

Village of Bellaire

MASTER PLAN COMMITTEE

Dan Bennett, Georgia Jean Burns, Tani Carl, Butch Dewey, William Drollinger, Fred Harris, Brad Kik, Don Seman and Margie-Thomas Boyd

Master Plan Committee Meeting Minutes

June 13, 2018

5:30 p.m.

1. **Call to Order:** The meeting was called to order at 5:30 p.m.

2. **Roll Call Attendance:**

Present: Dan Bennett, Georgia Jean Burns, Tani Carl, Butch Dewey, Brad Kik and Margie Thomas-Boyd

Absent: Bill Drollinger, Fred Harris and Don Seman

Staff Present: Lori Luckett, Zoning Administrator

Also Present: John Sych, Networks Northwest

3. **Approval of Minutes:**

4. **Unfinished Business: Master Plan Development**

John Sych greeted committee members. He added that information and links to two master plans had been provided for their review. He hoped that they had an opportunity to review the materials. Mr. Sych will be helping the committee go through the self-assessment process to evaluate where the Village stands. Mr. Sych noted that what he likes about the City of Boyne City Master Plan is that it has the “goals and objectives” at the front. Other information is good to have but it may become quickly dated. The next step is to develop a community survey. There may be focus group meetings dealing with specific issues as the committee moves through the process.

The first step in developing a questionnaire is doing a SWOT Analysis. The committee was asked to identify Strengths, Weaknesses, Opportunities, and Threats that each perceived in the Village. Among the strengths were fresh water and being surrounded by lakes; proximity to Glacial Hills biking and hiking trails, Cedar River, Grass River Natural Area, and Chain of Lakes Water Trails; Short’s Brewing, specialty breweries, and distilleries; Shanty Creek and Schuss Mountain, small town character; local government stability; active senior organization and farmer’s market; local ownership of businesses; and a DDA. Weaknesses identified included lack of employment, career opportunities, and activities for young people; lack of retail downtown; lack of affordable housing and rental apartments; older buildings and lack of color; lack of internet service; lack of parking for cars and bikes; sidewalks that need repair; parks needing upgrades, and limited access to arts. Identified Opportunities included more bicyclists in the Village; a dog park; Community Hall renovation; development of an office park; emphasis on tourism, including beverage-based; specialty restaurants and food trucks; connection of trail systems, and working with Antrim County and its facilities. Threats included unpredictable job climate and over reliance on one industry; TCE plume; expansion that affects water quality, well system, and sewer system capacity; concerns about county facilities and schools. After a discussion about

concerns with the schools, enrollment, and lack of youth involvement, Mr. Sych explained that another community had developed a survey for high school juniors and seniors to solicit their feedback. Committee members thought that would be a good idea. Mr. Sych also recommended inviting individuals for focus groups on specific topics. Those identified included economic development, county, youth, and natural resources. There was brief discussion about surveys and material from the 2008 Master Plan. A draft survey will be developed for review by the committee at the July 11 meeting.

Mr. Sych informed the committee that he had put together some preliminary demographic information about the Village. He quickly highlighted population, personal income, and education attainment, age distribution data, for the Village of Bellaire, Forest Home Township and Kearney Township, Antrim County and northwest region. He explained that household income is lower; villages/urban areas tend to have more renters and smaller households. This addresses why per capita income in the Village is lower compared to surrounding townships, Antrim County and state. Data identifying numbers of households, households with children, and total households in the village and surrounding townships was highlighted. Asset-Limited, Income-Constrained, Employed 2017 (ALICE) for households was reviewed. A chart identifying target market, top employers, and labor force by industry for Antrim County was reviewed. Maps identifying the number of people who live and work in the Village of Bellaire, the number who leave the Village for work, and the number coming into the Village for work every day were explained. Statistical data for Antrim County was also provided.

- 5. **New Business:** None presented. The next meeting is scheduled for July 11.
- 6. **Correspondence/Reports:** None presented
- 7. **Adjournment:** Meeting adjourned at 7:06 p.m.

Minutes compiled by:
Lori Lockett, Zoning Administrator & Recording Secretary

Approved: _____

Date: _____