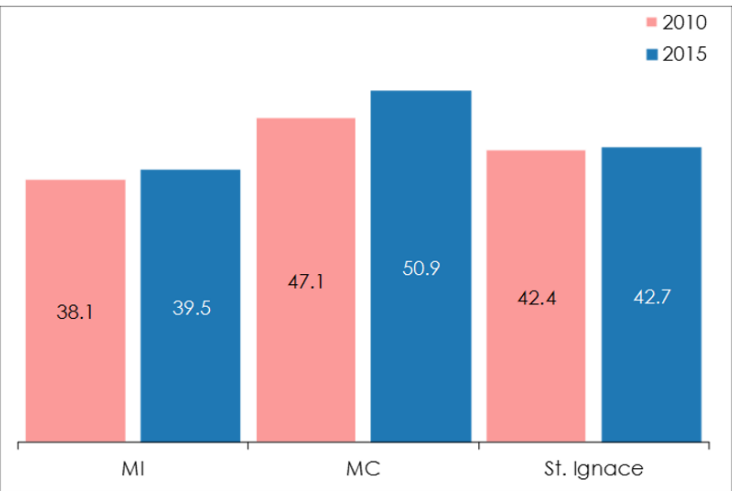
**Population Density** [following page] shows the distribution of population by census block. The population data is presented in two ways on the map: by the total number of people living within the census block and the number of people per acre. A census block may have more total people, but its density may be less than a census block with fewer people and a smaller footprint; thus, it has a low or medium low classification on the map. This data comes from the 2010 Decennial Census published by the U.S. Census Bureau.

The densest parts of St. Ignace are located in the blocks to the east of State Street and to the east of I-75. These are primarily smaller census blocks, but also where there is a significant amount of housing.

AGE

Figure 17: Median Age – 2010, 2015

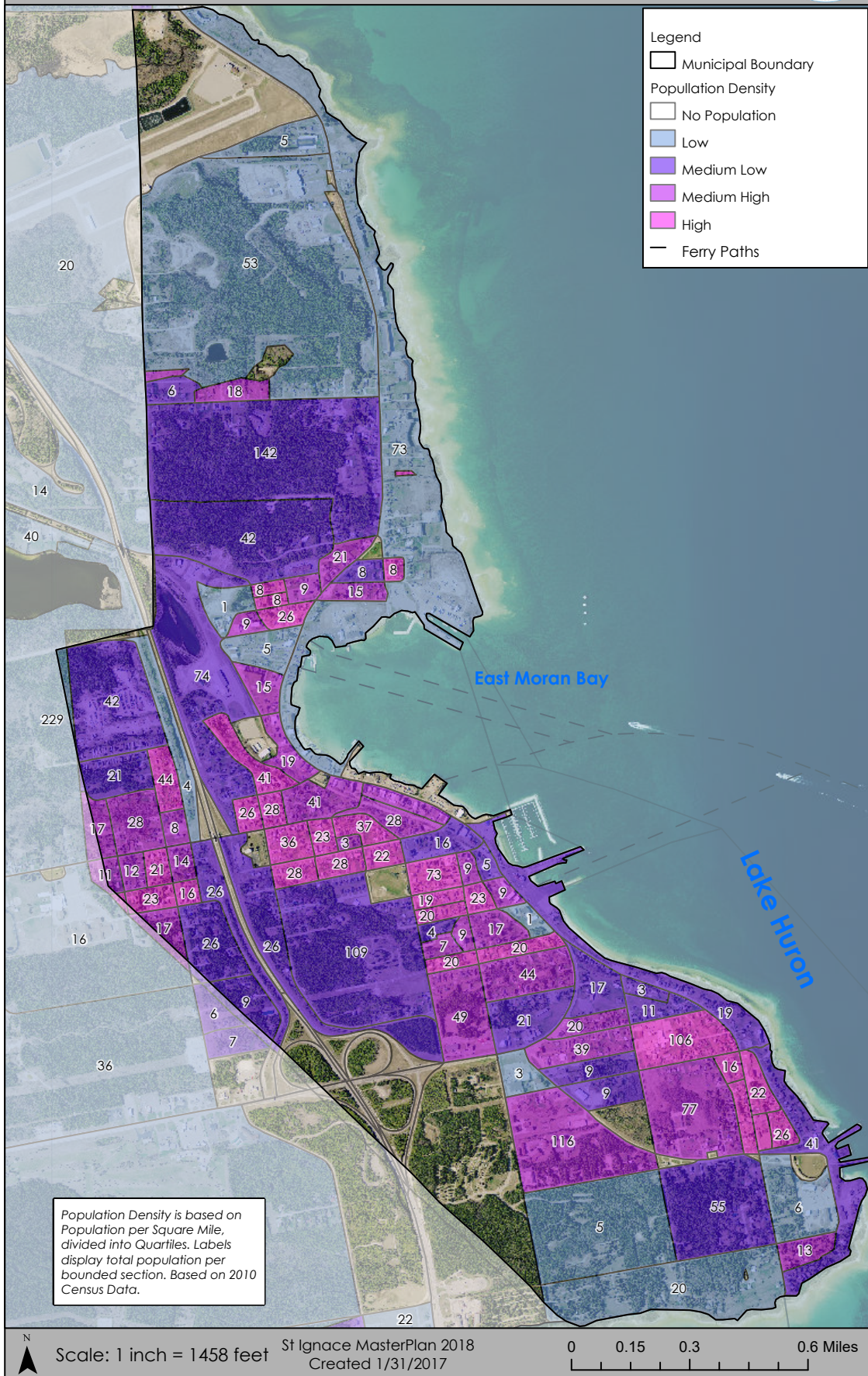
**Figure 17** [right] shows the median age of the populations of Michigan, Mackinac County and St. Ignace for 2010 and 2015. Mackinac County had the oldest population in terms of median age in both years, by over 8 years compared to St. Ignace and over 10 years compared to the state. Michigan had the youngest population in terms of median age in 2010 and 2015. St. Ignace, however, saw the lowest increase in age of its population from 2010 to 2015, seeing the median age increase by but 0.3 years. Over that same timespan, Mackinac County increased by 3.8 years and Michigan by 1.4.



Source: U.S. Census Bureau, American Community Survey



# St Ignace: Population Density

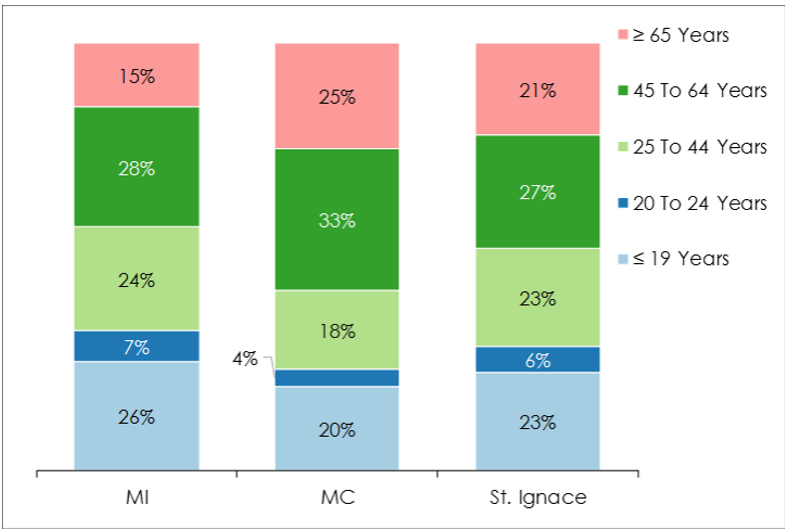


**Figure 18** [below] contains data on the age distribution of the total populations of Michigan, Mackinac County and St. Ignace. Populations with non-adults and 24-to-44-year-old adults may be an indicator of economic opportunity, strong schools and vibrancy. Conversely, populations with a heavy distribution of its composition in the older segments indicate a desirable location to retire—for a variety of reasons. St. Ignace had a population distribution comparable to the state, though less of its population was in the youngest age range and more in the oldest. Neither St. Ignace nor Michigan had the top-heavy distribution that Mackinac County had (58% of its population is in the oldest 2 segments, compared to 43% and 48% for Michigan and St. Ignace, respectively).

### RACE

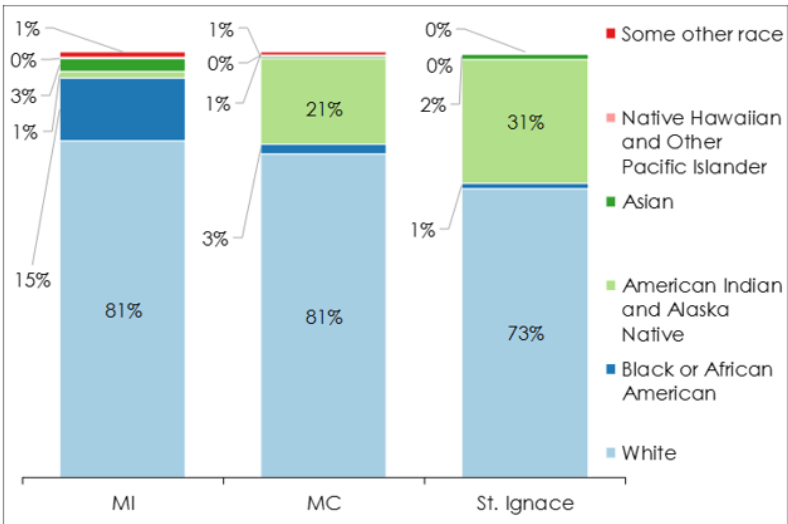
The racial composition of a municipality is always a significant factor in its culture. People hailing from different backgrounds, countries, ethnicities and races often, but certainly not always, have unique

Figure 18: Age Distribution – 2015



Source: U.S. Census Bureau, American Community Survey

Figure 19: Racial Distribution – 2015



Source: U.S. Census Bureau, American Community Survey

interests that, when combined with others, can work to enrich a place. **Figure 19** [below] illustrates the racial make-up of the St. Ignace in comparison to Mackinac County and the state. One can see that all 3 geographies are predominantly “White.” However, Mackinac County and St. Ignace to an even greater extent have many citizens that identify themselves as “American Indian and Alaskan Native.” Historically, the Straits area has been home to Native Americans. The Sault Ste. Marie Tribe of Chippewa Indians has multiple facilities and establishments in the St. Ignace area and is an economic driver in the region. Aside from residents who are white or Native American, no racial classification constitutes more than 2% of the city’s population.

### MALE TO FEMALE RATIO

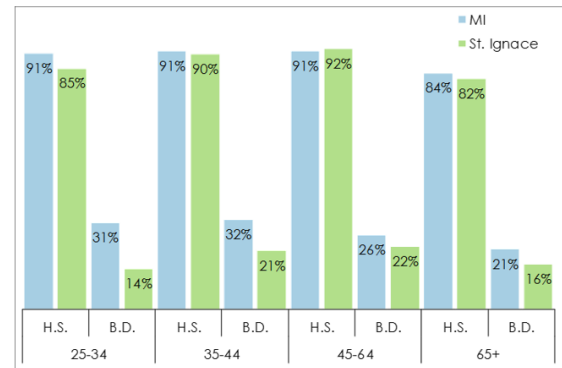
St. Ignace and the State of Michigan had the same male-to-female ratios in 2015—49% males and 51% females. Mackinac County had just the opposite—51% males and 49% females. In 2010, St. Ignace had a breakdown of 46% males and 54% females.

## EDUCATIONAL ATTAINMENT

**Figure 20 Educational Attainment – 2015** [right] compares the education attainment of population segments in St. Ignace to their statewide counterparts. Several notes: “H.S.” means a person has attained at least a high school diploma or equivalent; “B.D.” means a that a person has attained at least a bachelor’s degree.

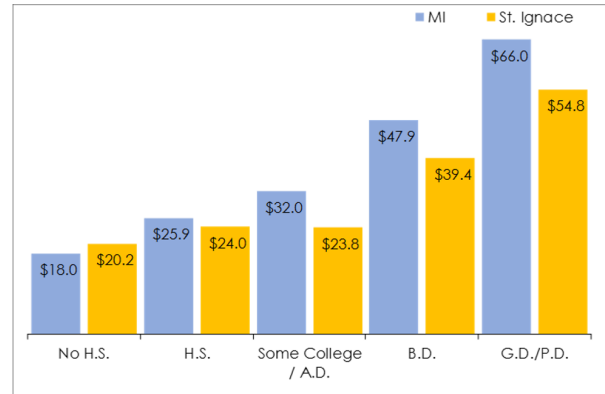
Except for the population segment of 45-64-year-olds with the attainment of at least a high school diploma, St. Ignace lagged behind the state in terms of educational attainment in 2015. From 2010 to 2015, the percentage of 25-34 year-olds with at least a high school diploma and at least a bachelor’s degree decreased (12%, 42%, respectively), same for the 34-44-year-old segment of the population (8%, 3%, respectively). Of the 45-64-year-old segment, the percentage of those with at least a high school diploma decreased (2%), while the percentage of those with at least a bachelor’s degree increased (69%). Of the 65-years-old-or-older segment, both those with at least a high school diploma and those with at least a bachelor’s degree increased (4%, 19%, respectively).

Figure 20: Educational Attainment – 2015



Source: U.S. Census Bureau, American Community Survey

Figure 21: Median Income by Educational Attainment – 2015



Source: U.S. Census Bureau, American Community Survey

**Figure 21: Median Income by Educational Attainment – 2015** [right] presents data on median income by educational attainment. Several notes: “No H.S.” means no high school diploma; “Some College / A.D.”

means some college or associates degree; “G.D./P.D.” means graduate or professional degree. Compensation in the City lags behind state-wide pay rates, particularly for residents with some higher education.

## DISABILITY, VETERANS, POVERTY AND CRIME

The profiles of other distinguishing characteristics in a community can also inform their vision for the future. **Table 9: Disability Distribution – 2015** [below] describes the status of disabled populations within St. Ignace, Mackinac County, and Michigan. St. Ignace and Mackinac County each had populations within which 19% of the people had a disability of some sort, which was more than Michigan by 5%. However, the city and state figures do not vary by more than 3% when disabilities are broken out individually.

Table 9: Disability Distribution – 2015

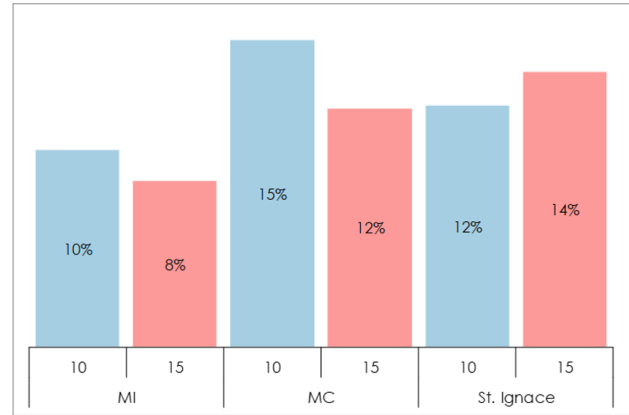
	MI	MC	St. Ignace
With A Disability	14%	19%	19%
With A Hearing Difficulty	4%	6%	5%
With A Vision Difficulty	2%	3%	2%
With A Cognitive Difficulty	6%	6%	8%
With An Ambulatory Difficulty	7%	10%	8%
With A Self-Care Difficulty	3%	4%	5%

Source: U.S. Census Bureau, American Community Survey



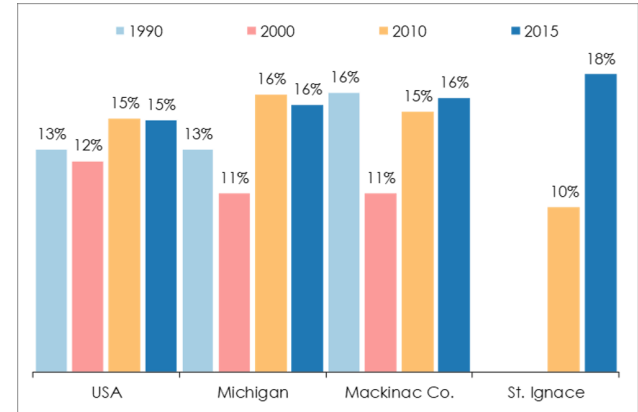
The City of St. Ignace has a significant population of veterans. **Figure 22: Population 18+ that are Veterans – 2010, 2015** [below] examines the population within St. Ignace, Mackinac County and Michigan that are veterans. The segment of population studied in this figure are those who are at least 18 years old. In 2015, St. Ignace had 14% of the study population as service men and women, which was more than the county by 2% and more than Michigan by 6%. Additionally, this population segment grew from 2010 to 2015 by

Figure 22: Population 18+ that are Veterans – 2010, 2015



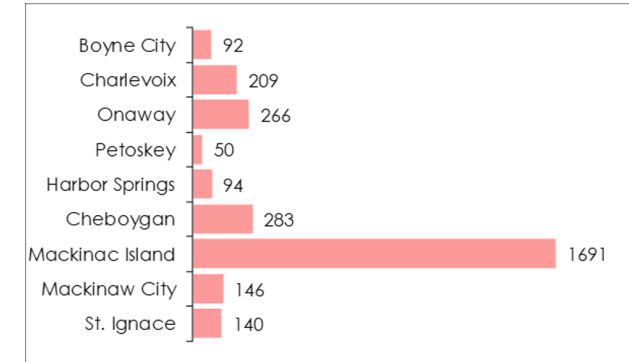
Source: U.S. Census Bureau, American Community Survey

Figure 23: Total Population Living in Poverty – 1990, 2000, 2010, 2015



Source: U.S. Census Bureau: Decennial Census, American Community Survey

Figure 24: Crime Index Comparison - 2015



Source: Crime Index – City-Data.com

link above to City-Data.com’s webpage for St. Ignace. The City continues to be a very safe community, especially when compared to other cities in close geographic proximity.

2%. Michigan Works! provides services particular to veterans in the Eastern Upper Peninsula; several local banks have veteran-specific loan programs, and the U.S. Department of Veterans Affairs provides additional resources for veterans throughout the region.

**Figure 23: Total Population Living in Poverty – 1990, 2000, 2010, 2015** [left] examines the impoverished populations of the nation, state, county and St. Ignace—though St. Ignace data is only available for 2010 and 2015. Between 2010 and 2015, the poverty rate in St. Ignace grew by 8%, which was more than the county (1% increase), state (no change) and the nation (no change). Mackinac County since 2000, however, has kept pace with the national number without much variation. The City continues to lag behind the state in terms of the growing level of poverty experienced by its’ residents. While the State’s total population living in poverty has remained relative constast, the City saw a drastic increase between 2010-2015. Note however, that the ACS data does contain a margin of error; we will not have firm data on this measure until the next decennial Census in 2020.

**Figure 24: Crime Index Comparison - 2015** [left] compares St. Ignace to other northern Michigan cities using a crime index published by [City-Data.com](https://city-data.com). The index considers data on the following crimes: murders, rapes, robberies, assaults, burglaries, thefts, auto thefts, and arson—with violent crimes factoring more heavily in the index. The average index for the entire United States is 288; the higher the index score, the higher the rate of crime. One can see that in 2015, only Boyne City, Petoskey and Harbor Springs had a lower score on the index. The City of Mackinac Island had a score over 12 times that of St. Ignace. St. Ignace and Mackinac City have comparable index scores. For information on specific types of crime, follow the

## TIMELINE OF ST. IGNACE HISTORY IN CONTEXT

### HISTORY

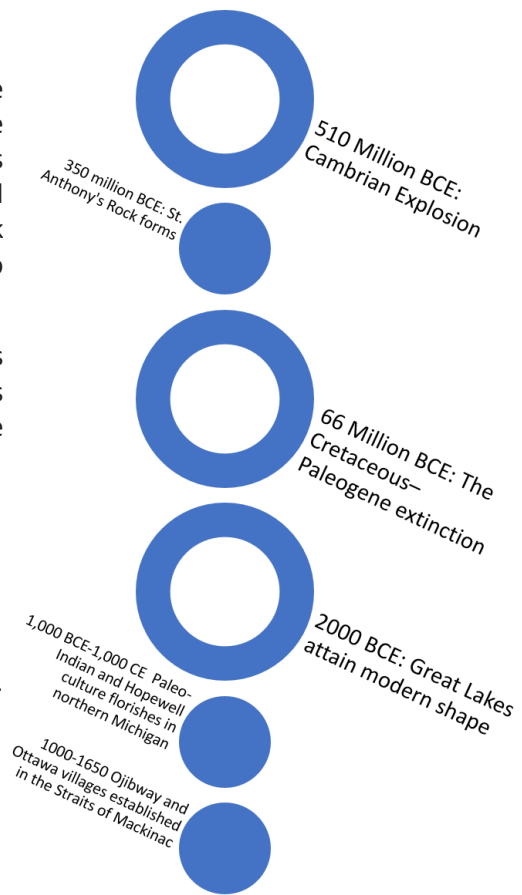
#### The Prehistoric Straits Area

Ancient geologic history created the shores on which St. Ignace was built, and its presence can be felt every day in the City. The sandstone and fossils deposited during the period of rapid evolution known as the Cambrian Explosion can still be found nearby. The limestone sea stack known as St. Anthony's Rock [pictured below], was revealed by glaciers 12,000 years ago and has recently been incorporated into a pocket park.

Paleo-Indians moved into the Straits area about 3,000 years ago, and Anishinabeg Clans established villages in the Straits area around 900 CE. Over the next 700 years, abundant wildlife and fertile land sustained generations of Ojibway families.



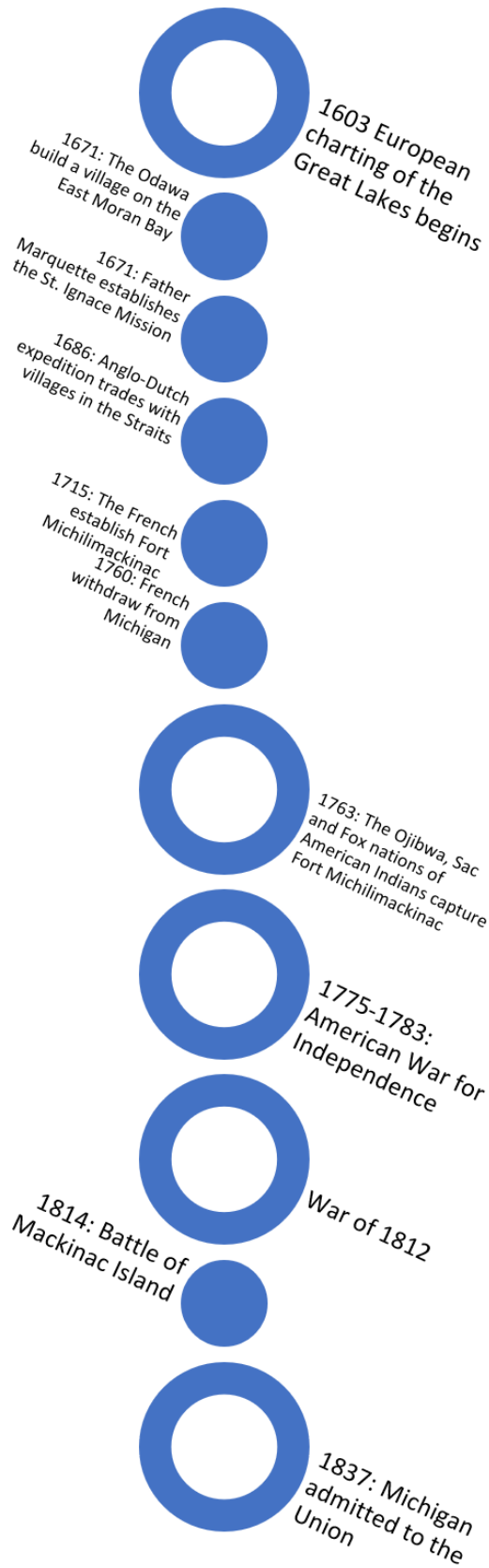
NOTE:  
Open circles represent world or state-wide events, small closed circles are local events. The photo below is of a map featured at the Pere Marquette National Memorial.



#### From French Mission to American State

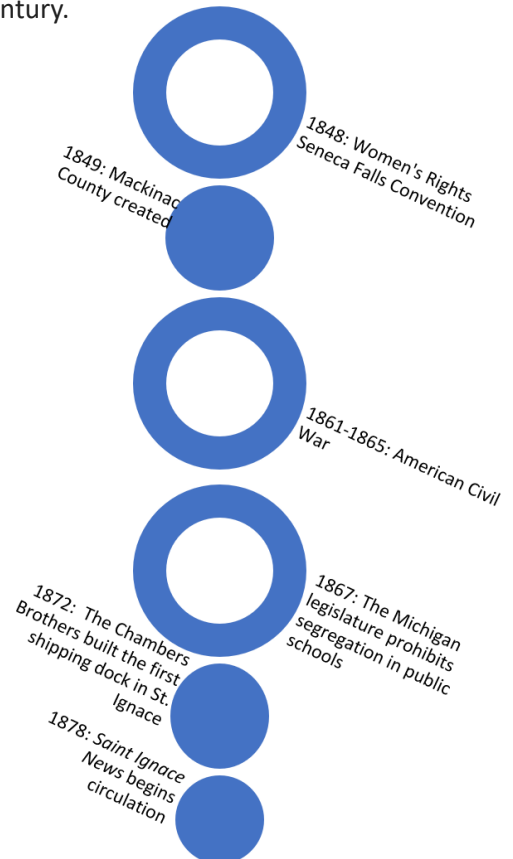
Traders were the first Europeans to reach the Straits of Mackinac. From about 1630 until the arrival of Father Jacques Marquette in 1671, the fur trade was the only European activity in the area. The Catholic Church and French military followed, but population growth remained low even after the arrival of British troops in 1761. The Straits area saw conflict several times in the colonial period. Relationships between Native American Tribes and the competing European empires led to steady unease and occasional conflict in the area. Even after American independence, the War of 1812 centered on Michigan; Fort Mackinac was occupied by the British from July 17, 1812 until July 18, 1815.



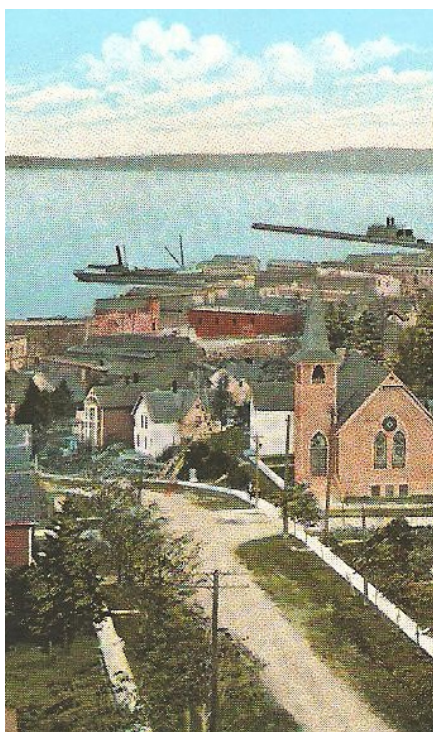


## The Founding of a City

The St. Ignace port and fur trade continued in the first half of the nineteenth century. After the Civil War ended, the economy grew and diversified. The City of St. Ignace was founded in 1883, at the dawn of the Progressive Era, and the small town quickly developed many formal institutions. Some of the first ordinances passed included closing saloons on Sundays and implementing a five mile-an-hour speed limit. The foundations of the modern-day economy were laid in the late nineteenth century. The original inhabitants of the St. Ignace area were drawn by the presence of plentiful fish, and in the late nineteenth century the fishing industry generated hundreds of thousands of dollars in trade. An abundance of White Pine spurred the timber industry, which grew rapidly in the 1870s and 80s, employing hundreds of people in the late 19<sup>th</sup> century. Several dozen additional businesses opened during this period of exceptional growth. At the turn of the century, hotels and cottages welcomed a growing number of guests,; entertainment and social organizations correspondingly grew as well. A large theater, called The Pavilion, was constructed to support the tourist trade, and housed local entertainment for the first three decades of the twentieth century.



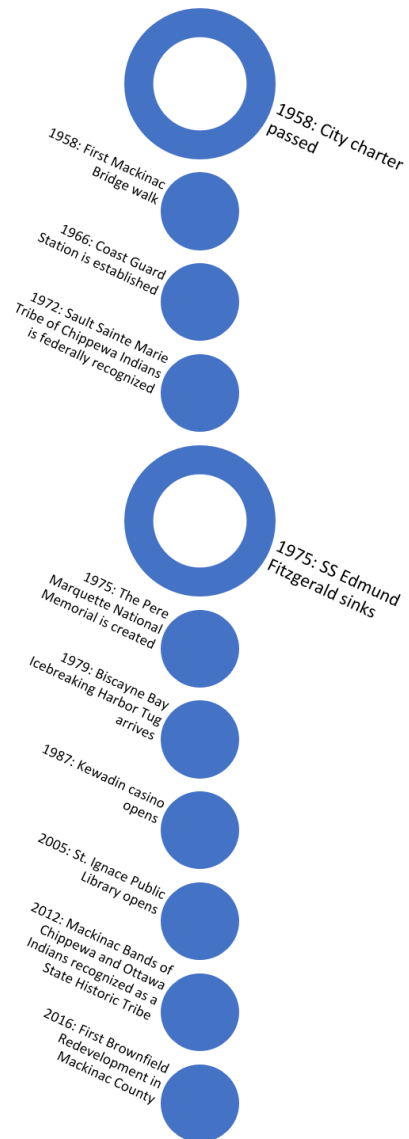
- 1881: Michigan's two peninsulas are connected by railroad through St. Ignace
- 1882: St. Ignace becomes the Mackinac County seat
- 1883: City of St. Ignace is incorporated
- 1884: Local post office established
- 1888: La Salle School built at corner of Spring and Chambers
- 1889: City water system installed
- 1892: Electric power plant built
- 1900: The Pavilion opens



- 1914-1919: World War I
- 1919: The 19th Amendment guarantees women the right to vote
- 1923: State ferry service across straits begins
- 1924: First lending library opened
- 1932: The Pavilion is destroyed by fire
- 1934: First terminal built at the airport
- 1935: The Social Security Act passed
- 1936: US 2 routed through St. Ignace
- 1937: State Police Post built
- 1939-1945: World War II
- 1940: City Hall opens
- 1953: Line 5 constructed
- 1954: Mackinac Straits Hospital opens
- 1957: Mackinac Bridge opens

### Twentieth Century Connections

"In the early 1900s, the few cars traveling the Straits crossed on railroad ferries at a cost of \$40.00 each! In 1923, the Michigan State Ferry Service was established to transport autos between St. Ignace and the Lower Peninsula at the more reasonable cost of \$2.50. During its first year of operation, 10,351 vehicles made the 1-hour crossing. In 1956, with 5 ferries running, about 1 million vehicles were transported across the water. During summer weekends, holidays and hunting season, as many as 9,000 cars were ferried, bringing line-ups of several miles and waits of 6 – 12 hours. The Mackinac Bridge replaced the Ferry Service in 1957. In its first few months of operation, the Mackinac Bridge recorded 140,000 vehicle crossings. Today, the Mackinac Bridge provides safe crossings for more than 4.5 million vehicles annually." (source: <https://www.saintignace.org/history-of-st-ignace/>)



### To Present Day

The population of Mackinac County reached its peak in the 1960s, and although tourism continued to grow, the population has continued to decline into the twenty-first century. The State and Federal recognition of local Native American tribes has brought a greater number of services and resources to many area residents as well as new business ventures. Today, the long history of the Straits of Mackinac and of the City of St. Ignace attracts visitors and shapes the daily lives of residents.

This is only a cursory view of St. Ignace's history; for more information please visit the Michilimackinac Historical Society, the Museum of Ojibwa Culture or the St. Ignace News online or in person.

**The Historical Sites Map** [following page] presents the location of historical sites in and near St. Ignace (Mackinac Island is not shown). Within the city there are 2 National Historic Places and 3 Michigan Historic Markers. Just outside the city limits in Moran Township, one can visit another Michigan Historic Marker as well as a National Memorial for Father Jacques Marquette.







## LOCATION

St. Ignace is located at one of the most beautiful places in Michigan, the heart of the Great Lakes, the Straits of Mackinac—where Lake Huron and Lake Michigan meet. Just 50 miles to the north lies Lake Superior. Additionally, the City lies on the southern border of Michigan's Upper Peninsula and is the Mackinac County seat.

St. Ignace lies within the U.S. Economic Development Administration-designated Eastern Upper Peninsula Economic Development District, which is comprised of Mackinac, Chippewa and Luce counties. The Eastern Upper Peninsula Regional Planning & Development Commission is the recognized District Organization for the region.

The Eastern Upper Peninsula, like the rest of the Upper Peninsula and the northern half of Michigan's Lower Peninsula, is dotted with small communities that are agrarian, forested or coastal. Many of the cities, townships and villages in this geography have populations smaller than 20,000 people and a high percentage of seasonal residents. The larger urban communities that can be found in the lower half of Michigan's Lower Peninsula, in surrounding states and across the border in Ontario are generally between 200 and 400 miles away. Increases to the size of markets in northern Michigan and the Upper Peninsula will be vital to the long-term economic development of this part of the United States.

**The Location Map** [following page] St. Ignace sits in a strategic position between many of the Midwest's major metropolitan markets, like Detroit, Chicago, Minneapolis, and Toronto (Canada). As St. Ignace grows and its economic role increases, its central location on the Great Lakes could play a significant role in its future successes—much as it has in decades past.



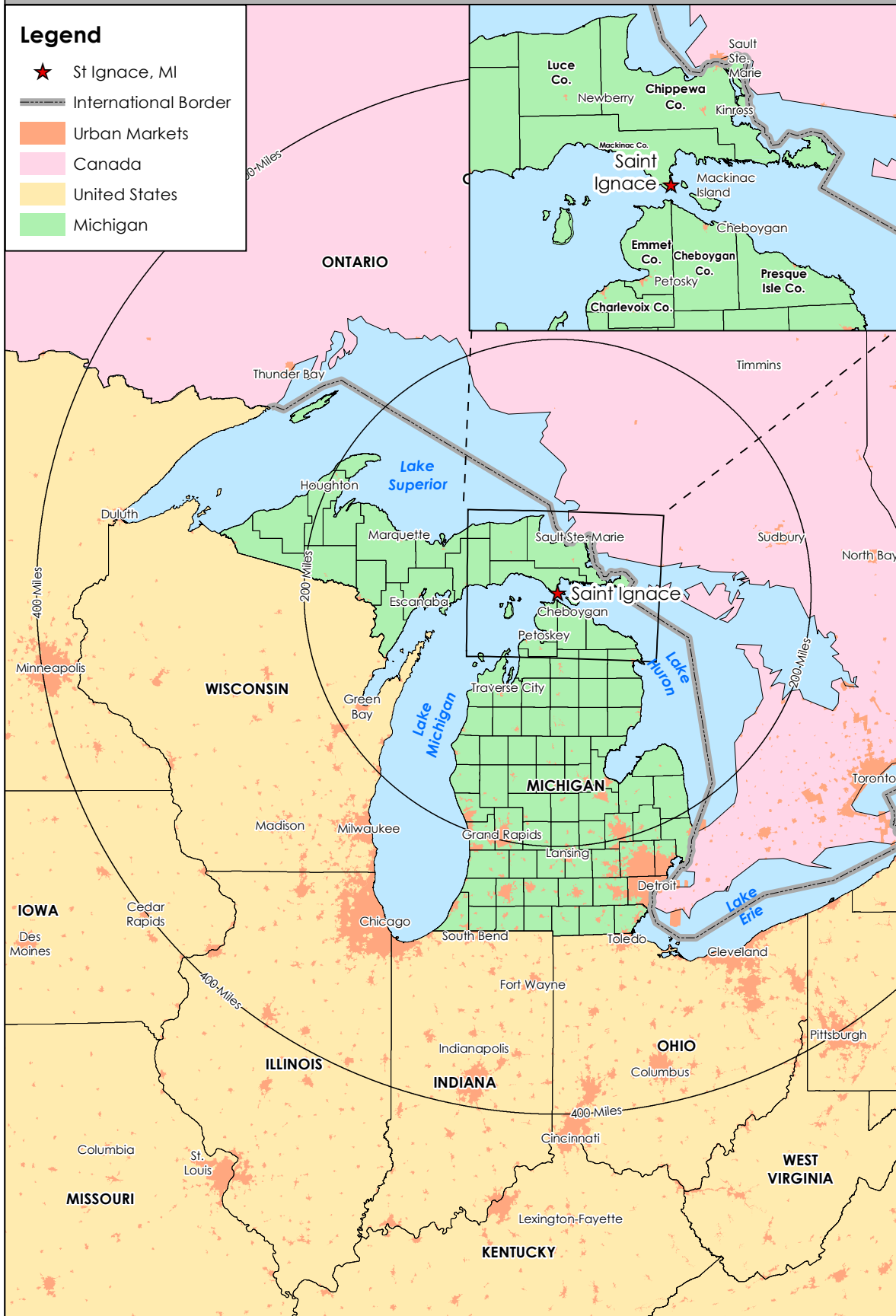


# St Ignace: Location



## Legend

- ★ St Ignace, MI
- International Border
- Urban Markets
- Canada
- United States
- Michigan



Scale: 1 inch = 122 miles

St Ignace Master Plan, 2018  
Created 12/12/2016

0 70 140 280 Miles

## THE MACKINAC BRIDGE

Perhaps the defining feature of Michigan, the Mackinac Bridge traverses the Straits of Mackinac between Mackinaw City and St. Ignace. This 5-mile bridge is part of I-75 and the only way an automobile can cross from the Lower Peninsula to the Upper Peninsula. People may fly, boat or take a passenger ferry by way of Mackinac Island.

The bridge is vitally important to both the City and the Upper Peninsula. Tourists come to see the bridge, to cross the bridge and to take a ferry tour of the bridge; it is the gateway to the region. It can also deter some people who fear the distance over water the bridge traverses, or adverse weather conditions in the winter—though the Mackinac Bridge Authority does an excellent job of ensuring vehicle safety, providing early warnings and rides across.

**Figure 25: Vehicular Traffic on the Mackinac Bridge (in millions) – 2000-2016** [right]

contains data on vehicular traffic across the Mackinac Bridge between 2000 and 2016. One can see that traffic, over the span of this figure, was highest in 2000, lowest in 2014, and nearly 750,000 fewer in 2016 than 2000. Overall, from 2000 to 2016, vehicular traffic across the bridge is down 14%. However, there has been an

11% increase from the low point in 2014 to 2016. Between 2000 and 2016, on average, August, July, and September experience the heaviest traffic—between 591,000 and 438,000. Conversely, January, February, and December average the least traffic—between 196,000 and 217,000.

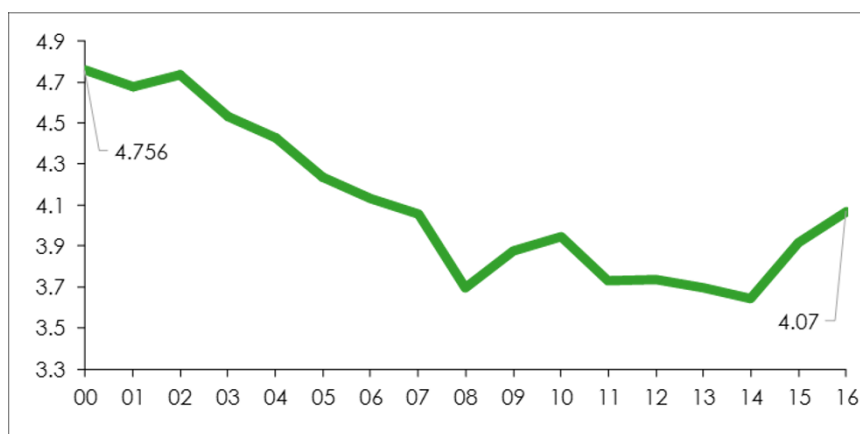
Capturing the vehicles that arrive in the Upper Peninsula is an issue for St. Ignace. Amenities on US-2, west of city limits, and on I-75 heading north immediately upon crossing the bridge, provide little incentive for traffic to divert into St. Ignace.

### MACKINAC ISLAND

Mackinac Island may be the most famous tourist destination in Michigan. Its impact on the Straits area cannot be understated. Its impact on the City is large: ferry, hotel and service industries in the City rely heavily on tourists visiting Mackinac Island between May and October. The ferry companies occupy much of the waterfront in the central business district of the City—whether it is for their physical infrastructure or the needed parking lots.

Due to the strong pull of Mackinac Island and, to a lesser extent, other attractions in the county, Mackinac County ranked top among Upper Peninsula counties in terms of dollars spent on tourism-related activities, [according to data published by the Michigan Economic Development Corporation](#) (prepared by Tourism Economics). As one can see in **Figure 26** [page 59]—which only studies the top counties in the Upper Peninsula—tourism-related spending in Mackinac County was the high mark in 2011 and 2014. From 2011 to 2014, tourism-related spending in Mackinac County increased by 25%, compared to 18% in Chippewa County, 17% in Menominee, and 15% in Marquette.

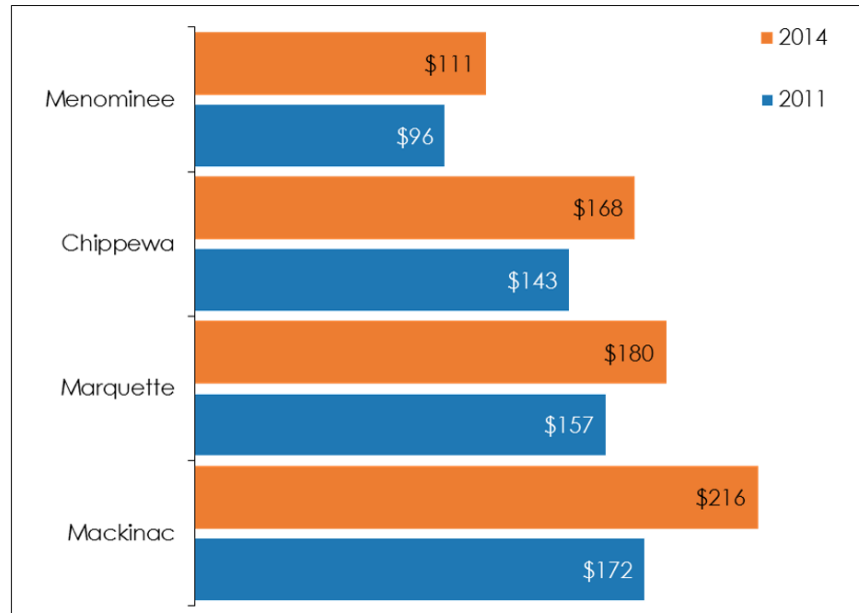
*Figure 25: Vehicular Traffic on the Mackinac Bridge (in millions) – 2000-2016*



*Source: Mackinac Bridge Authority*



Figure 26: Visitor Spending in the Upper Peninsula (millions) – 2011, 2014



Source: Tourism Economic, Michigan Economic Development Corporation

## SOCIAL OUTLETS & OPPORTUNITIES

While St. Ignace may lack the large cinemas, retailers and nightlife found in larger cities, there are still plenty of social outlets and opportunities for those who call it home. Below some things to do are highlighted.

- Bowling at Gateway Lanes & Fred's Pub
- Fort DeBuade Museum
- Museum of Ojibwa Culture
- Little Bear East Arena and Recreation Center: exercise and weight room, roller skating (summer), ice rink (winter), indoor walking path
- Marina and boat launches for waterborne activities
- Kiwanis Beach swimming area
- Red White and Blue Park playground and swimming area
- Dock 3 Park playground
- Splash pad, lighthouse, and fishing pier at Chief Wawatam Park
- Boardwalk along the waterfront
- Programs put on at the St. Ignace Public Library: music, lectures, exhibits, films
- Bridge View Park: birding, biking, walking, nature hikes; canoes, kayaks and small boats can be launched
- Yellow Bikes—free bike loans at the St. Ignace Marina (check for availability)
- Shopping, dining and retail along State Street
- Yoga and fitness studios downtown
- Parasailing tours
- Bridge tours on the local ferry services





## COMMUNITY EVENTS

Although Mackinac County's main tourism draw may be Mackinac Island, St. Ignace hosts a variety of year-round events that provide opportunities for both locals and tourists. Below are some of the events sponsored by the [St. Ignace Convention and Visitor's Bureau](#).

- Labatt Blue UP Pond Hockey Championship
- Youth Pond Hockey Championship
- U.P. Ice Golf Scramble
- Native American Festival
- Fireworks Over The Bay
- Antiques on the Bay Car Show
- St. Ignace Car Show Weekend
- Movies by the Bay
- St. Ignace Fish Feast
- St. Ignace History Week
- Rendezvous at the Straits Powwow
- Owosso Tractor Parts Antique Tractor Parade & Show
- Richard Crane Memorial Truck Show
- Planned Bridge Crossing Events
- History & Mystery Guided Walking Tours
- Friday Night at the Museums



## CULTURAL LAND USE

**Table 10: Existing Land Use:** **Cultural** [below] examines breakdown of land within St. Ignace that was determined to have the primary land use classification Cultural. Churches represent the highest number of total parcels, while Cemeteries account for the largest area in acres.

On the next page, **Existing Land Use: Cultural Land Use** displays the breakdown of cultural land use throughout St. Ignace.

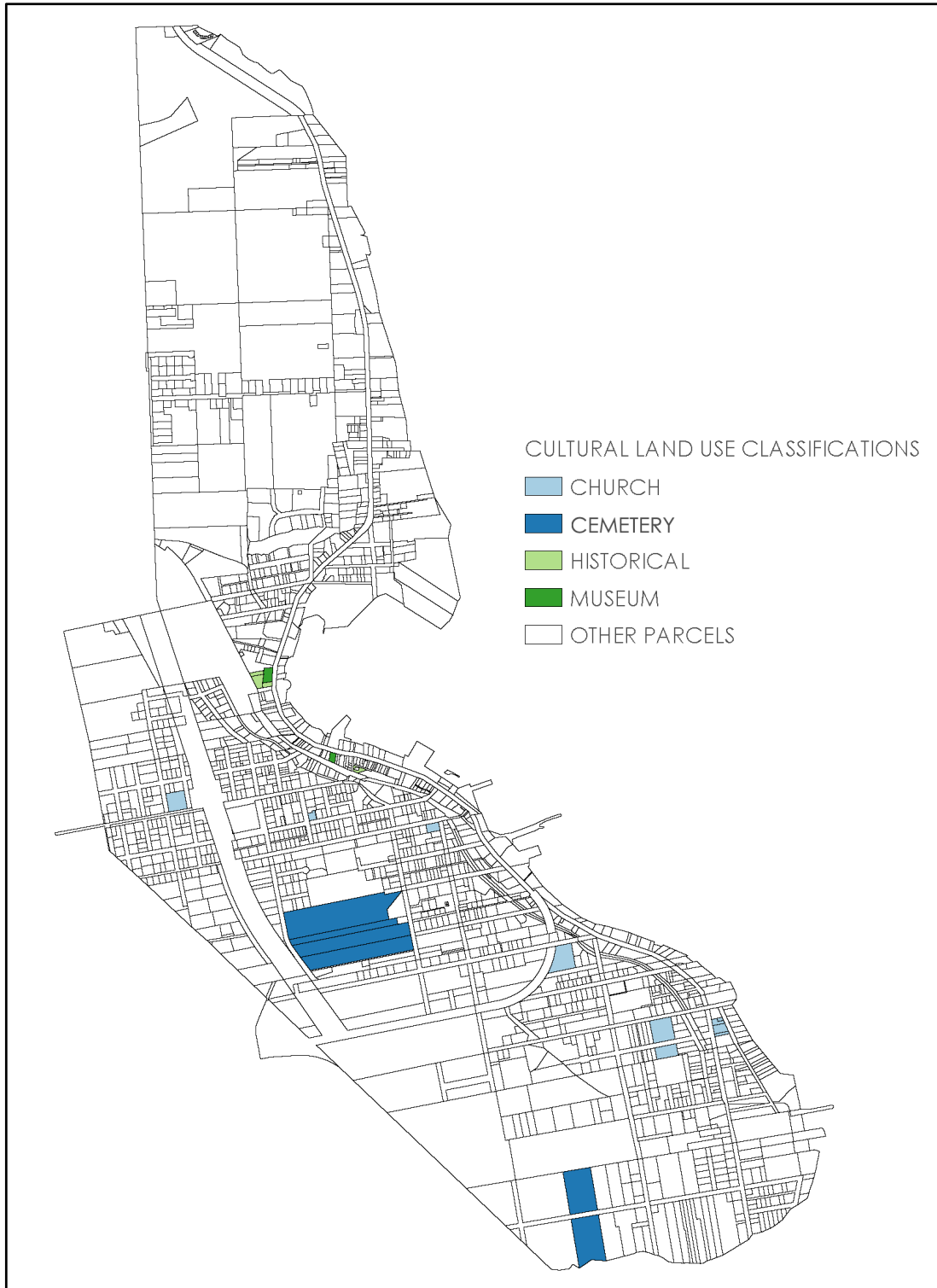
*Table 10: Existing Land Use: Cultural*

	Parcels		Area (Acres)	
	n	%	n	%
Cultural TOTAL	21	1.2%	54.7	3.2%
Church	9	0.5%	9.4	0.5%
Cemetery	6	0.3%	43.2	2.5%
Historical	4	0.2%	1.2	0.1%
Museum	2	0.1%	0.9	0.1%

Source: EUPRPDC 2017 Land Use Survey

# EXISTING LAND USE: CULTURAL

ST. IGNACE MASTER PLAN | 2017 PARCELS | AUGUST 2017



0 0.25 0.5 1 Miles



SCALE: 1:20,000







## ECONOMIC

The economy of a municipality drives all other facets. When employment and wages are strong, those living and working within the municipal boundaries will have more to invest in housing, services, goods and the community. Knowing these variables can enable a community to plan accordingly: more land can be zoned for offices if the sector has momentum; space can be allotted for mixed use to spur diversification; and nurturing economic clusters through land use policies can lead to capitalizing on strengths.

### LABOR FORCE

As the small, urban center of a sparsely-populated county, St. Ignace drives much of the employment in Mackinac County—it has over a fifth of the county’s total employment. **Table 11: Employed Population – 2010, 2015** [below] and **Table 12: Labor Force – 2015** [following page] examine the proportional size, participation rate and health of St. Ignace’s economy against relevant geographies.

**Table 11: Employed Population – 2010, 2015** shows that in both 2010 and 2015, St. Ignace had a significant impact on labor in Mackinac County. In 2015, over 22% of the county’s population aged 16-and-over resided in St. Ignace. The labor force participation rate in St. Ignace was 62% in 2015, which was more than the county and Eastern Upper Peninsula region by 7% and 10%, respectively. However, the labor force

*Table 11: Employed Population – 2010, 2015*

	EUP		MC		St. Ignace	
	2010	2015	2010	2015	2010	2015
Population 16+	47,438	46,716	9,433	9,386	2,079	2,065
In Labor Force	25,858	24,406	5,475	5,163	1,366	1,282
Civilian Labor Force	25,691	24,172	5,475	5,109	1,366	1,235
Employed	22,599	21,306	4,736	4,470	1,179	1,058
Unemployed	3,092	2,866	739	639	187	177
Armed Forces	167	234	-	54	-	47
Not In Labor Force	21,580	22,310	3,958	4,223	713	783

Source: U.S. Census Bureau, American Community Survey

participation rate of St. Ignace decreased by 6% from 2010 to 2015, which was more than the county and region. The civilian labor force: people employed or unemployed in the labor force but not in the armed forces—this is how the unemployment rate is typically derived.

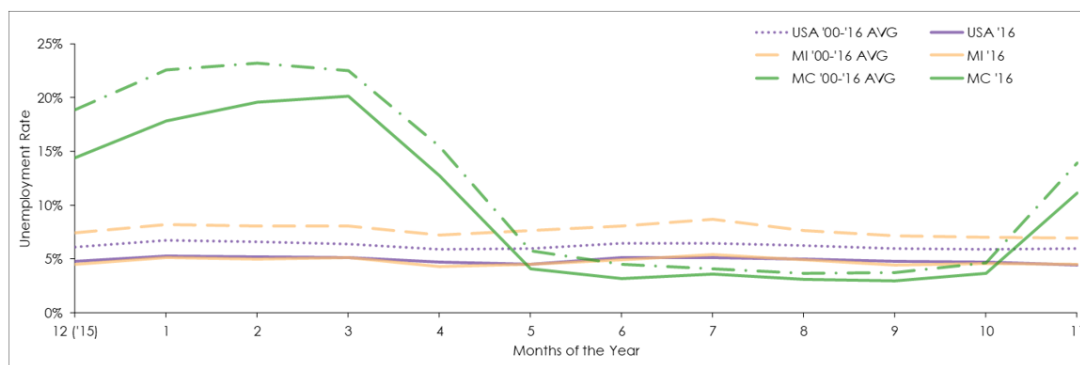
**Table 12: Labor Force – 2015** [below] allows one to compare the labor force information of St. Ignace to the county, region, state, and country. In terms of labor force participation, St. Ignace had a higher rate than all other geographies except the national figure in 2015—with 62% of 16-and-over population categorized as participating in the labor force. Of the study areas, St. Ignace also had the largest proportional share of its labor force in the Armed Forces. However, at 14%, St. Ignace had the highest unemployment rate in 2015, which was 4% higher than the state figure and 6% higher than the national.

*Table 12: Labor Force – 2015*

	USA	MI	EUP	MC	St. Ignace
In Labor Force	64%	61%	52%	55%	62%
Civilian Labor Force	63%	61%	52%	54%	60%
Employed	92%	90%	88%	87%	86%
Unemployed	8%	10%	12%	13%	14%
Armed Forces	0%	0%	1%	1%	2%
Not In Labor Force	36%	39%	48%	45%	38%

*Source: U.S. Census Bureau, American Community Survey*

*Figure 27: Monthly Unemployment – Dec. 2015-Nov. 2016*



*Source: Michigan Bureau of Labor Market Information*

## MONTHLY UNEMPLOYMENT

One of the most unique economic phenomena that occurs in the Eastern Upper Peninsula is Mackinac County's unemployment rate fluctuation throughout the year. Tourism and seasonal work make up a substantial portion of the employment opportunities in Mackinac County. As shown on **Table 11: Employed Population – 2010, 2015**, St. Ignace accounts for over a fifth of the employed people in the county; thus, it is fair to deduce that the model below applies to the City.

**Figure 27: Monthly Unemployment – Dec. 2015-Nov. 2016** [above] presents data comparing the average monthly unemployment between 2000 and 2016 for the nation, state, and Mackinac County, as well as the 12 months available as of writing (December 2015 through November 2016).

One can see that both the historical average and the 2015-2016 numbers for the state and nation are nearly the same. The Mackinac County numbers, however, stand in stark contrast to the state and national numbers. Unemployment in the county historically rises in November and does not begin to decrease until April. Between January and March, unemployment in the county was over 20%; between June and September, unemployment in the county was below 5%. This shows the severe, cyclical fluctuation.

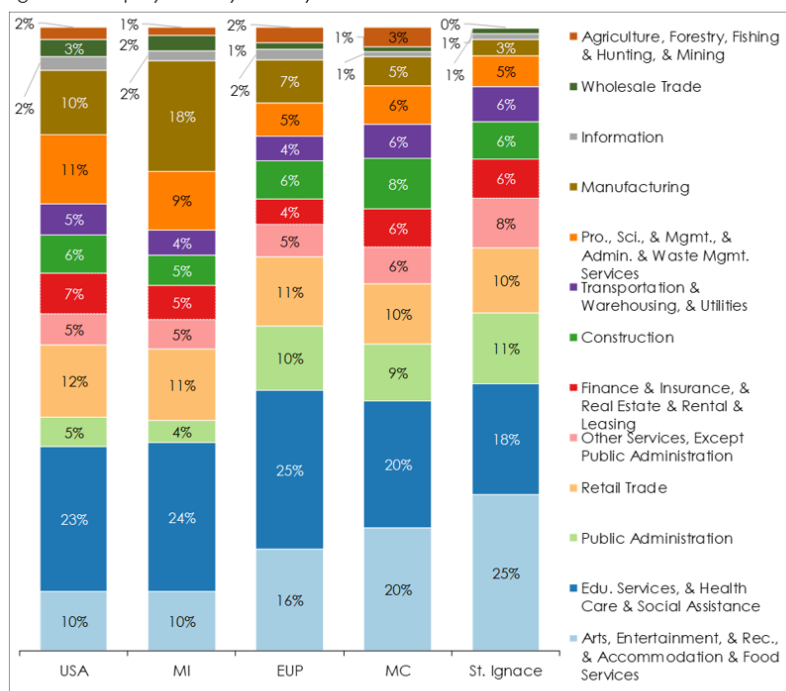
However, the 2015-2016 data has positives: for each month, the recent unemployment rate was lower than the historic figure.

## ECONOMIC BASE

Examining the industries on which the local economy is based has the potential to highlight which types of land uses are required to promote continuous prosperity and stimulate growth in the form of job and wealth creation. North American countries have adopted a system with which all types of jobs are classified so that geography-to-geography comparison can be made—the North American Industry Classification System (NAICS). NAICS as described by the U.S. Census Bureau: “The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.” Figure 28: Employment by Industry – 2015 studies NAICS data at the base level; at the county level, one can explore the breakdown of each industry grouping.

**Figure 28: Employment by Industry – 2015** compares the distribution by industry of the total employed population in St. Ignace to those of Mackinac County, the Eastern Upper Peninsula, Michigan and the United States. St. Ignace’s distribution is ordered from the largest share to the smallest share. In 2015, St. Ignace had over 25% of its employed population working in industries related to arts, entertainment, recreation, accommodation and food services. This grouping includes tourism and seasonal employment opportunities. St. Ignace’s share for this grouping was over twice that of the state and nation. The same was true for Public Administration: St. Ignace has a share in this industry grouping that was twice that of the state and nation. Professional, scientific, management, administrative & waste management services, and manufacturing industries together account for over 20% of the economic base of both the state and nation. St. Ignace, however, only had 8% of its employed population working in these industries, which indicates that the city lacks jobs like university researcher, corporate management, factory worker and skilled machinist.

Figure 28: Employment by Industry – 2015



Source: U.S. Census Bureau, American Community Survey

From 2010 to 2015, St. Ignace experienced growth in terms of the number of people employed in the following industry groupings: finance and insurance, real estate, rental and leasing (67%); professional, scientific, management, administration, and waste management services (54%); wholesale trade (33%); transportation and warehousing, and utilities (7%); and public administration (4%). However, St. Ignace lost jobs in the following industry groupings: construction (96%); education services, health care and social assistance (48%); manufacturing (40%); information (36%); arts, entertainment, recreation and accommodation services (29%); agriculture, forestry, fishing, hunting and mining (10%); and retail trade (10%). Overall, St. Ignace lost 10% of its total jobs.



Table 13: Public vs. Private Sector Wage Distribution - 2005, 2015

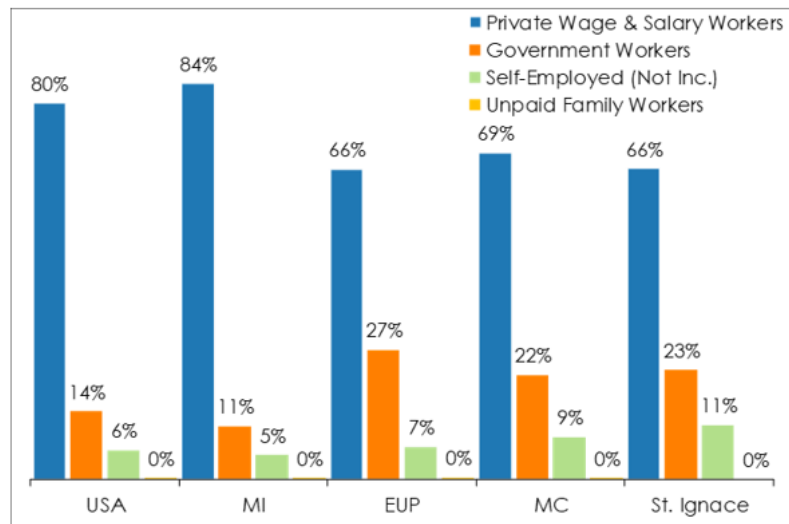
		2005		2015		% Change
n	Total Wages	MI	\$ 176,568,132,726	\$ 208,327,185,600		18%
		EUP	\$ 583,203,399	\$ 654,112,954		12%
		MC	\$ 121,638,028	\$ 131,464,303		8%
% of Total	Government	MI	15%	14%		8%
		EUP	55%	54%		9%
		MC	35%	26%		-21%
	Private Sector	MI	85%	86%		20%
		EUP	45%	46%		16%
		MC	65%	74%		24%

Source: Michigan Bureau of Labor Market Information

Examining employment by industry in a census division is a great method of determining how land ought to be allocated. However, examining how employment is distributed by class provides further insights to economies being studied. In the Eastern Upper Peninsula, federal, state, county and municipal governments are a primary economic driver. Proximity to Canada, abundant federal and state forest land, Michigan Department of Corrections facilities and the Great Lakes (Soo Locks and Coast Guard), warrent government agency presence. Still, the share of government workers in the EUP, Mackinac County and St. Ignace was over twice as high as the state and national numbers in 2015—as shown on **Figure 29: Employment by Class – 2015** below. This is disconcerting because it suggests a weak private sector, which will hinder growth and job creation, and, as a result, talent attraction and wealth creation.

The data presented in **Figure 29: Employment by Class – 2015** [below] is supported by the data presented in **Table 13: Public vs. Private Sector Wage Distribution - 2005, 2015** [above]. Unlike **Figure 29: Employment by Class – 2015**, which examines employment, **Table 13: Public vs. Private Sector Wage Distribution - 2005, 2015** studies total wages, and how much comes from the public (all levels of government) and private sectors (all NAICS industries). The public sector in St. Ignace, Mackinac County and the region employs a share larger than the state and nation, so also it accounts for a higher share of total wages. In 2015, 26% of all wages paid in Mackinac County came from the public sector, which is less than the region, but almost double the statewide number. Between 2005 and 2015, this number decreased, indicating that the private sector is playing a larger role.

Figure 29: Employment by Class – 2015



Source: U.S. Census Bureau, American Community Survey

Table 14: Median Wages by Industry – 2015

	USA	MI	MC	SI
<b>ALL INDUSTRIES</b>	<b>\$ 44,172</b>	<b>\$ 44,625</b>	<b>\$ 34,170</b>	<b>\$ 32,526</b>
Agriculture, Forestry, Fishing and Hunting	\$ 31,191	\$ 30,641	\$ 22,188	-
Mining, Quarrying, and Oil And Gas Extraction	\$ 65,786	\$ 63,955	\$ 70,000	-
Wholesale Trade	\$ 47,153	\$ 47,466	\$ 28,125	-
Utilities	\$ 66,327	\$ 69,886	-	-
Information	\$ 58,331	\$ 50,821	\$ 35,000	-
Real Estate and Rental and Leasing	\$ 43,949	\$ 37,867	\$ 28,906	-
Management Of Companies and Enterprises	\$ 67,620	\$ 67,736	-	-
Administrative and Support and Waste Management Services	\$ 32,105	\$ 31,954	\$ 38,438	-
Finance and Insurance	\$ 55,362	\$ 50,387	\$ 32,396	\$ 80,417
Transportation and Warehousing	\$ 47,516	\$ 46,481	\$ 46,250	\$ 70,217
Manufacturing	\$ 47,203	\$ 51,482	\$ 30,982	\$ 56,000
Educational Services	\$ 47,984	\$ 52,213	\$ 37,500	\$ 50,000
Professional, Scientific, and Technical Services	\$ 70,782	\$ 61,906	\$ 44,583	\$ 45,750
Construction	\$ 41,987	\$ 45,133	\$ 35,972	\$ 40,139
Public Administration	\$ 55,463	\$ 55,536	\$ 50,492	\$ 35,000
Accommodation and Food Services	\$ 24,501	\$ 21,734	\$ 33,333	\$ 32,857
Health Care and Social Assistance	\$ 41,348	\$ 41,188	\$ 35,833	\$ 31,875
Arts, Entertainment, and Recreation	\$ 35,924	\$ 33,185	\$ 27,125	\$ 26,042
Other Services, Except Public Administration	\$ 33,374	\$ 33,885	\$ 26,513	\$ 25,000
Retail Trade	\$ 32,794	\$ 31,790	\$ 22,428	\$ 21,332

Source: U.S. Census Bureau, American Community Survey

**Table 14: Median Wages by Industry – 2015** examines the median wages by industry in St. Ignace, which are compared to relevant geographies. The rows with no data for St. Ignace are empty because the Census Bureau will not release data for a census division if there are only a few businesses in that industry for privacy purposes. So available values begin at finance and insurance, with a median wage of \$80,417, which is at least \$25,000 more than the county, state, and national figures. In terms of median wage, St. Ignace eclipses the state and nation in several other industry groupings: transportation and warehousing; manufacturing, educational services, and accommodation and food services. Unfortunately, this data was not published in 2010 for St. Ignace, so a comparison cannot be made.

Another measure of wealth in a community is per capita income. The federal government has several methods for tacking this variable. The U.S. Economic Development Administration (EDA) is particularly keen on assessing per capita income when making grants for their programs, such as Public Works, which invests dollars into communities for projects that will create jobs—so long as the community meets several thresholds. The thresholds are 1% above the 24-month average unemployment rate and 80% or less of the national per capita income number. EDA requires that at least one of the thresholds is met to be eligible for grant funding, which can often be vitally important to attracting or growing businesses. StatsAmerica provides a tool with which these numbers can be pulled on a county or regional level.

Table 15: EDA Distress Criteria – as of July 2017

	MC	USA	Threshold Calculations
24-month Average Unemployment Rate (BLS)	9.52	4.87	4.65
2015 Per Capital Money Income (5-year ACS)	\$23,889	\$28,930	82.58%
2015 Personal Income (BEA)	\$38,607	\$48,112	80.24%

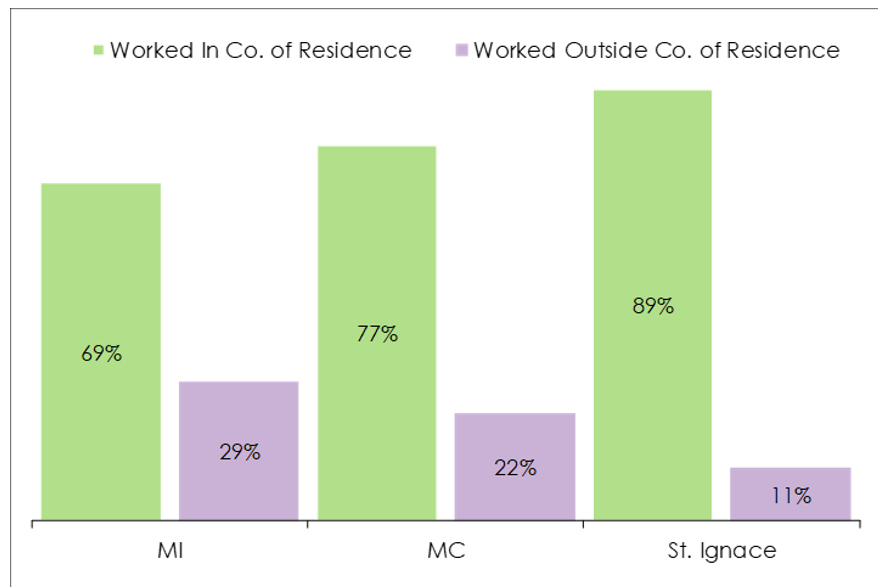
Sources: StatsAmerica Measuring Distress tool; BLS, Bureau of Labor Statistics; 5year ACS, American Community Survey; BEA, Bureau of Economic Analysis



**Table 15: EDA Distress**

**Criteria** – as of July 2017 on the previous page provides the EDA Distress Criteria statistics for Mackinac County. One can see that Mackinac County would be eligible for federal grant funding because its 24-month average unemployment rate was 4% higher than that of the national figure. Per capita income in Mackinac County, however, was more than 80% of the national figure, which did not meet the threshold. By the U.S. Bureau of Economic

**Figure 30: Place of Work - 2015**



Source: U.S. Census Bureau, American Community Survey

Analysis measure, “Personal Income,” between 2010 and 2015, per capita income has grown in Mackinac County by 18%, which is less than the national change of 20%.

**Figure 30: Place of Work - 2015** [above] presents data on where employed residents of St. Ignace work, and compares it to Mackinac County and the state. St. Ignace has more-than-10% of its employed residents working within their county of residence than Mackinac County, and 20% more than Michigan. Since 2010, however, the share of St. Ignace residents working in the county in which they live has decreased by 7%, indicating that the number of jobs available locally has fallen.

#### DOWNTOWN DEVELOPMENT AUTHORITY AND TAX INCREMENT FINANCE AUTHORITY

St. Ignace’s downtown is managed by the St. Ignace Downtown Development Authority (DDA). Like most organizations of this type, it is purposed with increasing property values and the vitality of the downtown by attracting new businesses and generating investments. The DDA was created in 1981 by city ordinance and has had successes over the years ranging from the Huron Board Walk to the Museum of Ojibwa Culture to various projects funded with Michigan Department of Natural Resources recreation grants. The primary funding sources of the DDA is a Tax Increment Finance (TIF), through which the city captures taxes based on the incremental increase in value of the property within the TIF district each year. In 2016, the TIF district generated \$207,074, which was used for administration and downtown improvements—often leveraged with grants. In 1981, when the DDA was established, the assessment for the district was \$3,461, 339; by 2016, the assessment value increased \$12,068,572. The DDA has been a vital cog in the local governance and improvement of St. Ignace.

This plan recognizes the significance of the St. Ignace DDA, and will incorporate its goals into the action plan. In 2013, the DDA revised its Development Plan and Tax Increment Financing Plan, which will guide its functions from 2014 through 2043; it is available on the DDA’s website. The plan breaks down the intended projects of the DDA in two groups, short term (5-15-year horizon) and long term (15-30-year horizon). There are 13 short term projects and 6 long-term projects stated in the plan.

**St. Ignace: Tax Increment Finance Authority Assessment District** on the following page shows the boundaries of the St. Ignace DDA and Tax Increment Finance Authority, as well as the parcels throughout the city that are not collecting taxes. These parcels are city, state, and federal land; non-profits such as churches; and lands used for cemeteries and the like.



# St Ignace: Tax Increment Financing Authority



- Legend
- Ferry Paths
  - TIFA District
  - Municipal Boundary
  - NonTaxable Parcels



Scale: 1 inch = 833 feet

St Ignace MasterPlan 2018  
Created 1/26/2017

0 0.075 0.15 0.3 Miles



## WALKABILITY

**St. Ignace: Walkability**, similarly to the **Community Institutions** map, examines density and distribution of places in St. Ignace that define its character. Whereas **Existing Land Use: Institutions** primarily examined community institutions, landmarks, and government facilities, **St. Ignace: Walkability** focuses strictly on private-sector businesses and their connection to sidewalks and recreational opportunities like parks, trails and marinas. All the local businesses were inventoried for this map using resources like the Chamber of Commerce directory, verified with site visits and review by city staff. The purposes of this map are to show where concentrations of diverse shopping and recreational opportunities exist for those interested in locating a business within walkable areas and to help the municipality plan for sidewalk and recreational build-outs.

Naturally, the map shows the downtown, around the I-75 Business Loop/State Street between Reagon Street and the I-75 onramps, with the greatest diversity of businesses complimented by recreational infrastructure and sidewalks. From the half-mile radius with its origin at the St. Ignace Marina, one can reach the majority of the dark and light green shaded parts of the city. The parts of the map that are yellow, orange, and red are primarily industrial or open space areas without much commerce interspersed. The City has adopted a Complete Streets Resolution and a sidewalk plan to promote the development of sidewalks. While there will always be areas within a city that are not easily reached by foot, one of the purposes of this plan is to increase non-motorized transportation access to shops and services.

## POTENTIAL REDEVELOPMENT

**St. Ignace: Potential Redevelopment** on page 71 presents data purposed with complimenting what is presented on **St. Ignace: Walkability**. It uses the same walkscore analysis as the base map, with the green areas indicating where business diversity, sidewalks and recreational infrastructure exists, and red areas indicating where they do not. This map, though, also provides a static snapshot of potential redevelopment sites within—and just outside—the planning jurisdiction. At the time of writing, EUPRPDC staff used local real estate listings, online research, site visits, and discussion with planning officials to identify parcels of land poised for redevelopment. Largely, these properties were determined to be vacant or blighted. Additionally, the map includes state sites and known brownfields and Superfund locations.

There is a concentration of parcels and sites located along State Street/I-75 Business Loop. Naturally development has occurred along this stretch due to the topography of St. Ignace and the attractiveness of locating near the waterfront. Throughout the city, 27 parcels of land were identified for this map; 24 state sites, brownfields, or Superfund sites were identified as well. The prevalence of redevelopment sites within St. Ignace offers opportunities in nearly all districts for new enterprises, recreational infrastructure and housing.

## ECONOMIC LAND USE

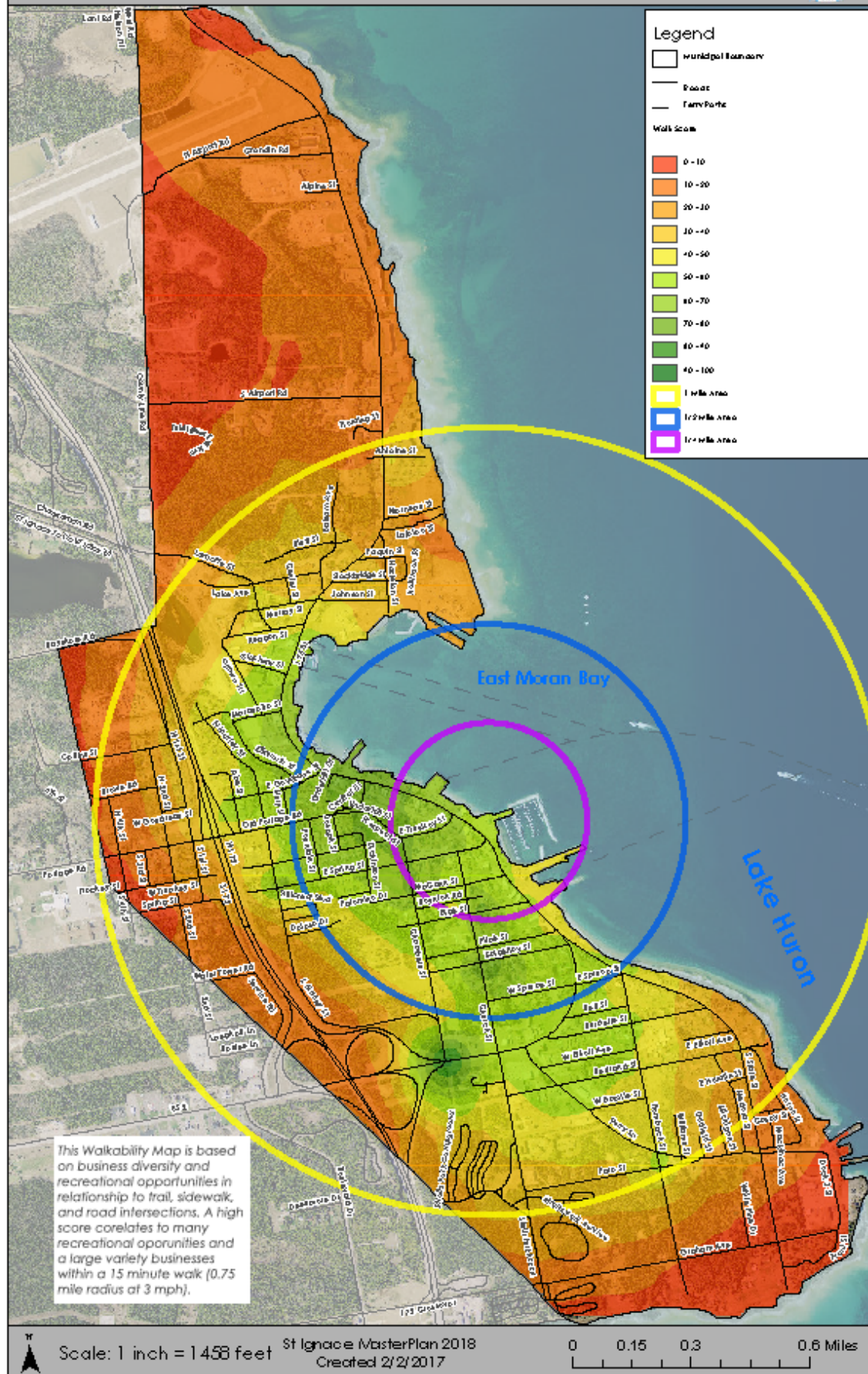
**Table 16: Existing Land Use: Economic** to the right examines breakdown of land within St. Ignace that was determined to have the primary land use classification Economic. The **Economic Land Use** map displays the breakdown of economic land use throughout St. Ignace.

Table 16: Existing Land Use: Economic

	Parcels		Area (Acres)	
	n	%	n	%
<b>Economic TOTAL</b>	225	12.3%	253.0	14.6%
Eatery and/or Beverage	17	0.9%	7.0	0.4%
Hotel, Motel, Lodging	39	2.1%	55.6	3.2%
Industrial	22	1.2%	90.1	5.2%
Offices	16	0.9%	5.9	0.3%
Retail	38	2.1%	18.5	1.1%
Non-Food Service Establishments	31	1.7%	16.0	0.9%
Non-Lodging Tourism	11	0.6%	24.7	1.4%
Vacant	51	2.8%	35.3	2.0%

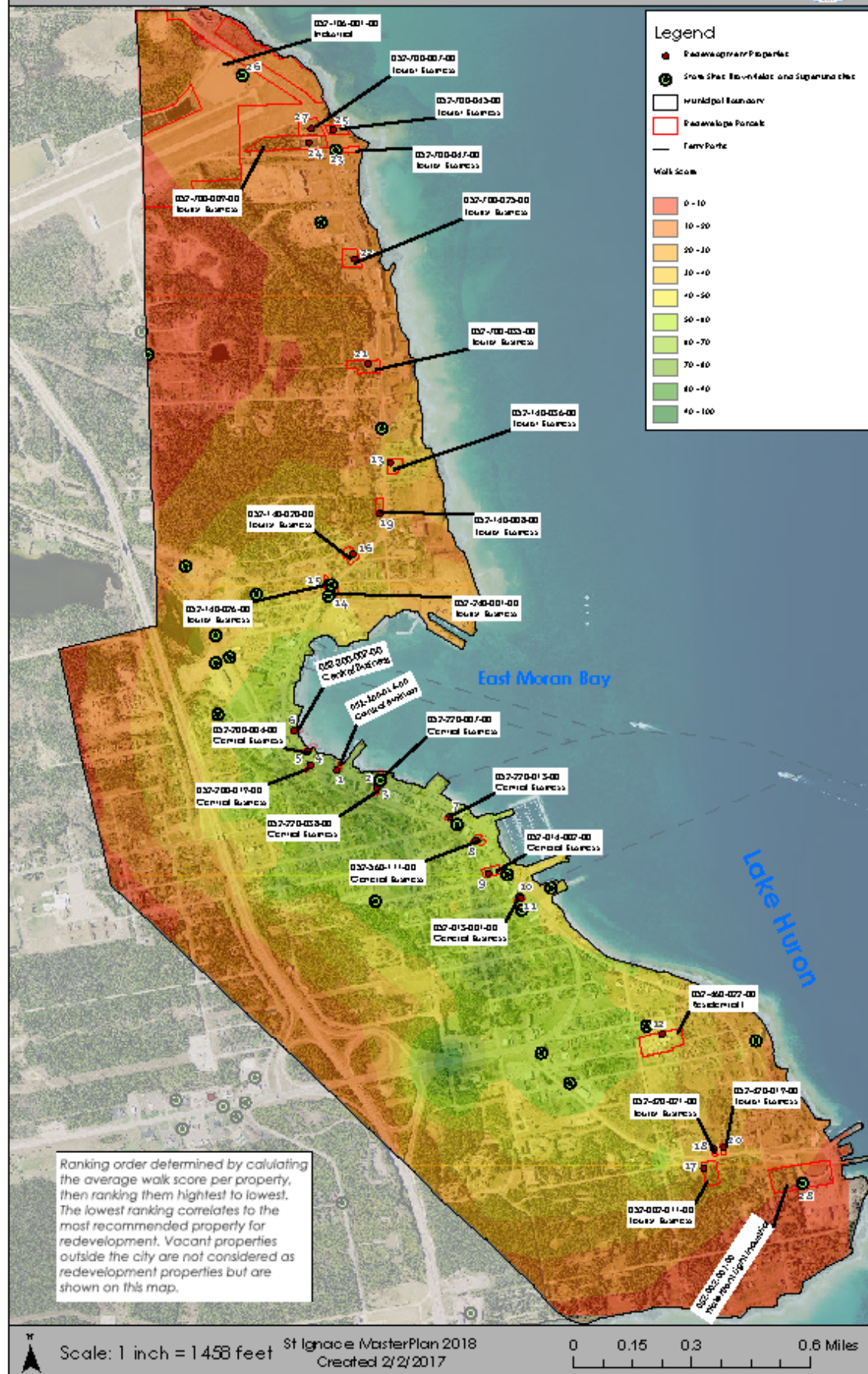
Source: EUPRPDC 2017 Land Use Survey

# St Ignace: Walkability





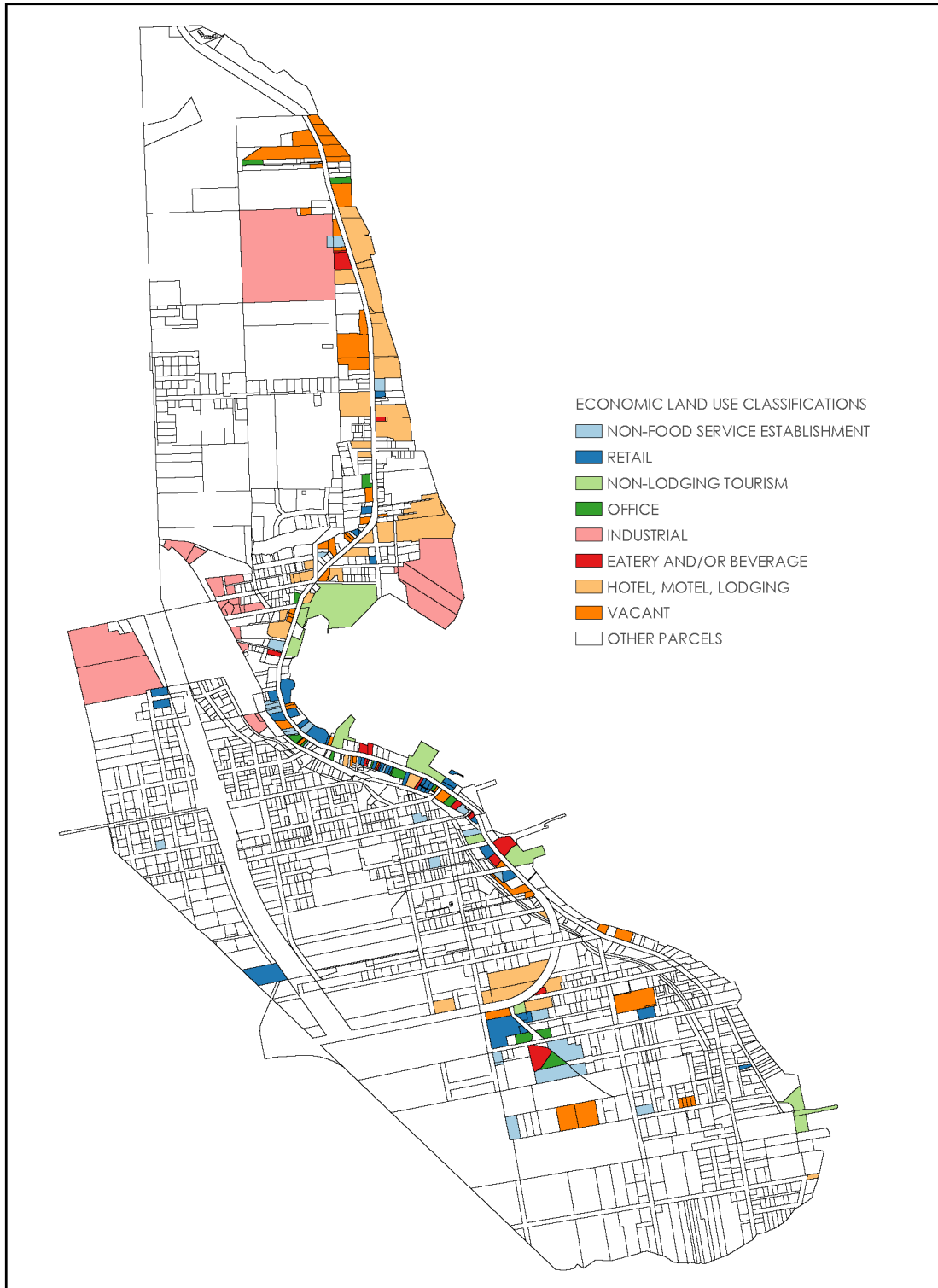
# St Ignace: Potential Redevelopment





# EXISTING LAND USE: ECONOMIC

ST. IGNACE MASTER PLAN | 2017 PARCELS | AUGUST 2017



0 0.25 0.5 1 MILES



SCALE: 1:20,000





## RECREATION

Nestled between lush forests and a near-infinite expanse of fresh water, St. Ignace is distinguished by the multitude of recreational outlets. Whether one enjoys water or land-based recreation, motorized or quiet exploration, collegial or solitary experiences, St. Ignace has it all. In addition, city parks offer places of relaxation and points of interest for residents and tourists alike; Sault Ste. Marie Tribe of Chippewa Indians recreational facilities like the Little Bear Arena complex provide the community with infrastructure that offers social and athletic outlets, as well as vital community programming for healthy lifestyles. National and State infrastructure also dot St. Ignace. The North Country Trail and the Lake Huron Circle Tour conduct motorized and non-motorized visitors through St. Ignace. The Michigan Department of Natural Resources has not only been a major benefactor of parks and recreation in St. Ignace through its grants programs, it operates the Straits State Park on Lake Huron in the southern part of the city, offering outstanding views of the Mackinac Bridge for campers. Recreation is a key selling point for the City of St. Ignace.







## RECREATIONAL INFRASTRUCTURE

The recreational infrastructure in and around St. Ignace is examined on **St. Ignace Recreational Infrastructure**. The green polygons are parcels of land within the city that are parks or of a comparable use. The labels indicate what use currently occupies the parcel.

The central and southern thirds of St. Ignace are dotted with parks. However, the area along both sides of I-75, which is largely residential, does not offer much in terms of recreational infrastructure. Similarly, the northern third of St. Ignace—north of Reagon Street—does not have any recreational infrastructure open to the public with the exception of a road-end-access point to Lake Huron. This part of St. Ignace, along State Street/I-75 Business Loop, has the heaviest concentration of hotels and motels, many of which are on the waterfront. Some offer beach and water access to their patrons, which constitute recreational outlets, but because they are not for public use, they were left off of this map.

## RECREATIONAL LAND USE

*Table 17: Existing Land Use: Recreational*

**Table 17: Existing Land Use: Recreational** to the right examines breakdown of land within St. Ignace that was determined to have the primary land use classification Recreational.

**Existing Land Use: Recreational** displays the breakdown of recreational land use throughout St. Ignace.

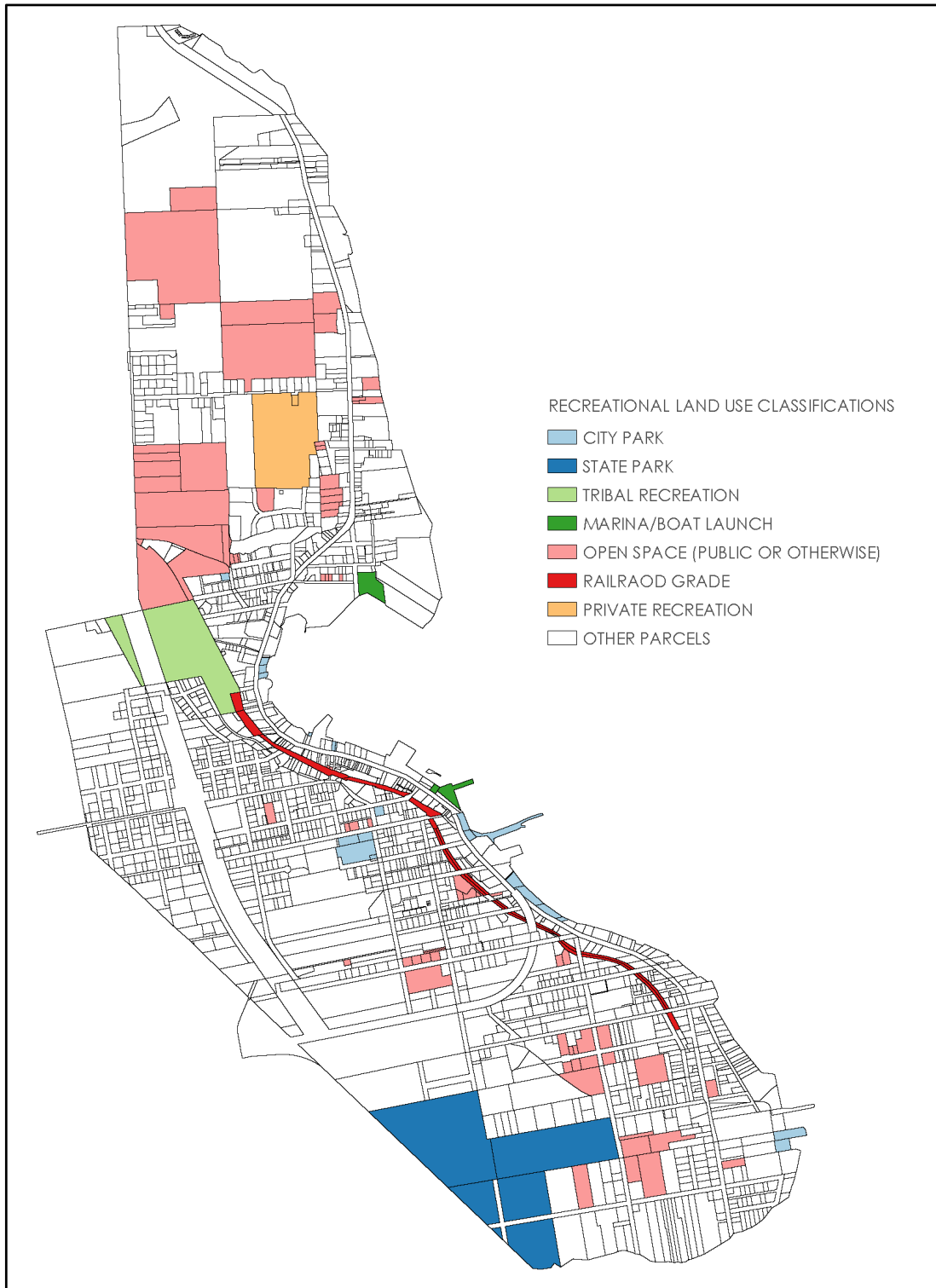
	Parcels		Area (Acres)	
	n	%	n	%
<b>Recreational TOTAL</b>	<b>133</b>	<b>7.3%</b>	<b>363.7</b>	<b>21.0%</b>
City Park	22	1.2%	13.7	0.8%
Marina/Boat Launch	3	0.2%	4.4	0.3%
Open Space	76	4.2%	194.6	11.3%
Private Recreation	2	0.1%	26.9	1.6%
Railroad Grade	23	1.3%	12.4	0.7%
State Park	6	0.3%	82.5	4.8%
Tribal Recreation	1	0.1%	29.2	1.7%

Source: EUPRPDC 2017 Land Use Survey



# EXISTING LAND USE: RECREATIONAL

ST. IGNACE MASTER PLAN | 2017 PARCELS | AUGUST 2017



0 0.25 0.5 1 Miles



SCALE: 1:20,000







## INFRASTRUCTURAL

The bones of St. Ignace are studied in this section. Its roads, parking, utilities and public services all factor into how well the city functions. By examining the data, future capital investments can be made proactively, with sound planning to ensure that crises and failures are averted.

### TRANSPORTATION & ROADS

St. Ignace, like most northern Michigan communities, is a municipality whose residents travel predominately by car. The climate in the late-fall, winter, and early-spring make traveling by bicycle or even walking more difficult. Thus, the upkeep of roads for personal vehicles becomes more vital to the functionality of the city.

**Figure 31: Primary Mode of Transit for Employed Population, St. Ignace – 2010, 2015** [page 77] studies how the employed population in St. Ignace got to and from work in 2010 and in 2015. At both intervals, the dominant mode of transit was taking a personal vehicle— motorcycle, carpool, taxi or other—with an over-80% share both years. From 2010 to 2015, public transportation ridership decreased. This is because Mackinac County does not have public transportation services. The ridership that does exist most likely comes from the services such as bus lines like Indian Trails, which use the terminal on US-2 just off I-75, and ferry lines, like Star Line, which dock along State Street. The share of employed people who walk to work increased from 1% to 8%; the number of those who bicycle decreased; and those working from home doubled in that 5-year period.

## TRAFFIC FLOW

**St. Ignace: Traffic Flow** on the following page studies the flow of traffic through and around St. Ignace. This map displays data maintained by the Michigan Department of Transportation (MDOT), and data generated by EUPRPDC for the purposes of this plan. The acronym AADT, which is referenced on the map, means annual average daily traffic (2-way unless the road is 1-way), which uses counts taken throughout the year to quantify how much traffic a given road should experience any day of the year. MDOT maintains this data for the major trunk-lines in

municipalities, which in this case is I-75, US-2, State Street, and the I-75 Business Loop. Additionally, EUPRPDC measured Church Street south of the I-75 Business Loop, near the Family Fare and Family Dollar shopping center; Portage Road west of the I-75 underpass, en route to the St. Ignace Public Schools campus; and Lemotte Street east of the I-75 underpass, which is a connector to neighboring Moran Township. These three roads are Federal-Aid Roads. This data it was gathered in October, which does not account for seasonal tourist traffic.

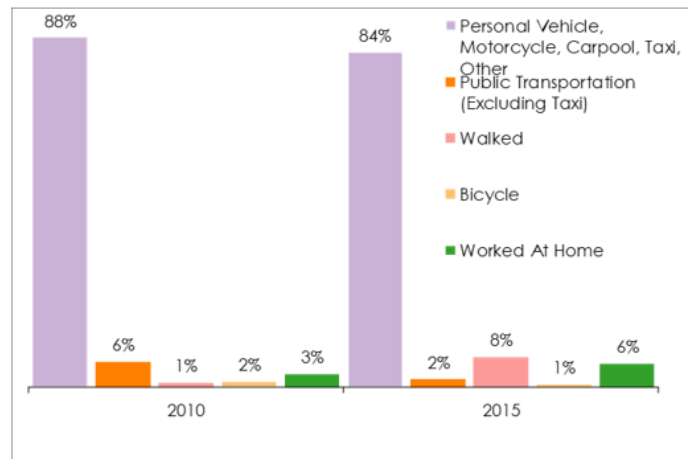
The heaviest traffic in the St. Ignace area occurs on I-75 between US-2 and the Mackinac Bridge, which includes northbound travelers as well as those traveling south from I-75 north of US-2, south from US-2, and south from the I-75 Business Loop. At US-2, the number of travelers on I-75 decreases, due in part to those traveling west and east on US-2 and the I-75 Business Loop, respectively. Traffic within St. Ignace is heaviest on the I-75 Business Loop between Church Street and High Street—about where it turns into State Street. 7000 motorists a day use this road. As one studies traffic heading northbound on State Street, it is apparent that traffic decreases farther north into St. Ignace. In the downtown, there are 6,500 motorists a day, which decreases to 4,600 north of Marquette Street until South Airport Road.

## ROAD QUALITY

To plan for future investment needs, it is essential that cities maintain current data on their infrastructure. One of the proactive approaches in St. Ignace is the measurement of the quality of the roads. This is carried out by the Mackinac County Road Commission, MDOT, and EUPRPDC. These organizations use the [PASER](#) (Pavement Surface Evaluation and Rating) rating method, which uses a scale between 1 and 10, where 1 means a road needs reconstruction and 10 means the road is new. The treatment methods differ depending on the type of surface—asphalt or concrete.

For the most part, the roads in and around St. Ignace are in a good state of repair, with only a few segments receiving a score lower than 5. The 2015 ratings of the Federal-Aid Roads in St. Ignace determined that the following segments had a rating of poor (3-4): I-75 Business Loop north of the Mackinac County Airport, and between Murray Street and Antoine Street; State Street between McCann Street and High Street; and Church Street south of the I-75 Business Loop to the entrance of Straits State Park. There were 3 segments of road within St. Ignace that received a failing score in 2015 (1-2): the US-2 overpass across I-75; Church Street from the entrance of Straits State Park to Paro Street; and Lemotte Street between Lake Avenue and State Street.

*Figure 31: Primary Mode of Transit for Employed Population, St. Ignace – 2010, 2015*



*Source: U.S. Census Bureau, American Community Survey*







# St Ignace: Road Quality



## Legend

PASER 2015 rating for Federal-Aid Roads

- 2
- 3
- 4
- 5
- 6
- 7
- 8

— Roads

— Ferry Paths

□ Municipal Boundary



Scale: 1 inch = 1458 feet

St Ignace MasterPlan 2018  
Created 1/11/2017

0 0.15 0.3 0.6 Miles



## NON-MOTORIZED INFRASTRUCTURE

**St. Ignace: Non-Motorized Infrastructure** examines where sidewalks, bike trails and lanes, and trails segments exist within and around St. Ignace. This considers overland non-motorized infrastructure.

**St. Ignace: Recreational Infrastructure** [page 82] This map was not included in the section regarding recreational land use because these pieces of infrastructure transcend recreational uses; they could be used for economic, residential, and cultural purposes.

For those interested in traveling by foot, St. Ignace offers two tremendous opportunities, the Huron Boardwalk and the North Country Trail. The Huron Boardwalk was developed by the St. Ignace Downtown Development Authority in the 1990's and gives residents and tourists access to the waterfront with views of ferries, Mackinac Island and Lake Huron. The North Country Trail segment is a cog in the national trail that runs from New York to North Dakota. The sidewalks in St. Ignace, however, leave something to be desired. The sidewalk coverage in St. Ignace is limited to State Street and the northern section of the I-75 Business Loop up to the airport, and in some of the neighborhoods above the railroad grade in the downtown area.

Opportunities for biking are less attractive than for traveling by foot. U.S. Bike Routes 10 and 35 run through the city, with Bike Route 35 heading north on the I-75 Business Loop after Lemotte Street and Bike Route 10 coming in along US-2, up the I-75 Business Loop and State Street, until it meets Bike Route 35. These bike routes run along the shoulders of the thoroughfares, and in some instances, are just roads with sharrows. Currently, there are no designated bike lanes in St. Ignace.











# St Ignace: Non-Motorized Infrastructure



## Legend

-  Municipal Boundary
-  Sidewalks
-  U.S. Bike Route 35
-  U.S. Bike Route 10
-  North Country Trail
-  Huron Boardwalk



Scale: 1 inch = 1458 feet

St Ignace MasterPlan 2018  
Created 1/30/2017

0 0.15 0.3 0.6 Miles



# St Ignace: Recreation Infrastructure



## Legend

- Ferry Paths
- Municipal Boundary
- Rec Infrastructure
- Recreation Areas





## UTILITIES

**St. Ignace: Utilities** lays out the location of gas lines, electrical transmission lines, fiber optic lines, and antenna structures and towers throughout St. Ignace. This data was obtained from public utility companies and data available online. This map does not show the water and sewer lines for security reasons.

## TOPOGRAPHY

**St. Ignace: Topography** [page 85] is one of the most telling maps in this plan. St. Ignace's unique geography has forced the development of its commercial district along the waterfront, which sit at a lower elevation than the area above the bluff. The bluff that runs throughout the city is steep enough that it prevents development. In the downtown, what is commonly referred to as the railroad grade separates the top of the bluff from the lower elevation lands along the waterfront. The highest elevation in St. Ignace is 730 above sea level, which is 150 feet higher than the lowest elevation, 580 feet above sea level.

## SOILS CLASSIFICATION

For development it is often prudent to understand what types of soils one is building upon. **St. Ignace: Soils Classification** depicts the distribution of the types of soil that can be found underneath St. Ignace. There are 15 different types of soils present. This data was taken from a Michigan State University Institute for Water Research.

## INFRASTRUCTURAL LAND USE

**Table 18: Existing Land Use: Infrastructural** to the right examines breakdown of land within St. Ignace that was determined to have the primary land use classification Infrastructural.

**Existing Land Use: Infrastructural** on page 87 displays the breakdown of infrastructural land use throughout St. Ignace. Please note that the area surrounding the highway on-ramp is included in road designation.

Table 18: Existing Land Use: Infrastructural

	Parcels		Area (Acres)	
	n	%	n	%
Infrastructural TOTAL	202	11.1%	470.1	27.2%
Airport	2	0.1%	85.1	4.9%
Parking	33	1.8%	12.4	0.7%
Public Works	9	0.5%	21.5	1.2%
Roads	149	8.2%	341.1	19.7%
Steep Slope (Not Buildable)	1	0.1%	5.1	0.3%
Transit	2	0.1%	1.7	0.1%
Utilities	6	0.3%	3.1	0.2%

Source: EUPRPDC 2017 Land Use Survey





# St Ignace: Utilities





# St Ignace: Topography



## Legend

- Steep Slope
- Major Roads
- Minor Roads

## Topography

### Value

- High : 730
- Low : 580

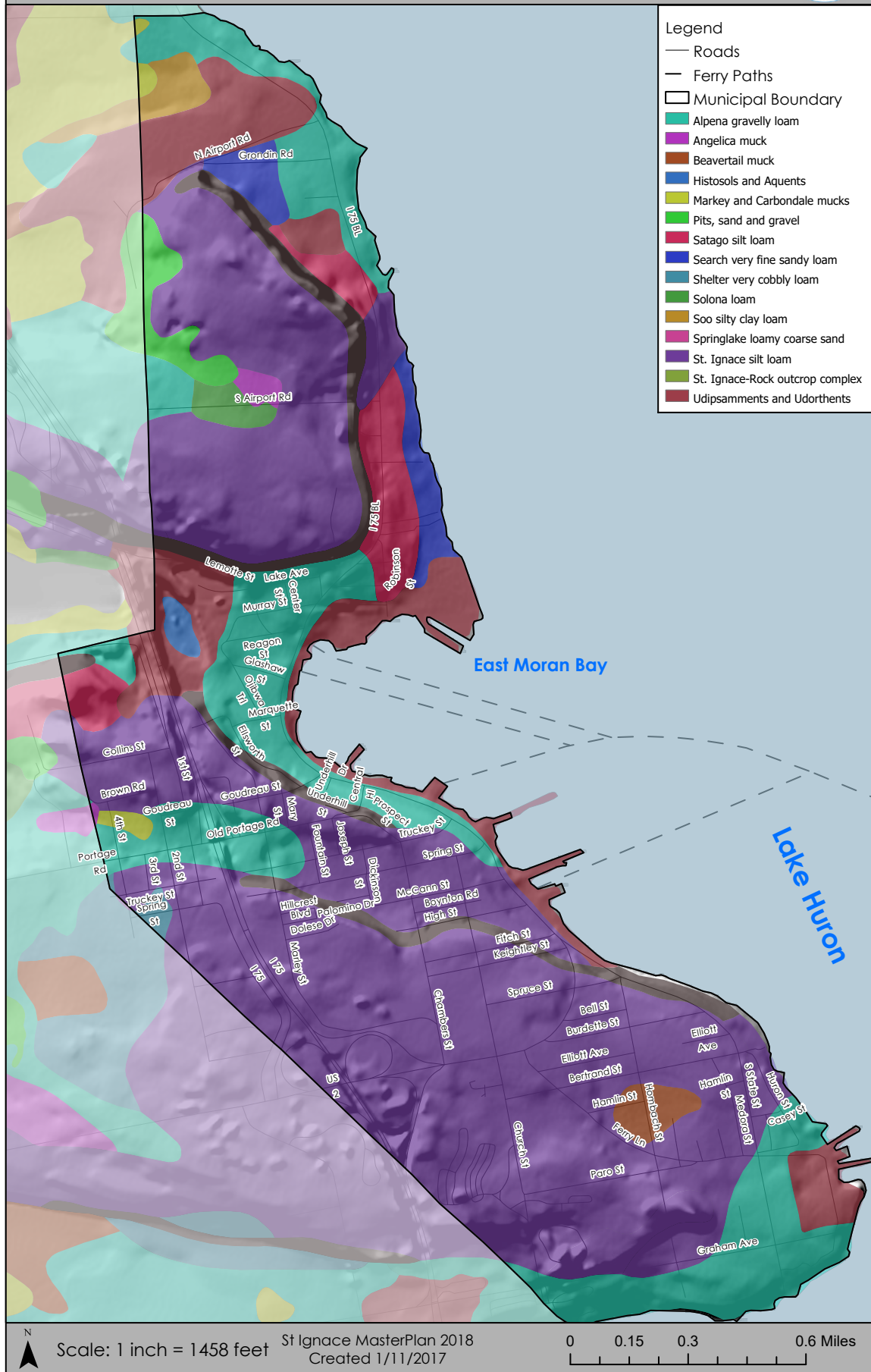


Scale: 1 inch = 1500 feet

St. Ignace Master Plan, 2018  
Created 12/15/2016

0 0.15 0.3 0.6 Miles

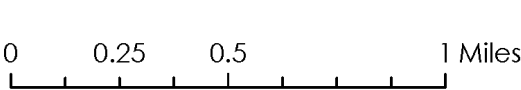
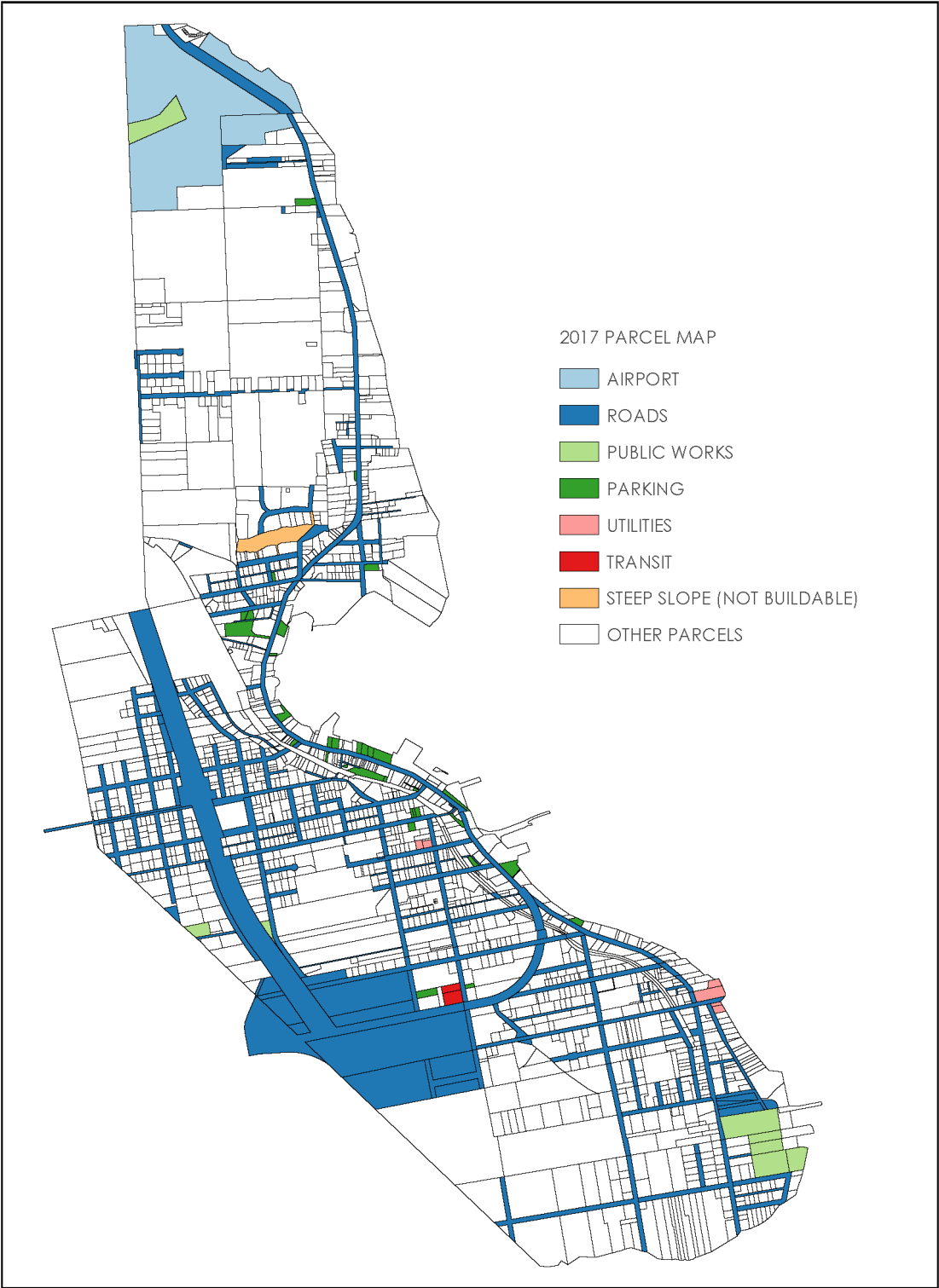
# St Ignace: Soils Classification





# EXISTING LAND USE: INFRASTRUCTURAL

ST. IGNACE MASTER PLAN | 2017 PARCELS | AUGUST 2017



SCALE: 1:20,000



The St. Ignace Master Plan was developed with public input drawn from existing plans, sessions on specific projects and problems, surveys, and open houses. The City of St. Ignace Planning Commission strove to reach and encourage input from all demographics.

Throughout the spring and summer of 2017 surveys related to employment and job training, land use, placemaking, and recycling were distributed, and dozens of citizens responded to each. The surveys were available online through the City website, and paper copies were available at the St. Ignace Public Library and City Hall. Planning Commission members also passed out surveys at the 2017 St. Ignace Home Show Spring Expo and Gun Show at Little Bear East and at the spring job fair. Summaries of the results are on the following pages.

On Tuesday, November 28, 2017 at 7 p.m. at the St. Ignace Public Library an outreach session for input on Ferry Lane was held.

During the 63-day review period, copies of the Master Plan were available at the City Hall and St. Ignace Public Library, as well as online at the City website, on the St. Ignace News website, and the Eastern Upper Peninsula Regional Planning & Development Commission website. Public open houses were also held at the following times and places:

- Thursday, May 9, from 11 a.m. to 1 p.m.  
at the St. Ignace Public Library.
- Monday, May 20, from 5 p.m. to 7 p.m.  
at City Council Chambers
- Saturday, June 15, from 11 a.m. to 1 p.m.  
at the St. Ignace Public Library.

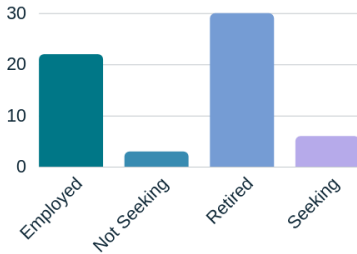
Comments were also emailed. The 63-day public review period ended Thursday, June 20. All surveys, open houses, and public comment periods were promoted in the St. Ignace News.



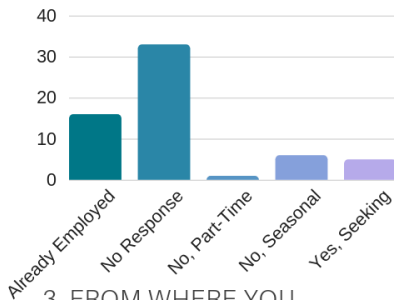


# ST. IGNACE Employment & Training SURVEY DATA

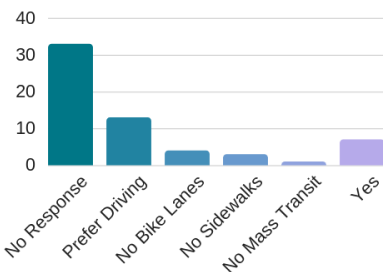
1. WHAT IS YOUR EMPLOYMENT STATUS?



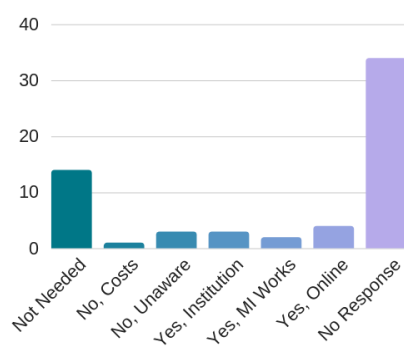
2. ARE YOU INTERESTED IN FULL-TIME, YEAR-ROUND EMPLOYMENT?



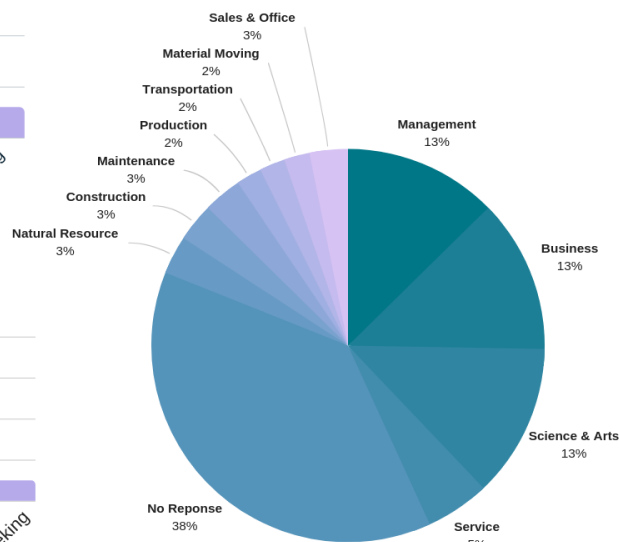
3. FROM WHERE YOU CURRENTLY RESIDE, ARE YOU ABLE TO (OR, IF UNEMPLOYED, COULD YOU) SAFELY GET TO WORK BY A MODE OF TRANSPORTATION THAT IS NOT DRIVING IN AN AUTOMOBILE?



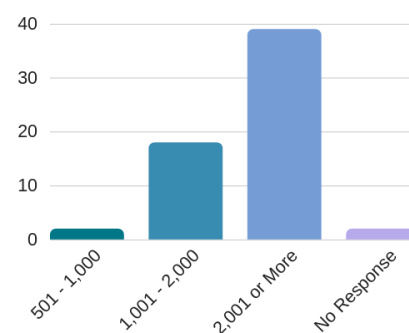
4. ARE YOU ABLE TO ACCESS THE TRAINING OR EDUCATION YOU NEED TO BE ABLE TO OBTAIN A JOB? IF NO, WHAT IS THE REASON?



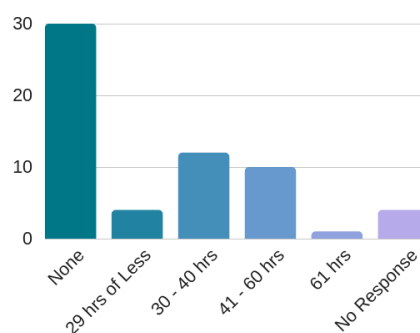
5. WHICH TYPE OF OCCUPATION ARE YOU LOOKING FOR WORK IN OR CURRENTLY WORK IN?



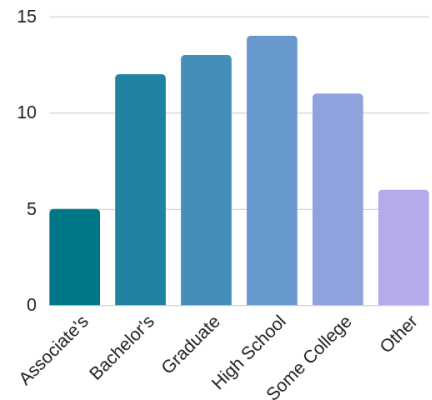
6. HOW MUCH MONEY DO YOU NEED TO PER MONTH TO LIVE COMFORTABLY IN THIS AREA?



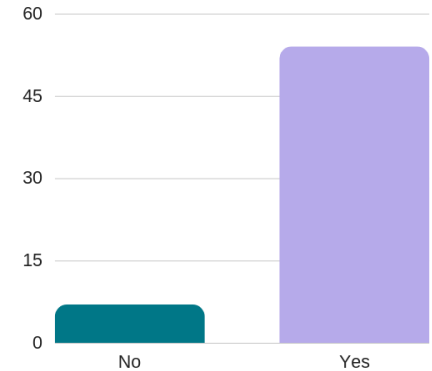
7. CURRENTLY, HOW MANY HOURS PER WEEK ARE YOU WORKING TO SUSTAIN YOUR LIFE?



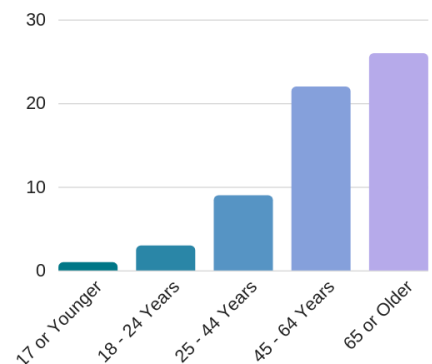
8. WHAT IS YOUR HIGHEST LEVEL OF EDUCATION?



9. IS YOUR CURRENT RESIDENCE WITHIN THE CITY LIMITS OF ST. IGNACE?



10. WHAT IS YOUR AGE RANGE?



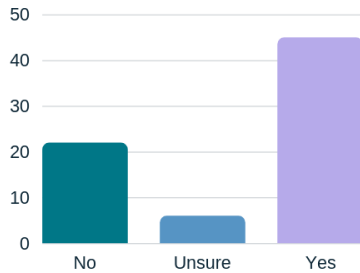
\*GRAPHS DEPICT THE NUMBER OF INDIVIDUALS WHO TOOK THE SURVEY AND THEIR RESPONSES\*



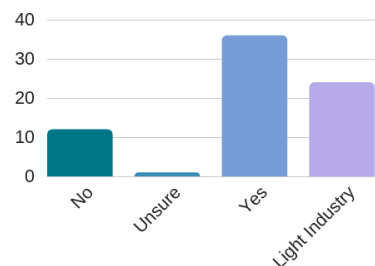


# ST. IGNACE Land Use SURVEY DATA

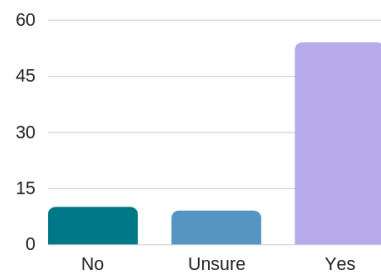
1. WITHIN ST. IGNACE, DO YOU SUPPORT MORE LAND BEING DESIGNATED FOR HIGH-DENSITY DEVELOPMENT?



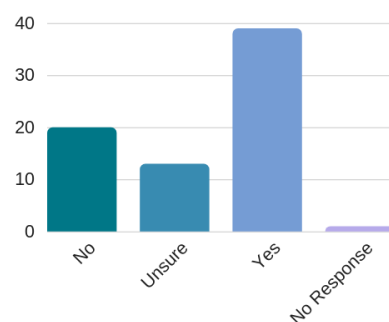
2. WITHIN ST. IGNACE, DO YOU SUPPORT MORE LAND BEING DESIGNATED FOR INDUSTRIAL AND LIGHT-INDUSTRIAL DEVELOPMENT?



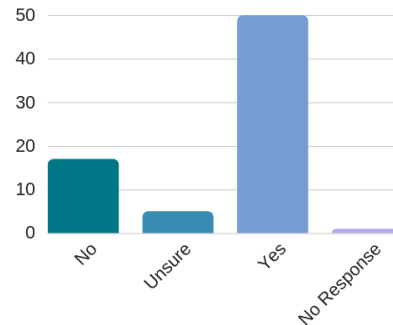
3. WITHIN ST. IGNACE, DO YOU SUPPORT MORE LAND BEING DESIGNATED FOR PARKS, RECREATION, AND OPEN SPACE?



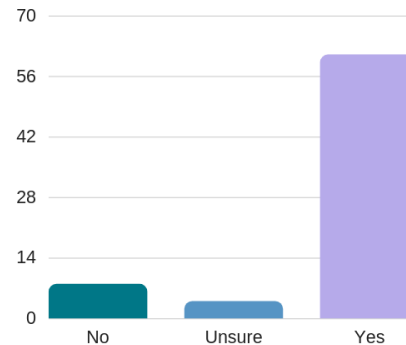
4. WITHIN ST. IGNACE, DO YOU SUPPORT MORE LAND BEING DESIGNATED FOR SINGLE-FAMILY DETACHED HOUSING?



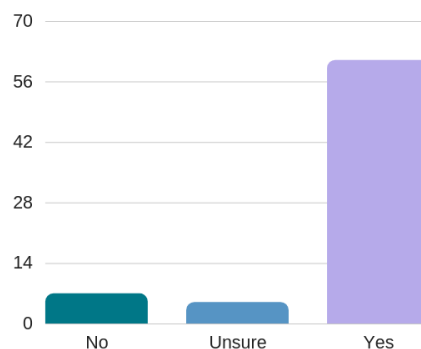
5. DO YOU SUPPORT THE LAND ON THE WATER-SIDE OF STATE STREET BETWEEN AMERICAN LEGION PARK AND INDIAN VILLAGE BEING DESIGNATED FOR NON-COMMERCIAL USES ONLY (PARKS, OPEN SPACES, ETC.)?



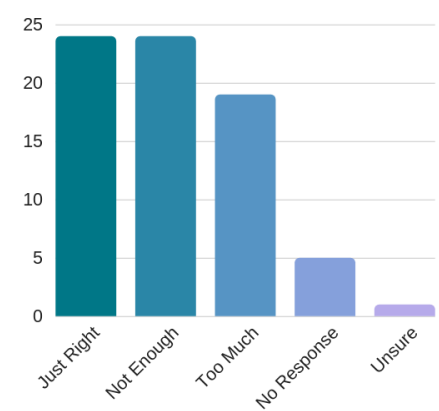
6. ON FERRY LANE BETWEEN GEORGE'S BODY SHOP AND DOCK 3, DO YOU SUPPORT ALLOWING MORE COMMERCIAL USES WITH THE PURPOSE OF REVITALIZING THIS ONCE-HISTORIC PART OF THE CITY?



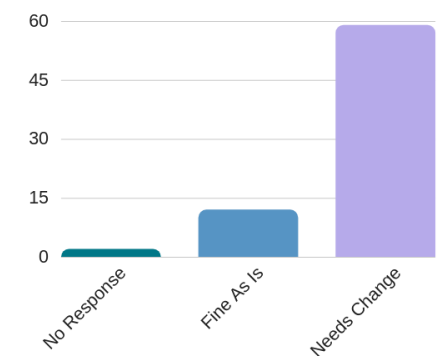
7. DO YOU SUPPORT MIXED-USE DEVELOPMENT IN THE BLOCKS ABOVE THE RAILROAD GRADE BETWEEN BAY PHARMACY AND CITY HALL IF IT WERE TO RESULT IN INCREASED DENSITY AND WALKABILITY?



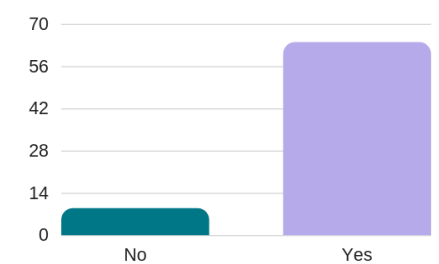
8. HOW DO YOU FEEL ABOUT THE AMOUNT OF LAND IN ST. IGNACE THAT IS CURRENTLY BEING USED FOR TOURIST PARKING?



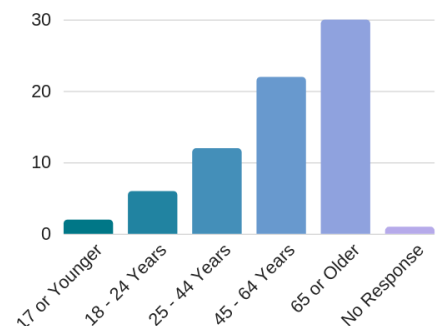
9. HOW DO YOU FEEL ABOUT ST. IGNACE?



10. IS YOUR CURRENT RESIDENCE WITHIN THE CITY LIMITS OF ST. IGNACE?



11. WHAT IS YOUR AGE RANGE?

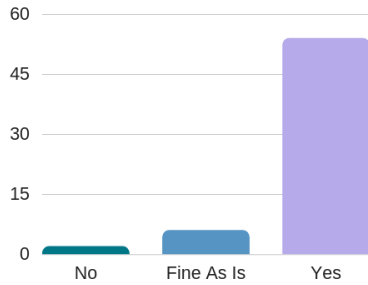


\*GRAPHS DEPICT THE NUMBER OF INDIVIDUALS WHO TOOK THE SURVEY AND THEIR RESPONSES\*

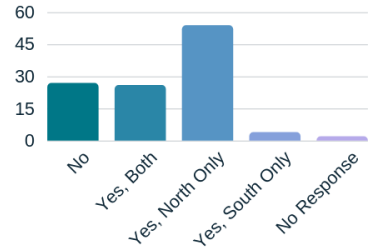


# ST. IGNACE Placemaking SURVEY DATA

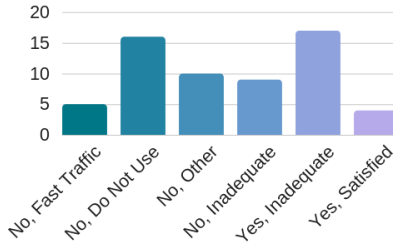
1. DO YOU BELIEVE HAVING A MORE PEDESTRIAN-FRIENDLY WATERFRONT WITH MORE PARKS AND OPEN SPACES AS OPPOSED TO PARKING LOTS WOULD POSITIVELY IMPACT THE APPEAL OF ST. IGNACE?



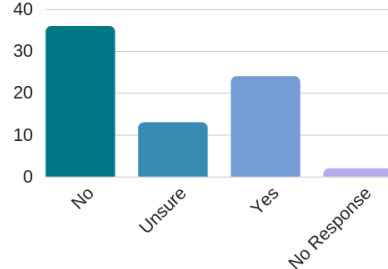
2. SHOULD THE 3-LANE PORTION OF STATE ST. EXTEND SOUTH FROM THE POST OFFICE TO FAMILY FARE, AND NORTH FROM KIWANIS BEACH TO MACKINAC STRAITS HOSPITAL?



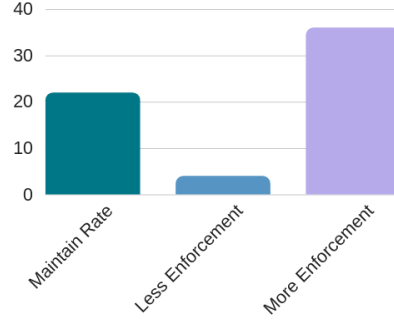
3. DO YOU USE THE WATERFRONT FOR WATER-ORIENTED RECREATION? (SAILING, KAYAKING, SWIMMING, ETC.)



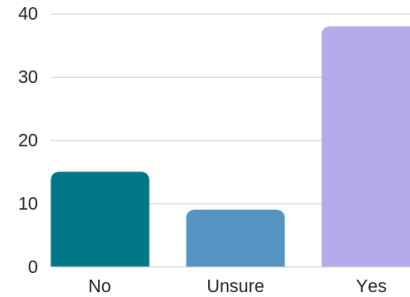
4. DO YOU BELIEVE THERE ARE ENOUGH SAFE CROSSWALKS ACROSS STATE STREET?



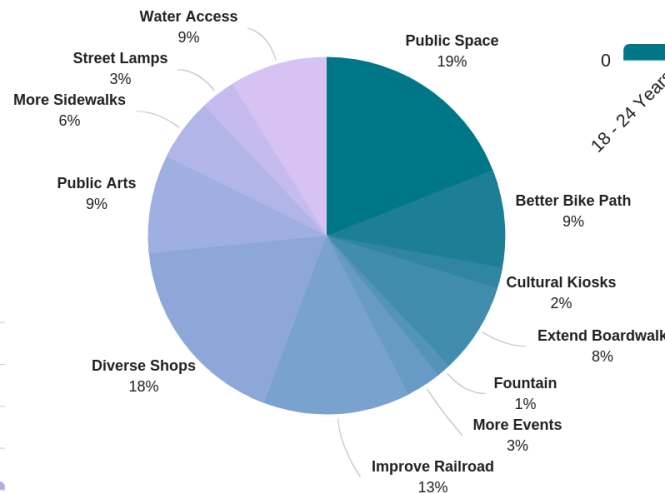
5. SHOULD THE CITY GOVERNMENT ENFORCE ORDINANCES (SUCH AS BLIGHT, ZONING, AND SIGNAGE) AT A RATE DIFFERENT THAN IT CURRENTLY DOES?



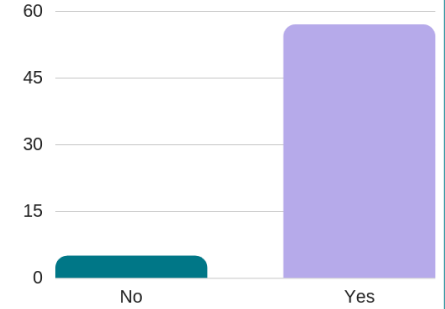
6. SHOULD ST. IGNACE EMBRACE UNIFORMITY IN TERMS OF HOW FUTURE BUILDINGS AND SIGNAGE LOOK? THIS WOULD ONLY AFFECT NEW CONSTRUCTION OR WHEN BUILDINGS ARE SIGNIFICANTLY ALTERED.



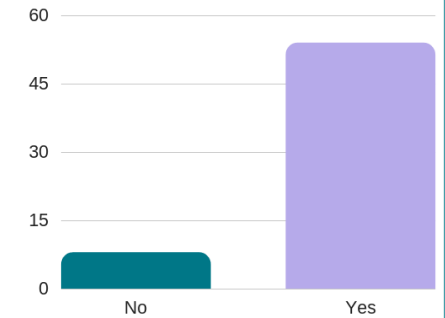
7. WHAT DO YOU THINK ST. IGNACE NEEDS MOST?



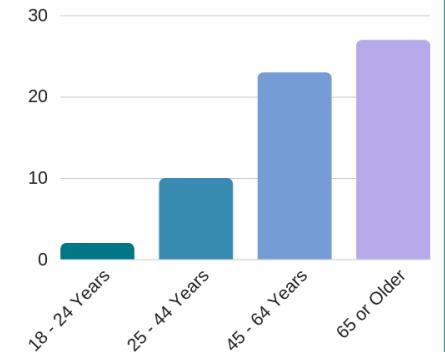
8. DO YOU SUPPORT EXPENDITURES OF PUBLIC DOLLARS FOR PROJECTS LIKE THE ONES SUGGESTED IN QUESTION 7?



9. IS YOUR CURRENT RESIDENCE WITHIN THE CITY LIMITS OF ST. IGNACE?



10. WHAT IS YOUR AGE RANGE?

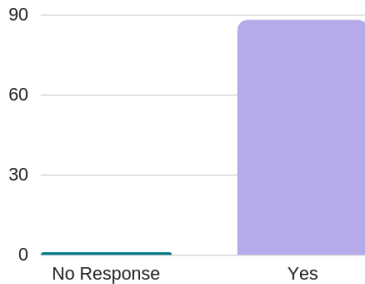


\*GRAPHS DEPICT THE NUMBER OF INDIVIDUALS WHO TOOK THE SURVEY AND THEIR RESPONSES\*

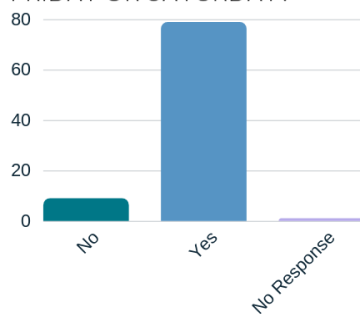


# MACKINAC CO. Recycling SURVEY DATA

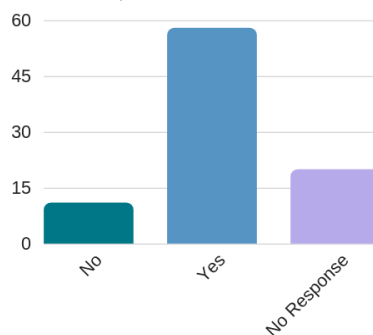
1. DO YOU WANT ST. IGNACE AND MACKINAC COUNTY TO RE-START THE RECYCLING OF GLASS AND CARDBOARD IN ADDITION TO PAPER, PLASTIC, AND CANS?



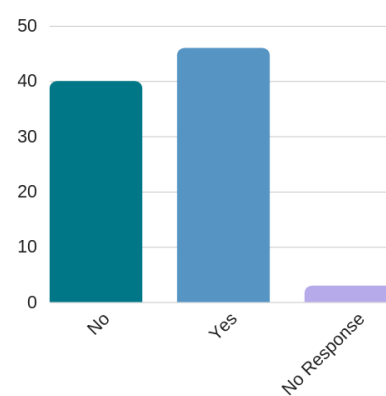
2. ARE YOU WILLING TO TAKE YOUR RECYCLING TO THE WASTE TRANSFER STATION ON FRIDAY OR SATURDAY?



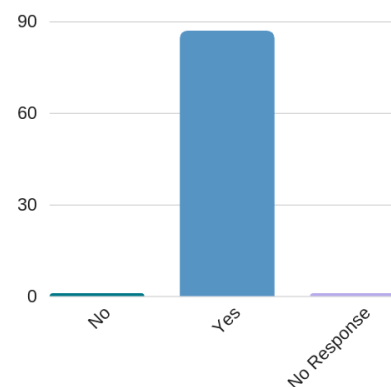
3. IF YOU ALREADY GET CURBSIDE PICK-UP OF PAPER, PLASTIC, AND CANS IN ST. IGNACE, WOULD YOU TAKE YOUR OTHER RECYCLING TO THE TRANSFER STATION (MEANING THAT CURRENT CURBSIDE WOULD CONTINUE, BUT CARDBOARD AND GLASS WOULD HAVE TO BE TAKEN TO THE WASTE TRANSFER STATION)?



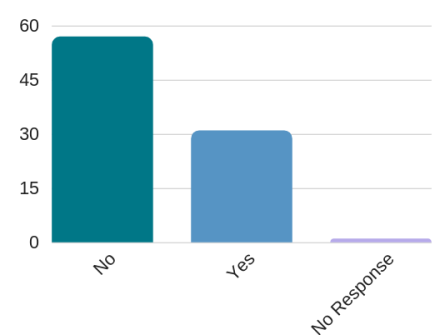
4. IF RECYCLING OF GLASS AND CARDBOARD BECOMES POSSIBLE, ARE YOU WILLING TO PAY \$5 FOR A CARLOAD OF RESIDENTIAL RECYCLING (THIS WOULD BE AS MUCH RECYCLABLE MATERIAL AS YOU COULD REASONABLY FIT IN A CAR OR IN A MODERATELY SIZED PICKUP TRUCK BED; FEES COULD BE SHARED)?



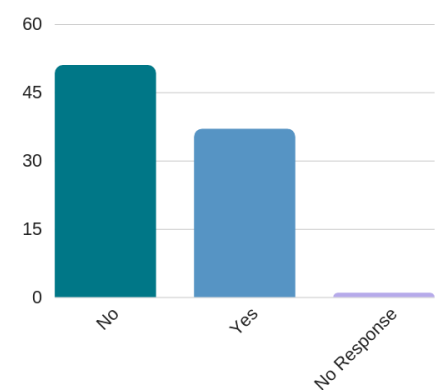
5. IF YOU WANT TO RECYCLE, ARE YOU WILLING TO SEPARATE YOUR RECYCLABLES AS DIRECTED (THAT IS, PUT ONLY RECYCLABLE MATERIAL IN THE CORRECT BINS, FLATTEN YOUR CARDBOARD BOXES, AND ONLY RECYCLE CLEAN CARDBOARD)?



6. IN ORDER TO EDUCATE THE PUBLIC ABOUT RECYCLING AND WHAT SHOULD BE PLACED IN THE BINS, ARE YOU WILLING TO VOLUNTEER 2 HOURS OF YOUR TIME ON A FRIDAY BETWEEN 10 A.M. AND 2 P.M. OR ON A SATURDAY BETWEEN 8 A.M. AND 2 P.M. (VOLUNTEERING WOULD BE NEEDED ONCE EVERY THREE MONTHS)?



7. IF YOUR PERSONAL RECYCLING COSTS COULD BE WAIVED ON THE DAY THAT YOU VOLUNTEER, WOULD YOU VOLUNTEER FOR A 2 HOUR SHIFT AS DESCRIBED ABOVE?



\*GRAPHS DEPICT THE NUMBER OF INDIVIDUALS WHO TOOK THE SURVEY AND THEIR RESPONSES\*



## APPENDIX B: GLOSSARY OF TERMS

Form-Based Code: a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation ([formbasedcodes.org](http://formbasedcodes.org)).

Placemaking: the process of creating quality places that people want to live, work, play and learn in. (Planning & Zoning News, Mark A. Wyckoff, FAICP, Professor, MSU Land Policy Institute).

Redevelopment Ready: The Michigan Economic Development Corporation's Redevelopment Ready Communities® (RRC) program works with Michigan communities seeking to streamline the development approval process by integrating transparency, predictability and efficiency into their daily development practices. RRC is a statewide program that certifies communities who actively engage stakeholders and plan for the future ([miplace.org](http://miplace.org)).

Setbacks: A distance from a curb, property line, or structure within which building is prohibited. Setbacks are building restrictions imposed on property owners. Local governments create setbacks through ordinances and Building Codes, usually for reasons of public policy such as safety, privacy, and environmental protection ([legal-dictionary.thefreedictionary.com/Setback](http://legal-dictionary.thefreedictionary.com/Setback)).

Sharrows: a sign showing a bicycle under two wide arrows that is painted on a road to show that people riding bicycles and those driving cars must share the road (Cambridge Dictionary)

Universal Design: the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability ([universaldesign.ie](http://universaldesign.ie)).

Opportunity Zone: an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as Opportunity Zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service.

A NOTE ON FORMATTING: Through the many iterations of this plan as a draft, Table six was dropped and a formatting error prevents re-numbering the tables.